



RZN-24-56

Rezoning Application

Status: Active

Submitted On: 8/5/2024

Primary Location

0

Owner

Applicant

Kevin Forbes

912-667-4210

forbes.k@tandh.com

50 Park of Commerce Way
Savannah, GA 31405

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

to allow for light industrial uses.

Map #*

412

Parcel #*

3

Staff Description

412-3 & 3A

Georgia Militia District

9

Commissioner District*

4th

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

Planning Board Ads

08/21/2024

Request Approved or Denied

-

🔒 Plat Filing required* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Kevin Forbes

Applicant Email Address*

forbes.k@tandh.com

Applicant Phone Number*

912-667-4210

Applicant Mailing Address*

50 Park of Commerce Way

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

Kimberley Rahn/Rebecca Rahn et. al

Owner's Email Address*

kdr1969@windstream.net/rebecjrahn@gmail.com

Owner's Phone Number*

912-661-0172/912-224-3824

Owner's Mailing Address*

1381 Rahn Station Rd/995 Glenhaven Dr

Owner's City*

Rincon/Evans

Owner's State & Zip Code*

GA 31326/30809

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

04120003 (Tract 1), 04120003A00

Proposed Zoning of Property*

LI (Light Industrial)

Map & Parcel *

04120003, 04120003A00

Road Name*

Rahn Station Road

Proposed Road Access* 

Rahn Station Road

Total Acres *

425

Acres to be Rezoned*

425

Lot Characteristics *

The main parcel 04120003 is densely wooded and broken into Tract 1 and Tract 2. Tract 1 consists of approximately 405.48 acres to the south of Rahn Station Road. Tract 2 consists of approximately 65.74 acres. This proposed rezoning will consist of Tract 1 only. Parcel 04120003A00 consists of approximately 5 acres and currently has a residential structure. Rezoning also consists of the southern part of Wendell Rahn's tract on the south side of Rahn Station Road abutting the Georgia Central Railroad. Total acreage to be rezoned is approximately 425 acres to the south of Rahn Station Road.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

Rezoning to LI to be similar zoning classification to the property across the southern property line as well as in compliance with the Effingham County's future land use map as a "transitional" zoning class.

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

North*

Rahn Station Road/AR-1

South*

LI

East*

AR-1

West*

AR-1

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

Current use of 412-3A is the property Owner's home. Parcel 412-3 is currently densely wooded with no current use.

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.*

Light Industrial development as allowed within Effingham County's ordinance.

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

The north boundary of the property to be rezoned is Rahn Station Road with AR-1 zoning of Tract 2 on the other side of Rahn Station Road. East of the proposed property consists of Milton Rahn Road with residential developments. West of proposed property consists of Georgia Central Railroad with residential developments on the other side of the railroad. To the south is industrial development such as warehouses.

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

The proposed rezoning will be in compliance with the future land use map that labels these two proposed parcels as "Transitional" and allow a similar use as to what exists to the south. This proposed rezoning will comply with Effingham County's ordinances on buffers for the dissimilar uses to the north, east, and west.

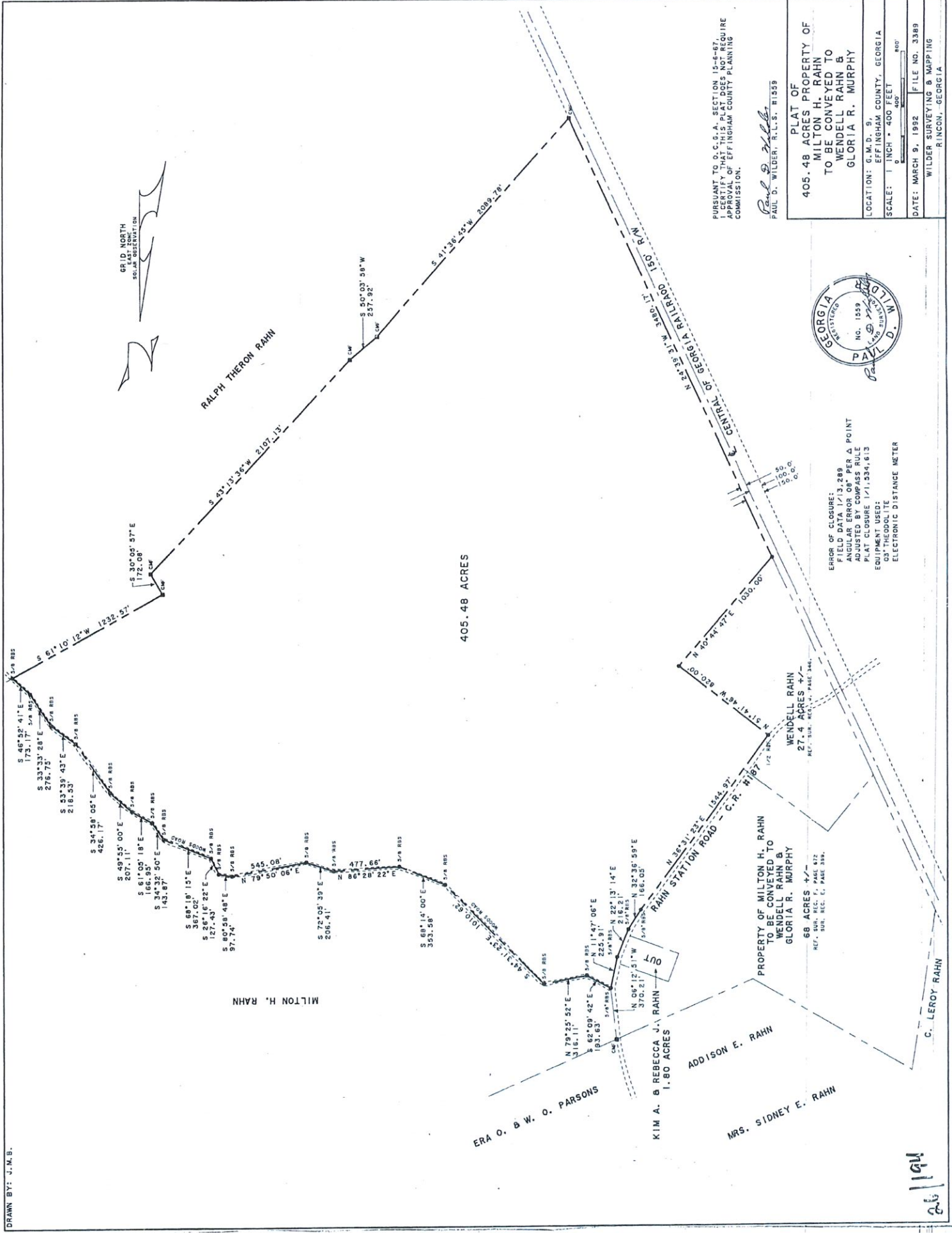
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

