



RZN-24-68

Rezoning Application

Status: Active

Submitted On: 9/24/2024

Primary Location

32.248332, -81.283582

Owner

No owner information

Applicant



William Martin



912-655-1493



wdm@jwbuckley.com



114 North Green St.

Swainsboro, GA 30401

Staff Review

🏛️ Planning Board Meeting Date*

08/12/2025

🏛️ Board of Commissioner Meeting Date*

09/02/2025

🏛️ Notification Letter Description *

school construction

🏛️ Map #*

416

🏛️ Parcel #*

22

🏛️ Staff Description

🏛️ Georgia Militia District

—

🏛️ Commissioner District*

2nd

🏛️ Public Notification Letters Mailed

07/14/2025

🏛️ Board of Commissioner Ads

08/13/2025

🔒 Planning Board Ads

07/16/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Will Martin

Applicant Email Address*

wdm@jwbuckley.com

Applicant Phone Number*

9126551493

Applicant Mailing Address*

114 North Green St.

Applicant City*

Swainsboro

Applicant State & Zip Code*

GA 30401

Property Owner Information

Owner's Name*

Effingham County Board of Education

Owner's Email Address*

rwomack@effingham.k12.ga.us

Owner's Phone Number*

912.754.6491

Owner's Mailing Address*

405 North Ash St.

Owner's City*

Springfield

Owner's State & Zip Code*

GA 31329

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

PD (Planned Development)

Proposed Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel *

04160022

Road Name*

Hodgeville Rd

Proposed Road Access* 

Yes

Total Acres *

25

Acres to be Rezoned*

25

Lot Characteristics *

Lot accessed by easement in the midst of IDA property.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

We were told property needed to be rezoned for the purposes of constructing a school.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

I1

South*

I1

East*

I1

West*

I1

Describe the current use of the property you wish to rezone.*

Vacant timberland

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

No

Describe the use that you propose to make of the land after rezoning.*

Construction of a building to serve the Effingham County Board of Education
Maintenance property maintenance division.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Vacant timber land surrounding this property. Single family residential along Hodgeville in the vicinity.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Will be utilized to serve the neighborhood schools in Effingham County.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No.

Digital Signature*

 William David Martin Sr.
Sep 24, 2024

POINT OF COMMENCING
N 818799.05
E 928718.96
NAD 83
REF. (P.C. C57, PG. E-1)

HUGH D. WIGGINS

HARVEY J.
FREYERMUTH

L.M. NEASE, JR.

S 40°22'38"E
38.68'

3/4" PIPE-F
3/4" PIPE-F

S 55°39'38"W 1024.48'

5/8" RBF
N 84°59'11"W
236.56'

POINT OF BEGINNING

N 55°39'39"E 1043.01'

3/4" PIPE-F

HODGEVILLE ROAD (C.R.# 140) 80' R/W

L2

L2

L1

L1

L1

L1

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CENTERLINE OF
PROPOSED 100' INGRESS-EGRESS
& UTILITIES EASEMENT

25.00 ACRES

EFFINGHAM COUNTY INDUSTRIAL AUTHORITY
TRACT 3

S 55°39'38"W 1036.02'

EFFINGHAM COUNTY INDUSTRIAL AUTHORITY
TRACT 3

Curve	Radius	Length	Chord	Chord Bear.
C1	3533.00'	221.74'	221.70'	N 38°30'45" W
C2	3383.00'	334.72'	334.58'	S 37°32'57" E

Course	Bearing	Distance
L1	S 55°17'28" W	150.00'
L2	N 34°42'32" W	303.75'

NOTES:

- ALL CORNERS SHOWN AS "•" ARE 5/8 INCH REBAR UNLESS OTHERWISE SHOWN.
- WOOD ROADS NOT SHOWN.

REFERENCES:

PLAT CABINET C-57, SLIDES D1, E1 & F1
PLAT CABINET C-58, SLIDES A1 & B1
PLAT BOOK 13, PAGE 181
DEED BOOK 1548, PAGE 81
PLAT CABINET C-101, SLIDES D1, E1 & F1

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

George B. Stone
ZONING ADMINISTRATOR

9-26-2008
DATE



200 0 200 400 600
GRAPHIC SCALE - 1 INCH = 200 FEET

ERROR OF CLOSURE:
FIELD DATA 1/ 62,269
ANGULAR ERROR 01' PER ^ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/ 417,334
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

REVISED: SEPT. 24, 2008.

