9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Condition from 150' Buffer on Rear of Lots Currently Created

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:

1600 - 2400 sqft Homes

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request, **Kern & Co. LLC-Chad Zittrouer as agent for Joseph Mann (Map # 318 Parcels # 18, 20, & 20A)** from **AR-1 to AR-3 zoning.**

AR3 (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?

AR3 (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?

11 People opposed (Yes) No ? 7. Are nearby residents opposed to the proposed zoning change? Power Issue's, traffic, Wetlands, Flooding, Wetlands

Yes (No) ? 8. Do other conditions affect the property so as to support a decision against the proposal?

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APPROVAL X DISAPPROVAL_____

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~~Over head Power?~~ Underground most likely
21 homes
Road needs Paving finished.
Min 3 Acre
30' Buffer

WB