The proposed zoning change will result in a use of the property that could be burdensome to the existing infrastructure. The project will be reviewed by all local agencies for recommendations on infrastructure improvements prior to the commencement of site development. There are also plans in discussion for future improvements of Rahn Station Road for industrial development.

Digital Signature*

Kevin Forbes
Aug 5, 2024

DRAWN BY: J. M. B.



GRID NORTH
SOLAR OBSERVATION

RALPH THERON RAHN

405.48 ACRES

MILTON H. RAHN

ERA O. & W. O. PARSONS

KIM A. & REBECCA J. RAHN
1.80 ACRES

ADDISON E. RAHN

MRS. SIDNEY E. RAHN

PROPERTY OF MILTON H. RAHN
TO BE CONVEYED TO
WENDELL RAHN &
GLORIA R. MURPHY
68 ACRES +/-
REF. SUR. REC. C. PAGE 318.

WENDELL RAHN
27.4 ACRES +/-
REF. SUR. REC. C. PAGE 344.



ERROR OF CLOSURE:
FIELD DATA 1/13, 289
ANGULAR ERROR 08" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/1,354, 613
EQUIPMENT USED:
ELECTRONIC DISTANCE METER

PURSUANT TO O.C.G.A. SECTION 15-6-87,
THIS PLAT REQUIRES THE SIGNATURE
AND APPROVAL OF THE EFFINGHAM COUNTY PLANNING
COMMISSION.

Paul D. Wilder
PAUL D. WILDER, R.L.S., R1559

405.48 ACRES PROPERTY OF MILTON H. RAHN TO BE CONVEYED TO WENDELL RAHN & GLORIA R. MURPHY	
LOCATION:	G.M.D. 9, EFFINGHAM COUNTY, GEORGIA
SCALE:	1 INCH = 400 FEET
DATE:	MARCH 9, 1992
FILE NO.:	3389
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