PLAT OF
25.00 ACRES DIVIDED FROM TRACT 3
OF THE B.L. & M.H. RAHN TRACT
ALSO KNOWN AS THE
RINCON RESEARCH TRACT
SURVEYED FOR
THE EFFINGHAM COUNTY
BOARD OF EDUCATION

LOCATION: G.M.D. 9
EFFINGHAM COUNTY, GEORGIA

DATE: MAY 12, 2008 FILE NO. 08111

WILDER & STONE LAND SURVEYORS, INC.
(912) 826-5412, PO BOX 1490 RINCON, GA 31326

PRODUCT NO:	23872
DRAWN BY:	COB
DESIGNED BY:	DCANON
SURVEYED BY:	07/12/2022
SURVLY DATE:	5/1
CHECKED BY:	15/100
SCALE:	07/14/2023
DATE:	

TOPOGRAPHIC SURVEY
HODGEVILLE ROAD SITE PROJECT
9TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
EFFINGHAM COUNTY BOARD OF EDUCATION

EMC ENGINEERING SERVICES, INC.
1000 2nd St. Suite A
Lanham, MD 20630
Tel: (301) 440-7777
Fax: (301) 440-7778
Engineering Services and Consulting
www.emc-es.com

EMC ENGINEERING

[illegible]

TOPOGRAPHIC SURVEY

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 83

PROJECT NOTES

REFERENCE

PLAT OF 25 ACRES SHOWN FROM TRACT 3 OF THE R.L. & M.H. FARM TRACT ALSO SHOWN AS THE AMERICAN INSURANCE TRACT TRANSFERRED FROM THE CANNONHAM COUNTY BOARD OF EDUCATION, SUPPORTED BY WELDON & STONE LAND SURVEYING, INC.

DEED RECORD 1890 PAGE 574

REFERENCE

07-14-2002
all
NEW ORLEANS LAND SURVEYOR #2004
12 OF 12
PAPER TIME 000001

SURVEYORS CERTIFICATION

THIS PARCEL IS CALLED
HOW IN FORMERLY
JEFFERSON COUNTY BOARD OF EDUCATION
SCHOOL ROOM 1948 PAGE 21
PLAT BOOK 2700 PAGE 17

THE PANEL OF CANDIDATES
NOW ON FORMER

[illegible]

LEGEND

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

UTILITY NOTE

LOCATIONS OF UNDERGROUND "HIDE-OUTS" AS SHOWN IN REGIONAL MAPS OF THE UNITED STATES. THE MAPS WERE OBTAINED FROM THE NATIONAL ARCHIVES AND THE NATIONAL GEOGRAPHIC SOCIETY. THE MAPS WERE OBTAINED FROM THE NATIONAL ARCHIVES AND THE NATIONAL GEOGRAPHIC SOCIETY. THE MAPS WERE OBTAINED FROM THE NATIONAL ARCHIVES AND THE NATIONAL GEOGRAPHIC SOCIETY.

GEORGIA811
Utilities Protection Center, Inc.

