9.5 <u>EFFINGHAM COUNTY REZONING CHECKLIST</u>

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 Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 to HI 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?

R.T.

Mount

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL	DISAPPROVAL
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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?

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?

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?

6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

7. Are nearby residents opposed to the proposed zoning change?

8. Do other conditions affect the property so as to support a decision against the proposal?

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Planning Board Meeting – November 12, 2025

Yes (

No?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

Table	API	PROVAL	DISAPPROVAL
		nest Neil McKenzie 29) from AR-1 to B	as agent for BACA Properties LLC (Map # -3 to HI_zoning.
	Yes No?	1. Is this proposal	inconsistent with the county's master plan?
	Yes No?		osed zoning allow use that overload either bosed public facilities such as street, ols?
	Yes No?	permissible un single-family ı	reated by the proposed use, or other uses der the zoning sought, traverse established neighborhoods on minor streets, leading to ise, and traffic hazards?
	Yes No?		rty which is proposed to be rezoned have a ble economic use under existing zoning?
	Yes No?	would permit a	sed change constitute "spot zoning" which use which would be unsuitable, considering the d development of adjacent and nearby property
	Yes No?		oosed change in zoning adversely affect existing of adjacent or nearby property?
	Yes No?	7. Are nearby res	dents opposed to the proposed zoning change?
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J.P.



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham Count Hanning Commission recommends:

APPROVA

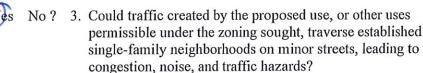
DISAPPROVAL

Of the rezoning request Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 to HI zoning.



1. Is this proposal inconsistent with the county's master plan?

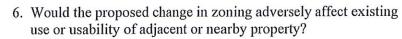
No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?



4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?



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?



7. Are nearby residents opposed to the proposed zoning change?

8. Do other conditions affect the property so as to support a decision against the proposal?

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Planning Board Meeting – November 12, 2025

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

SULED

Of the rezoning request Neil McKenzie as agent for BACA Properties LLC (Map # 7354 Parcel # 28 & 29) from AR-1 to B-3 to HI_zoning.

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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?
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- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

No? 7. Are nearby residents opposed to the proposed zoning change?

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

Yes]

N.F

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