26/191

PLAT OF
 65.74 ACRES PROPERTY OF
 MILTON H. RAHN
 WENDELL RAHN &
 GLORIA R. MURPHY

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

SCALE: 1 INCH = 300 FEET

DATE: APRIL 3, 1992 FILE NO. 3389-A

WILDER SURVEYING & MAPPING
 RINCON, GEORGIA

PLAT FILE NO. 3389A



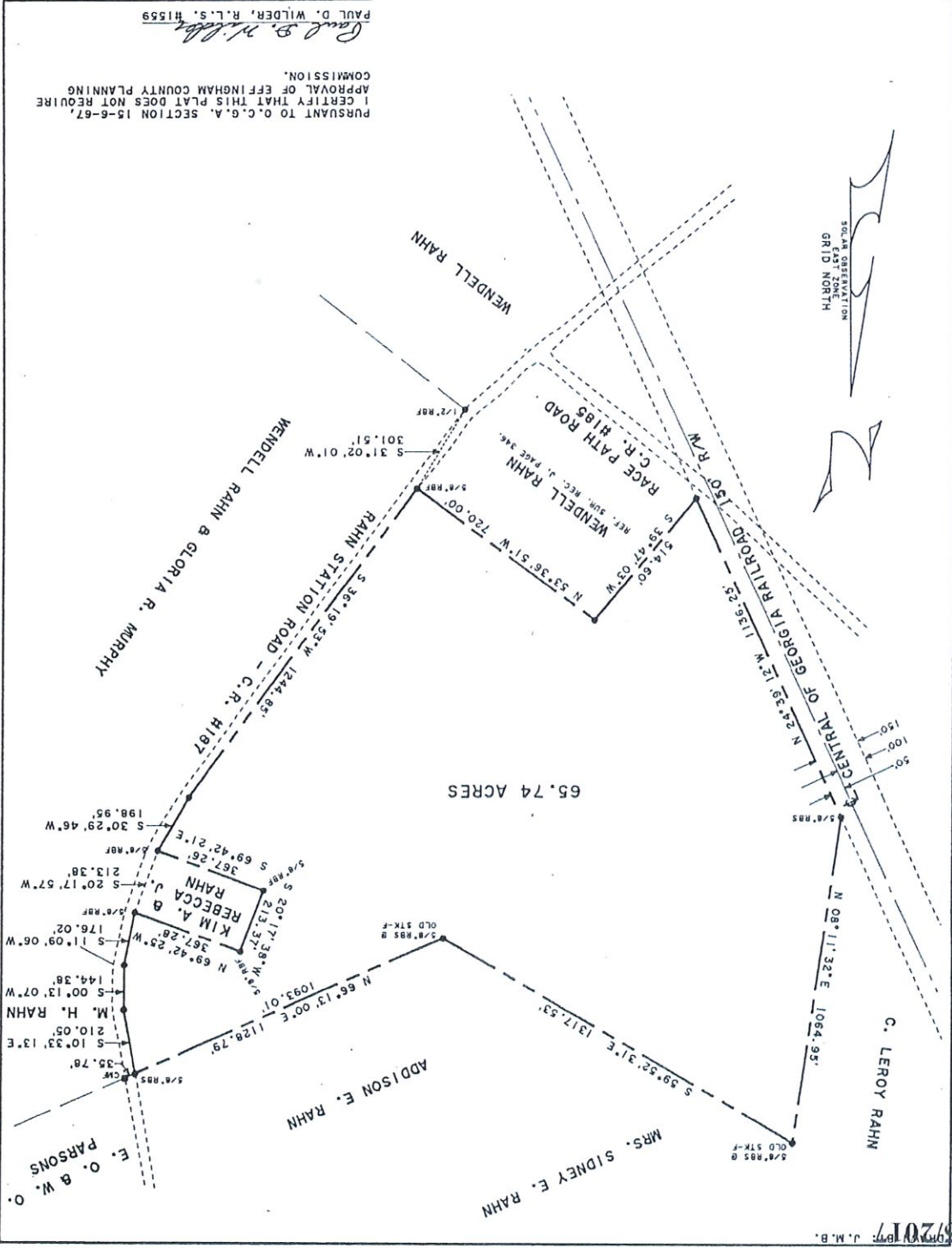
REFERENCES:
 SURVEYOR'S RECORD F, PAGE 672.
 SURVEYOR'S RECORD E, PAGE 399.

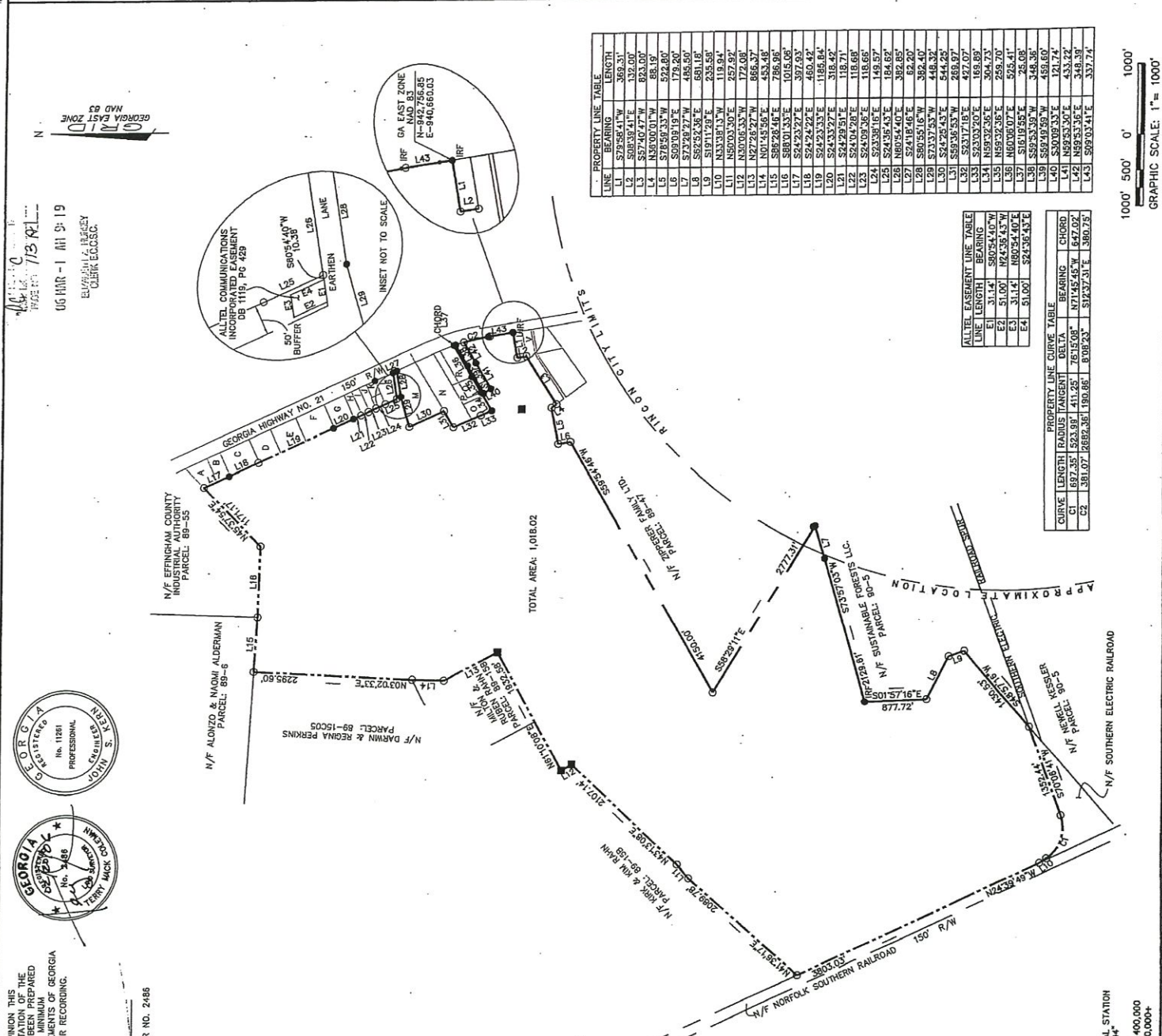
ERROR OF CLOSURE:
 FIELD DATA 1/20,099
 ANGULAR ERROR 00' PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/732,653