**Know what's below.
Call before you dig.**

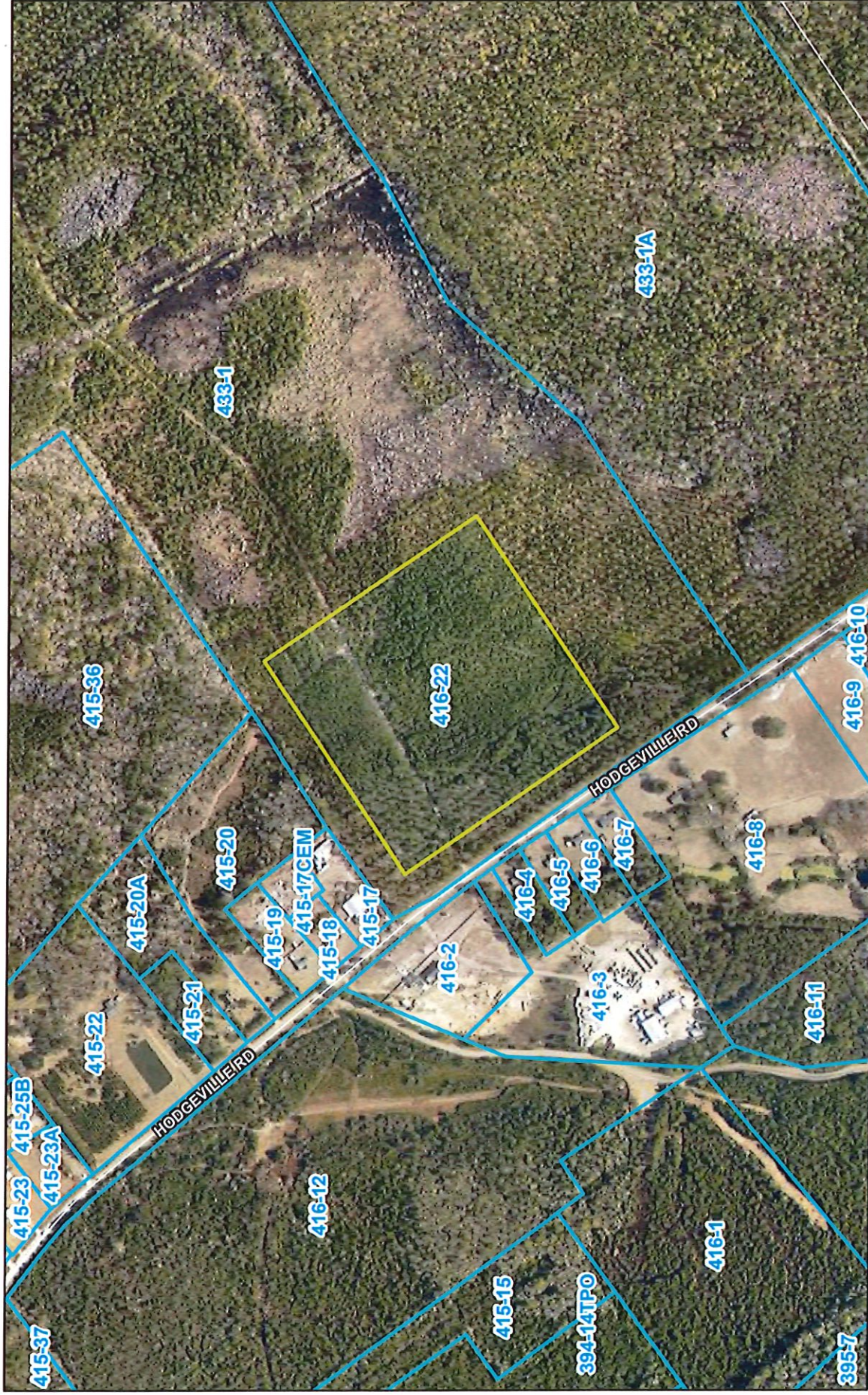
Participation ID: 948246500

EX: 29 PG: 949-949
Filed and Recorded
09-24-2024 03:15 PM
DOC# 2024-000198

Jason E. Niago

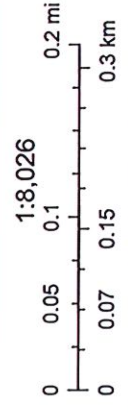
DAVID E. NIAGO
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

