

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 **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.

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Handwritten note: Labeled to Provide the board with extra Conditional uses.

Handwritten initials: M.B.

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The Effingham County Planning Commission recommends:

Tabled

APPROVAL _____

DISAPPROVAL _____

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- Yes ☒ No ? 1. Is this proposal inconsistent with the county's master plan?
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J.P.

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APPROVAL Tabled

DISAPPROVAL _____

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- Yes ☒ No ☐ 1. Is this proposal inconsistent with the county's master plan?
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Reg. additional
dust collection
system that exceeds industry
standard/req. is exceeds

Potential
Health Risk?

or does he exceed requirements.

IS Dust control /
noise control -
Does it just meet
industry standard / requirements

Width & Ht.
term?
what will be
planted on it?

Has 11 batch
trucks running
3x/day

Set hours of ops
as a condition

Site plan
only has one
access point? what abt ingress & egress?
so business & HI have same access?
Condition these

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ISSUE
TABLED

30 ft Buffer

Transitional

N.K.