EQUIPMENT USED:
 03 THEODOLITE
 ELECTRONIC DISTANCE METER

PURSUANT TO O.C.G.A. SECTION 15-6-67,
 I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
 APPROVAL OF EFFINGHAM COUNTY PLANNING
 COMMISSION.

Paul D. Wilder
 R.L.S. #1559





VICINITY MAP
 NOT TO SCALE

IRON ROD FOUND
 IRON PIPE FOUND
 IRON PIPE SET
 CONCRETE MONUMENT FOUND
 C.C.
 SURVEY TIE

LEGEND

IRF
 IPF
 IPS
 CIP
 CC
 ST

NOTES:
 1. PROPERTY ADDRESS: 1185 UNION SPRINGS ROAD, CLYO, GA 31303
 2. TOTAL AREA: 1,018.02 ACRES
 3. PROPERTY IS ZONED AR-1.
 4. ALL BUILDINGS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 5. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 6. ALL LOT CORNERS AND MARKED WITH AN "I" IRON PIPE UNLESS OTHERWISE NOTED.
 7. ALL CORNERS ARE TO BE MARKED WITH AN "I" IRON PIPE UNLESS OTHERWISE NOTED.
 8. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN AN UNINCORPORATED COUNTRYSIDE AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INSURANCE RATE MAP, COMMUNITY NO. 130424, PANEL 0001 A, MAP DATED, FEBRUARY 15, 1987.
 9. THIS SURVEY IS TO CONFORM WITH THE NEIGHBORHOOD GRADING AND DRAINAGE PLAN.
 10. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPUS OF ENGINEERS OF THE UNITED STATES ARMY. THIS SURVEY IS TO CONFORM TO THE REGULATIONS OF THE CORPUS OF ENGINEERS OF THE UNITED STATES ARMY.
 11. THIS PROPERTY IS SUBJECT TO AN INSTALLATION AND SERVICES AGREEMENT WITH SONLIGHT ENTERPRISE, LLC RECORDED IN DEED BOOK 1059, PAGE 119, BEING DESCRIBED AS TRACT 1 (NOT SHOWN ON THIS PLAT) AND ALSO A 20' WIDE EASEMENT ACROSS LANDS OF KEVIN M. RAHN RECORDED IN PLAT CABINET B, SIDE 173E.
 12. PROPERTY IS SUBJECT TO AN ALTEL COMMUNICATIONS EASEMENT RECORDED IN DEED BOOK 1119, PAGE 429, AND SHOWN ON SHEET 2 OF THIS PLAT.
 13. PORTION OF THIS PROPERTY IS SUBJECT TO A SAVANNAH ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 443, PAGE 294.
 14. COMPANY EASEMENT RECORDED IN DEED BOOK 443, PAGE 294.

PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	S 87° 00' 00" W	332.00'
L2	S 07° 40' 47" W	823.00'
L3	S 57° 40' 01" W	588.19'
L4	N 43° 00' 01" W	52.80'
L5	S 78° 58' 33" W	82.19'
L6	S 09° 09' 19" E	179.20'
L7	S 73° 29' 27" W	485.50'
L8	S 82° 52' 38" E	591.18'
L9	S 82° 52' 38" E	591.18'
L10	N 53° 18' 13" W	238.84'
L11	N 50° 00' 30" E	257.94'
L12	N 50° 00' 30" E	172.08'
L13	N 27° 28' 27" W	856.37'
L14	N 01° 45' 56" E	453.48'
L15	S 85° 28' 46" E	785.96'
L16	S 88° 00' 33" E	1015.05'
L17	S 88° 00' 33" E	327.93'
L18	S 24° 24' 22" E	165.14'
L19	S 24° 24' 22" E	1185.84'
L20	S 24° 53' 27" E	318.42'
L21	S 24° 29' 51" E	118.71'
L22	S 24° 09' 28" E	118.65'
L23	S 24° 09' 28" E	118.65'
L24	S 23° 38' 16" E	149.57'
L25	S 24° 35' 43" E	154.67'
L26	S 24° 35' 43" E	382.95'
L27	S 24° 18' 46" E	382.95'
L28	S 80° 55' 16" W	392.40'
L29	S 72° 57' 53" W	448.32'
L30	S 24° 29' 43" E	544.23'
L31	S 89° 36' 53" W	289.97'
L32	S 23° 17' 18" E	427.07'
L33	S 23° 33' 20" E	184.93'
L34	S 89° 36' 53" W	184.93'
L35	S 89° 36' 53" W	224.75'
L36	N 80° 00' 07" E	525.41'
L37	S 16° 19' 55" E	328.08'
L38	S 89° 36' 53" W	348.36'
L39	S 89° 36' 53" W	459.50'
L40	S 00° 09' 33" E	121.74'
L41	S 89° 36' 53" W	433.22'
L42	S 89° 36' 53" W	348.39'
L43	S 89° 36' 53" W	337.74'

