

RZN-23-12

Rezoning Application

Status: Active

Submitted On: 12/5/2023

Primary Location

0

Owner

Applicant Shannon Skinner 912-667-0077

lowcountryexcavating@gmail.com

 2523 Springfield Egypt Rd
Springfield, GA 31329

Staff Review **Planning Board Meeting Date***

01/09/2024

 **Public Notification Letters Mailed**

12/18/2023

 **Planning Board Ads**

12/20/2023

 **Board of Commissioner Meeting Date***

02/06/2024

 **Board of Commissioner Ads**

01/17/2024

 **Commissioner District***

3rd

 **Staff Description**

251-10 Major Subdivision - 32 lots

 **Request Approved or Denied**

—

Applicant Information**Who is applying for the rezoning request?***

Property Owner

Applicant / Agent Name*

Shannon Skinner

Applicant Email Address*

Lowcountryexcavating@gmail.com

Applicant Phone Number*

9126670077

Applicant Mailing Address*

2523 Springfield Egypt Rd

Applicant City*

Springfield

Applicant State*

GA

Applicant Zip Code*

31329

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

R-1 (Single Family Residential)

Proposed Road Access*

Old Louisville Rd

Total Acres *

120.49

Acres to be Rezoned*

120.49

Lot Characteristics *

Undeveloped/ Woodland

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To develop low density residential lots

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

North*

AR-1

South*

AR-1

East*

AR-1

West*

AR-1/ Ar-2

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

Agriculture Residential. Timber

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

Yes, only timber

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

Low density residential lots

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

Agriculture/ Residential- timber, ag, residences 1/2 acre, 1 acre, 2 acres, 5 acres and larger lots with homes

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

Similar low density residential uses as in neighboring areas.

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?*

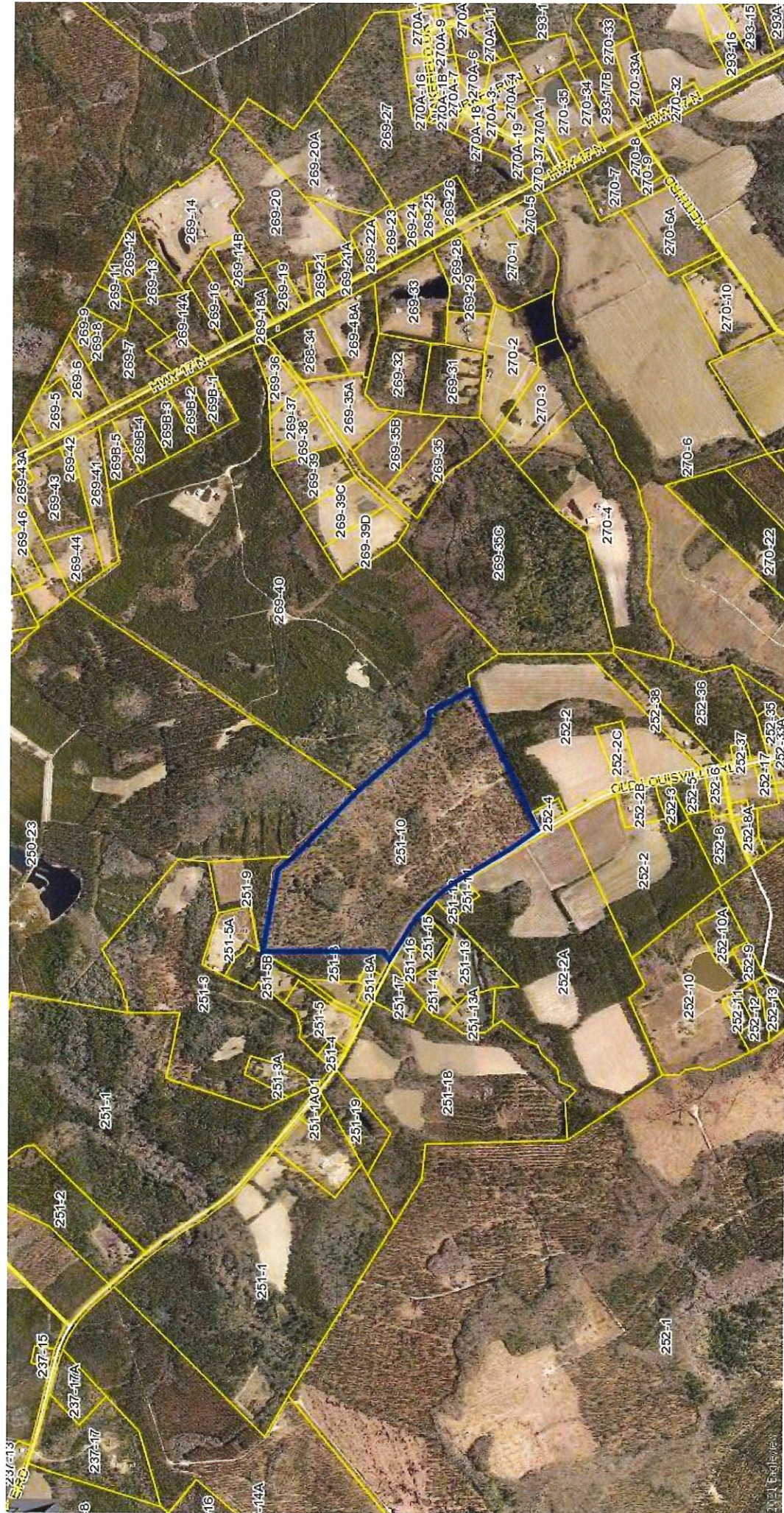
No. Low density similar to other uses in the area