416-22



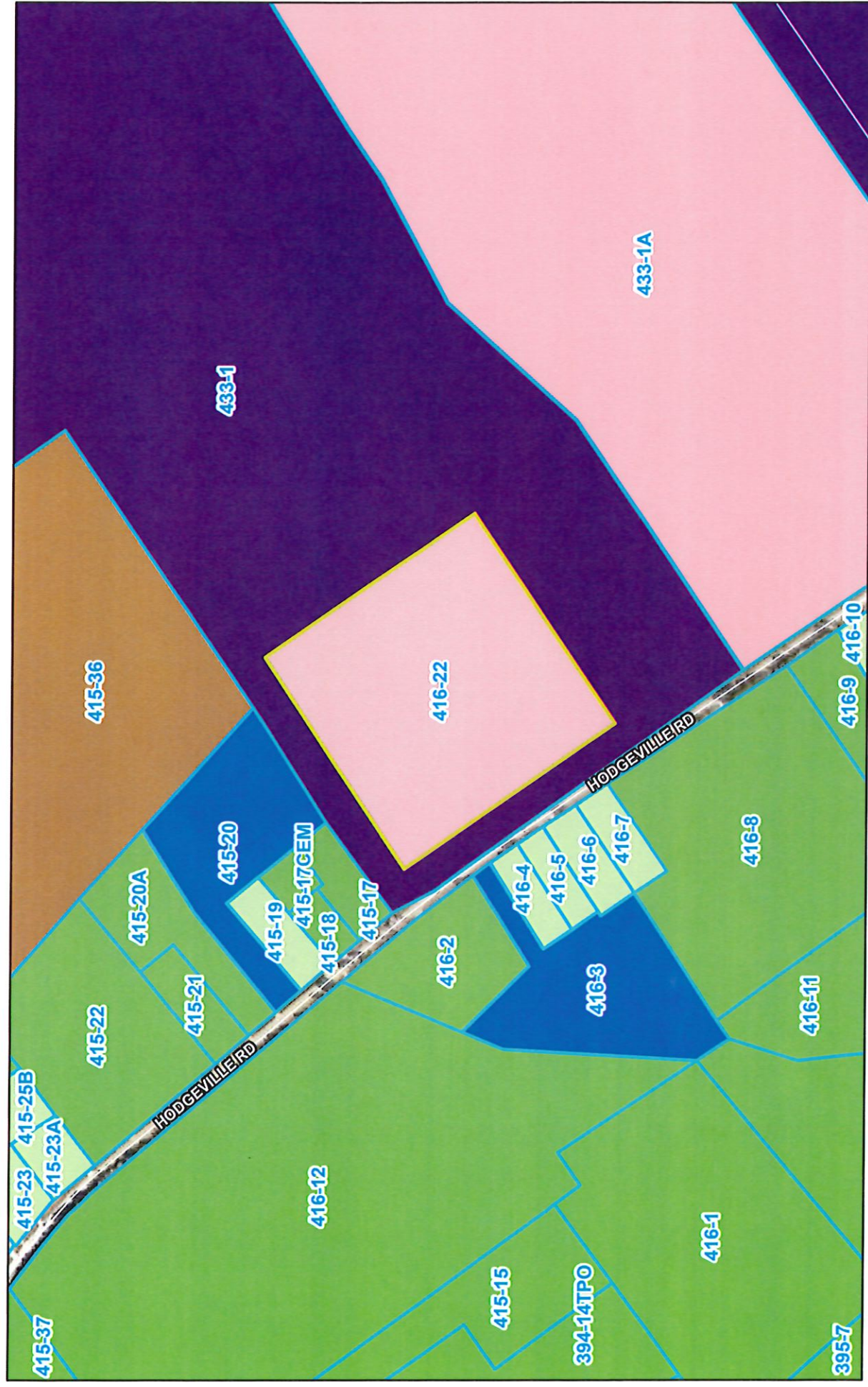
7/7/2025

Roads  Parcels Citations



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

416-22



7/7/2025

1:8,026

| | | | | |
|---|------|---------|-----|--------|
| 0 | 0.05 | 1:8,026 | 0.1 | 0.2 mi |
|---|------|---------|-----|--------|

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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 **Will Martin as agent for Effingham County Board of Education (Map # 416 Parcel # 22)** from PD to AR-1 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?

 L.S.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL 

DISAPPROVAL _____

Of the rezoning request by **Will Martin as agent for Effingham County Board of Education (Map # 416 Parcel # 22)** from **PD** to **AR-1** 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?

*Passed since
IDA already
was*

N.K.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by **Will Martin as agent for Effingham County Board of Education (Map # 416 Parcel # 22)** from **PD** to **AR-1** 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?
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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by **Will Martin as agent for Effingham County Board of Education (Map # 416 Parcel # 22)** from PD to AR-1 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?



W.B

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:*Recused of vote*

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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J.P.