ALLTEL EASEMENT LINE TABLE

LINE	LENGTH	BEARING	CURVED
E1	31.14'	S 90° 54' 10" W	
E2	51.00'	N 24° 36' 43" W	
E3	31.14'	S 89° 36' 53" W	
E4	31.00'	S 24° 38' 43" E	

PROPERTY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	ANGLE	BEARING	CURVED
C1	182.35'	523.98'	431.25°	N 71° 45' 15" W	547.07'
C2	381.07'	2682.36'	180.86°	S 13° 27' 31" E	380.25'

ADJACENT PROPERTY OWNERS

- A N/F: DEBORAH ANDREWS; PARCEL 88-16
- B N/F: MARK PROCTOR; PARCEL 88-17
- C N/F: LEAH HARRISON; PARCEL 88-18
- D N/F: MICHAEL AUSTIN BANK; PARCEL 88-19
- E N/F: MICHAEL AUSTIN BANK; PARCEL 88-20
- F N/F: CARRY HEID; PARCEL 88-43
- G N/F: CARRY HEID; PARCEL 88-42
- H N/F: MARY KESSELER; PARCEL 88-41
- I N/F: GERALD KESSELER; PARCEL 88-40
- J N/F: GERALD KESSELER; PARCEL 88-39
- K N/F: GRADY BAZEMORE; PARCEL 88-38
- L N/F: FLOYD ZETTLER CONST.; PARCEL 89-37
- M N/F: RINCON CHURCH OF GOD; PARCEL 88-35
- N N/F: H. C. RAIN INC.; PARCEL 89-34A
- O N/F: RICHARD RAIN; PARCEL 89-34C
- P N/F: RICHARD RAIN; PARCEL 89-34B
- Q N/F: HAROLD RAIN JR.; PARCEL 89-32
- R N/F: JESSE & CELIA TILER; PARCEL 89-33
- S N/F: MARK & ANNETTE BRYANT; PARCEL 89-48B
- T N/F: LYDA BORMANN; PARCEL 89-31
- U N/F: JAMES MARCHANT; PARCEL 89-40
- V N/F: JAMES MARCHANT; PARCEL 89-48A

REFERENCE:
 1. ANNEKATION SURVEY OF 1,018.45 ACRES PROPERTY OF FLOYD ZETTLER CONSTRUCTION, INC., KEVIN M. RAHN & RALPH THERON RAHN EFFINGHAM COUNTY, GEORGIA PARCEL 88-355.
 2. PLAT RECORD BOOK 26, PAGE 45
 3. PLAT RECORD BOOK 26, PAGE 46
 4. PLAT RECORD BOOK 26, PAGE 47
 5. PLAT CABINET B, SIDE 173-E
 6. PLAT CABINET B, SIDE 169-B

SURVEY DATE: 8-21-03
TOTAL STATION EQUIPMENT USED: SOKKIA
ADJUSTED BY: COMPASS, TIE, 04'
FIELD ERROR OF CLOSURE: 1/10,000+
PLAT ERROR OF CLOSURE: 1/10,000+

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA. COMMUNITY PANEL NO. 130076 0130 B. EFFECTIVE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.
[Signature]
 ZONING ADMINISTRATOR 9/26/2006
 DATE

EOC:
 1:27,000
 PLAT NOT ADJUSTED

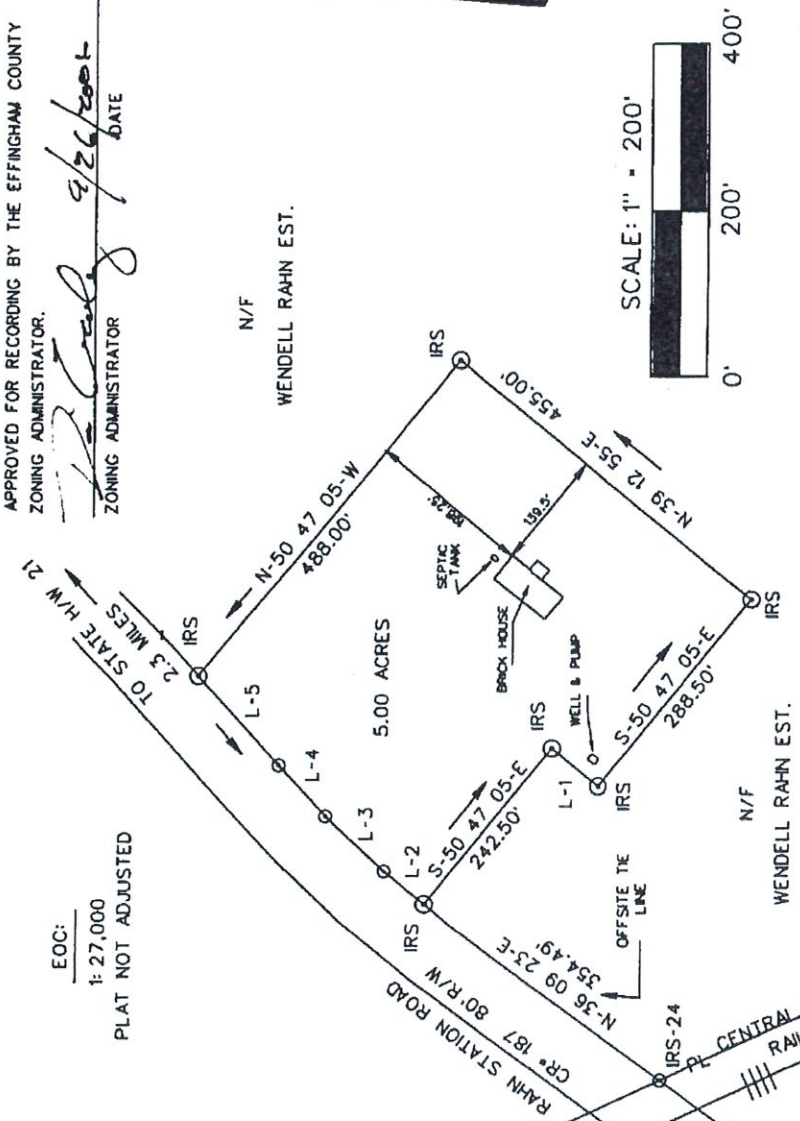
- LEGEND:
- IRF 5/8" REBAR FOUND
 - IRS 3/8" REBAR SET
 - PL PROPERTY LINE
 - CMF CONCRETE MON. FOUND
 - N/F NOW OR FORMERLY
 - PL PROPERTY LINE
 - PP POWER POLE
- EQUIP. USED:
 TOTAL STATION
 TOPCON 303