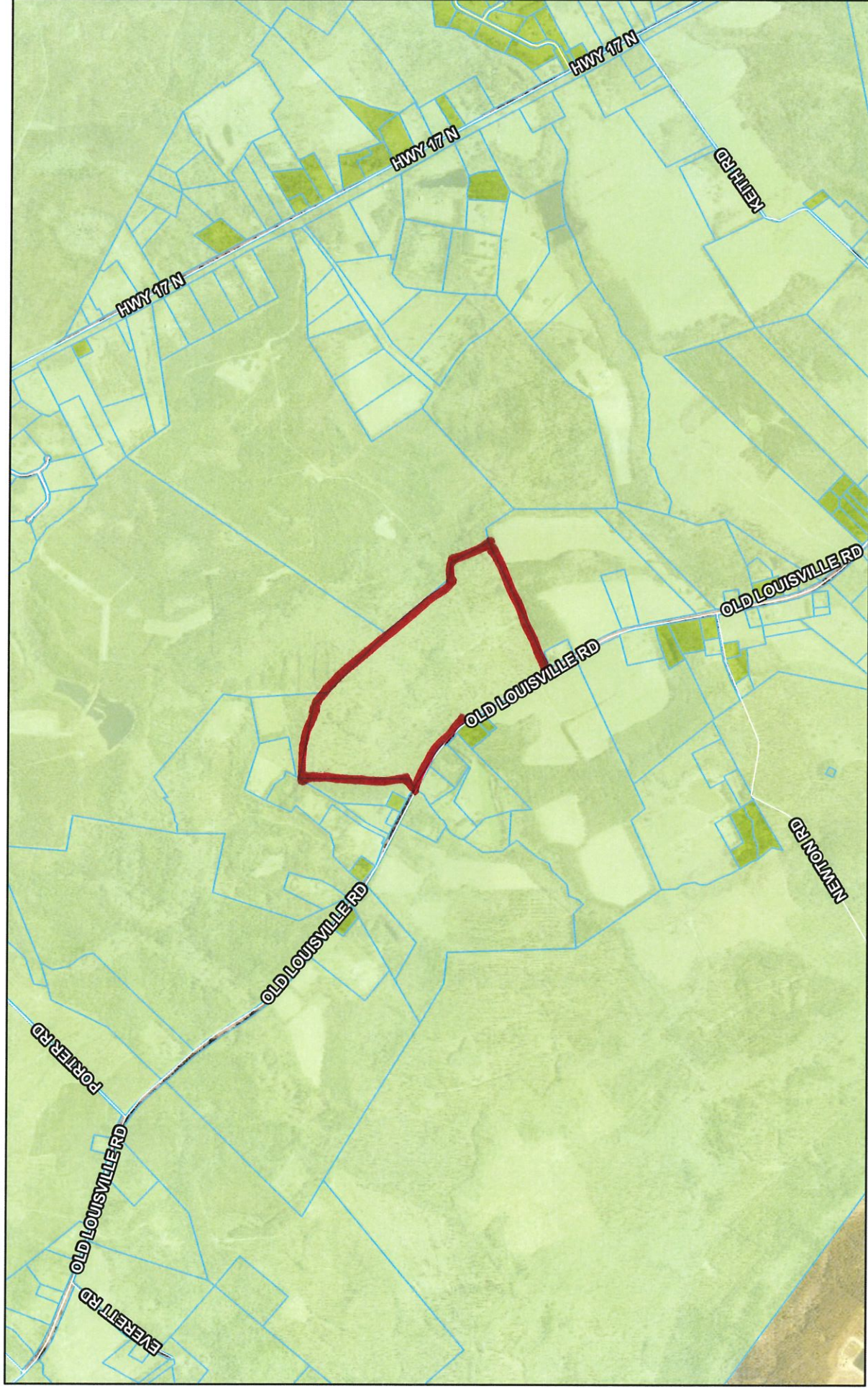
Digital Signature*

✓ Shannon Skinner

Dec 5, 2023

251-10





12/6/2023

- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
 - AR-1
 - AR-2
- Municipal Boundaries
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:26,181

0 0.17 0.35 0.6 0.7 mi

0 0.3 0.6 1.2 km

Effingham County BOC, Esri, HERE, INCREMENT P, USGS, METI/ NASA, EPA, USDA

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 applicant **Shannon Skinner - (Map # 251 Parcel # 10)** from **AR-1** to **R-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?



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DISAPPROVAL P.H.

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DISAPPROVAL X

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R.T.

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APPROVAL _____

DISAPPROVAL _____

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B.S.