
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:

CHECKLIST:

The Effingham County Planning Board recommends:

APPROVAL _____ DISAPPROVAL _____

Of the rezoning request by applicant _____ from _____ zoning to _____ zoning.

Yes No ?	1. Is this proposal inconsistent with the county's master plan?
Yes No ?	2. Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, 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 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?

(Amend. of 4-4-00(21))

9.5 Effingham County Zoning Impact Analysis

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:

CHECKLIST:

The Effingham County Planning Board recommends:

APPROVAL _____ DISAPPROVAL _____

Of the rezoning request by applicant _____ from _____ zoning to _____ zoning.

Yes	No	1. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?
Yes	No	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?
Yes	No	3. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?
Yes	No	4. Will the zoning proposal adversely affect the existing use of usability of adjacent or nearby properties?
Yes	No	5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of zoning proposal?
Yes	No	6. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?
Yes	No	7. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilizes, or schools?
Yes	No	8. Will the zoning proposal adversely impact the environment or surrounding natural resources?