06 OCT -2 AM 10:01
 ELDERBERRY & HORSLEY
 CLERK EOC.S.C.



Adolph N. Michelis
 ADOLPH N. MICHELIS R.L.S.
 GA. REG. L.S. # 1323
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.



SURVEY FOR
W. KIRK RAHN
 SURVEY OF 5.00 ACRES
 FROM A TRACT, BELONGING TO
 THE WENDELL RAHN EST.
 LOCATED IN THE 9TH. G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 21 SEPT 2006
 PLAT DRAWN 22 SEPT 2006



LINE DATUM		
L-1	S-39 12 55-W	72.50'
L-2	S-39 16 08-W	62.75'
L-3	S-43 59 55-W	96.34'
L-4	S-47 56 54-W	82.41'
L-5	S-48 09 39-W	144.04'

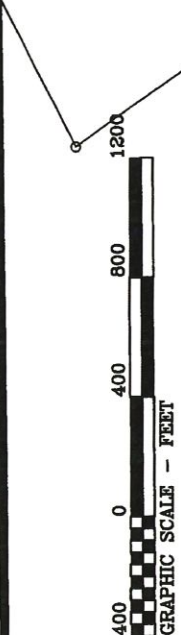
PC 137
 PAGE NO. 2

Course	Bearing	Distance
L21	S 68°14'00" E	144.75'
L22	N 88°28'22" E	307.00'
L23	S 72°05'39" E	181.51'
L24	N 79°50'06" E	471.17'
L25	S 82°07'43" E	108.60'
L26	S 81°00'37" E	97.44'
L27	S 26°10'12" E	136.61'
L28	S 68°18'15" E	362.11'
L29	S 34°32'50" E	142.97'
L30	S 34°32'50" E	5.56'
L31	S 61°05'18" E	158.67'
L32	S 49°55'00" E	220.81'
L33	S 35°02'58" E	260.82'

Curve	Radius	Tangent	Chord	Chord Bear.
C1	435.91'	97.81'	190.87'	S 80°52'49" E
C2	537.61'	69.39'	137.64'	S 82°48'39" E

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATOR

ZONING ADMINISTRATOR DATE
10-9-2014



JERRY L. RIVERA
DAVID C. LANIER
MICHAEL L. RALEY
JUSTIN DOUGLAS
MIDDLE GEORGIA WATER COMPANY
BYRON E. PAYNE
JAMES R. GATCH
LUANN S. GATCH
KATE COURT
JOHN P. AND REZCCA G. SHAE
ORVILLE ROAD
DEED BOOK 1858 PAGE 255
SCOTT E. LAMB AND ANN LAMB
SLIDE C38D
MILTON RAHN ROAD
WENDELL K. RAHN AND KIM ALLEN RAHN
PLAT BOOK 26 PAGE 194

Course	Bearing	Distance
L1	N 46°52'41" W	173.17'
L2	N 39°28'42" W	276.86'
L3	N 59°39'43" W	218.53'
L4	N 34°58'05" W	151.90'
L5	N 35°02'58" W	273.21'
L6	N 49°55'00" W	207.11'
L7	N 61°05'18" W	166.95'
L8	N 34°32'50" W	143.87'
L9	N 68°18'15" W	367.02'
L10	N 26°10'12" W	128.60'
L11	N 81°00'45" W	97.71'
L12	S 79°50'06" W	545.08'
L13	N 72°05'39" W	206.41'
L14	S 86°28'22" W	477.66'
L15	N 68°14'00" W	353.58'
L16	N 44°31'23" W	1010.88'
L17	N 66°10'14" E	87.62'
L18	S 44°31'23" E	899.37'
L19	S 58°03'32" E	66.69'
L20	S 55°20'15" E	69.79'

Course	Bearing	Distance
E1	N 81°36'31" W	153.95'
E2	S 63°09'45" W	178.28'
E3	N 62°08'44" W	169.93'
E4	N 02°27'41" W	81.22'
E5	S 89°59'36" E	318.55'
E6	S 81°36'31" E	186.19'
E7	S 46°28'48" E	57.83'

PROPERTY SURVEY
FOR
ROGER T. HOLCOMBE AND
PENNY D. HOLCOMBE

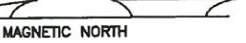
LOCATION: PARCELS 1 AND 2,
FORMERLY RUBEN AND CAROL
RAHN, 9TH G. M. DISTRICT.,
EFFINGHAM COUNTY, GEORGIA

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: PARCEL 1 WILL ENCOMPASS 26.65 ACRES AT THE END OF MILTON RAHN ROAD AND ALL OF MILTON RAHN ROAD, A PRIVATE ROAD. AN EASEMENT IS EXTENDED TO ADJOINING PARCELS THAT WERE CARVED FROM THE LANDS OF RUBEN H. RAHN AND CAROL RAHN TO GRANT ACCESS TO SAID PARCELS.

