

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Neil McKenzie as agent for Nick Finland (Map # 451 Parcel # 41)** from **AR-1** to **R-5** zoning.

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

155 #120

377 6018

*[Handwritten signature]*  
J.P.

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APPROVAL X

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APPROVAL ☒DISAPPROVAL ☐

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☒ Yes ☐ No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? *Goshen + Hadgeville during commuting times*

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*WB* *[Signature]*

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APPROVAL LS

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Need Buffer of some sort to protect neighboring property.

But would be great w/ Conditional Approval

Condition of 120-150 homes until infrastructure complete

\* Open to Delaying construction until infrastructure is Ready \*

LS

Needs active & passive recreation Areas.

Stater they "will not impact any of the flood zones"

says homes would be available mid 2027... when will Hodgesville Eff. Pkwy be completed?

Widening Phase 2

work be complete until April 2028 / (if completed on time)