FILED
09:40 AM
10/9/2014
EFFINGHAM
ELIZABETH Z. HURSEY
CLERK
BK D143 PG E1

RINCON PARTNERS, LLC
PLAT SLIDE C13A1



DATE: SEPTEMBER 20, 2014
BY: WARREN E. POTYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga.
30467
Tele. - (912) 857-3288
EQUIPT: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28431 FEET, AND ANGULAR ERROR OF 08 SECONDS PER ANGLE POINT. AFTER ADJUSTMENTS BY THE COMPASS RULE THE FINAL PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41769 FEET.



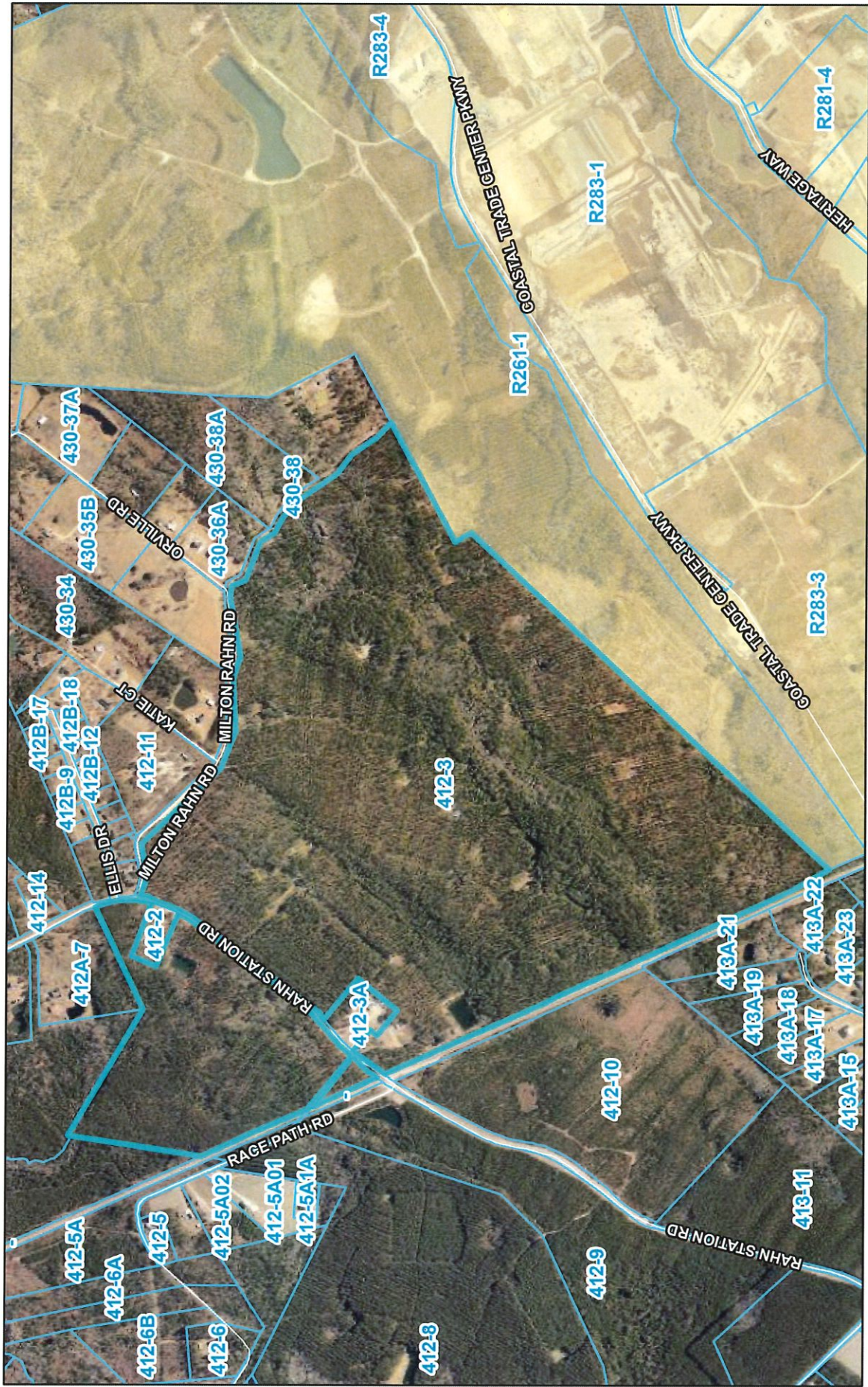


CONCEPTUAL LAYOUT
RAHN TRACT
 EFFINGHAM COUNTY / GA
 August 5, 2024

SITE DATA TABLE:

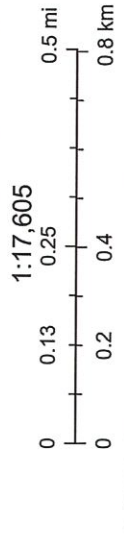
PROPOSED BUILDING SF	-±4,167,000 SF
TOTAL SITE AREA	-±422 AC
WETLAND AREA	-±109 AC
UPLAND AREA	-±313 AC
PROPOSED POND AREA	-± 53 AC

412-3 & 3A



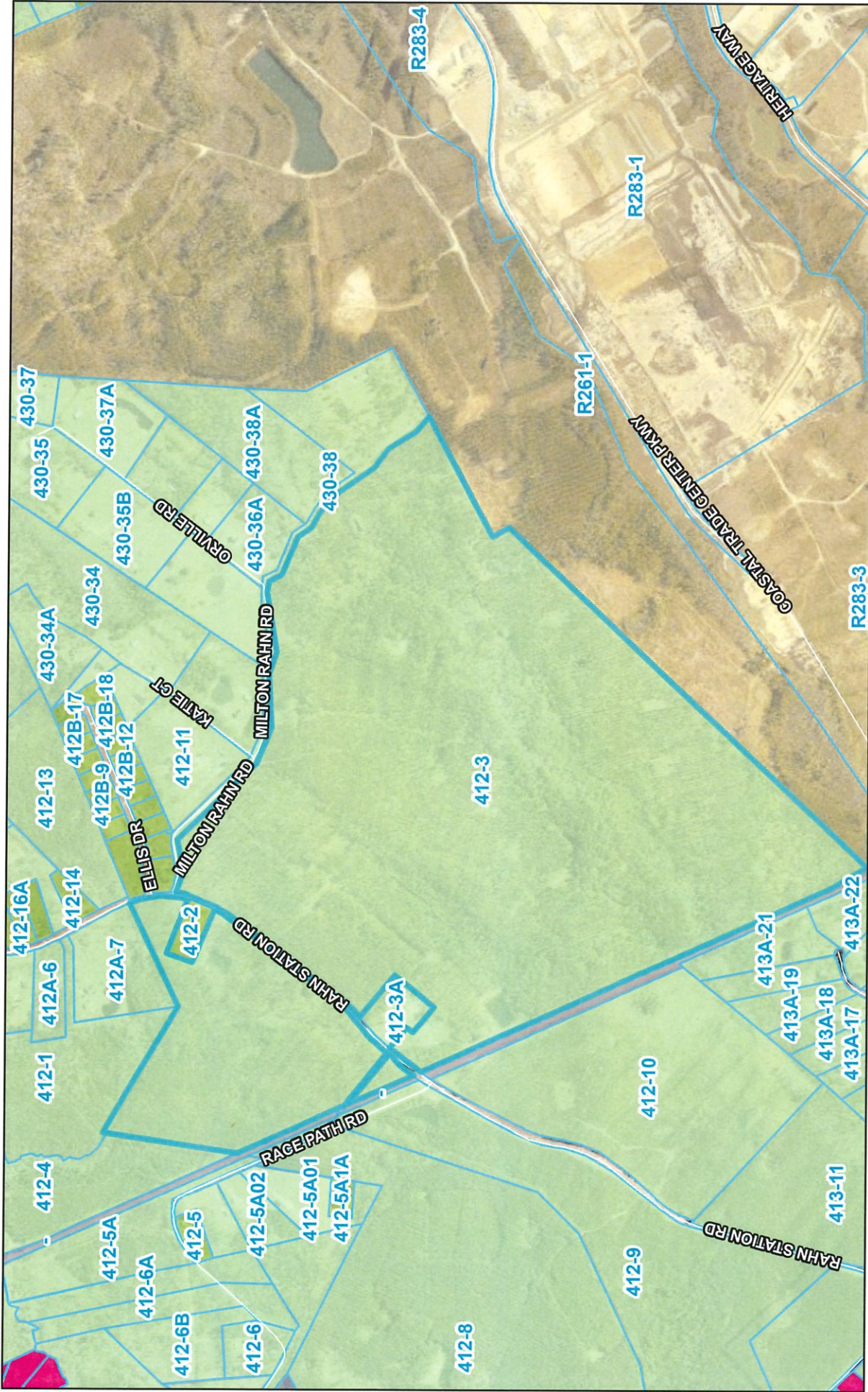
8/8/2024

-  Roads
-  Municipal Boundaries
-  Parcels



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

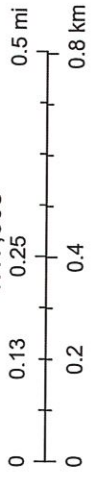
412-3 & 3A



8/8/2024

	Roads		R-1		Other
	AR-1		I-1		Municipal Boundaries
	AR-2				

1:17,605



Esri, HERE, Garmin, INCREMENT P, 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 RSK

Of the rezoning request by **Kevin Forbes as agent for Kimberly & Rebecca Rahn (Map # 412 Parcel # 3 & 3A)** from **AR-1** to **LI** 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?

P.M.
Paul Higgins

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 **Kevin Forbes as agent for Kimberly & Rebecca Rahn (Map # 412 Parcel # 3 & 3A)** from AR-1 to LI 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?
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35.

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 **Kevin Forbes as agent for Kimberly & Rebecca Rahn** (Map # 412 Parcel # 3 & 3A) from **AR-1** to **LI** zoning.

NA
I recused myself.

- 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?
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R.T.

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 **Kevin Forbes as agent for Kimberly & Rebecca Rahn (Map # 412 Parcel # 3 & 3A)** from **AR-1** to **LI** zoning.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
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A. Z

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 **Kevin Forbes as agent for Kimberly & Rebecca Rahn** (Map # 412 Parcel # 3 & 3A) from **AR-1** to **LI** 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?

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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?

D.B.