

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/14/2020

Applicant/Agent: Jimmy McDuffie

Applicant Email Address: jimmy4101@gmail.com

Phone # 912-754-5597

Applicant Mailing Address: 3868 Hwy. 119 N

City: Clyo State: Ga Zip Code: 31303

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 3840 Hwy. 119

Proposed Road Access: Ga 119

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 406-19,20,21,22 Total Acres: 6.67 Acres to be Rezoned: 6.67

Lot Characteristics: _____

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

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

North South _____ East _____ West _____

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

Home site

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

Unknown

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

Home site

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

Home site

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

6. 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

Applicant Signature:

J. McOff

Date

10/14/2000

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

5/1/2020 + 2/26/2020, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2589+2576 page 902 + 7-8.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature [Signature]

Print Name Jimmy McDuffie

Owner's signature [Signature]

Print Name Wanda E. McDuffie

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 14th day of October, 20 22.

[Signature]
Notary Public, State of Georgia



ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

12/17/2004, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1209 page 147.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Frankie E Edwards

Print Name FRANKIE E EDWARDS

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 14th day of October, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Frankie E. Edwards, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Jimmy McDuffie

Applicant/Agent Address: 3868 Hwy 119 N

City: Clyo State: GA Zip Code: 31303

Phone: 912-754-5597 Email: jimmy4101@gmail.com

Owner's signature Frankie E. Edwards

Print Name Frankie E. Edwards

Personally appeared before me _____ (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 14th day of October, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



04 DEC 17 PM 2: 23

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 17th day of December, 2004, between OSSIE D. EDWARDS of the FIRST PART, and FRANKIE EXLEY EDWARDS of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his wife, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, her heirs and assigns, all of the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing .8386 of an acre, more or less, and being known and designated as Section "B" as shown on the plat thereof recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, page 581, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by deed from Albert N. Exley to Ossie D. Edwards dated December 11, 1984 and recorded in said Clerk's Office in Deed Book 222, page 353.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, her heirs, executors, administrators and assigns, in FEE-SIMPLE.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Ossie D. Edwards (SEAL)
OSSIE D. EDWARDS

Signed, sealed and delivered in the presence of:

Danula M. Jackson
Unofficial Witness

R. Edward Reddick
Official Witness - Notary Public

My commission expires: 9/2/06
pmj



8849504050
PARTICIPANT ID

BK:2576 PG:7-7
D2020001853

FILED IN OFFICE
CLERK OF COURT
02/27/2020 09:57 AM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

REAL ESTATE
TRANSFER TAX
PAID: \$1.00

PT-61 051-2020-000530

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 11th day of February, 2020, between BETTY SUE EXLEY NEASE, formerly known as BETTY SUE EXLEY PITTMAN of the FIRST PART, and JIMMY R. MCDUFFIE and WANDA E. MCDUFFIE of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Six Hundred and no/100 Dollars (\$600.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing .8386 of an acre, more or less, and known and designated as Section "D" on the plat thereof hereinafter referred to.

Express reference is hereby made to the sketch of said property attached hereto and by express reference made a part hereof for better determining the metes and bounds of said lands herein conveyed and attached to the deed recorded in Deed Book 213, Pages 578-580.

This being the same property conveyed by Warranty Deed from Frances Rahn Exley, et al to Betty Sue Exley Pittman dated December 27, 1982 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, Page 578.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the first party, for her heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.

Betty Sue Exley Nease (SEAL)
BETTY SUE EXLEY NEASE

Betty Sue Exley Pittman (SEAL)
Formerly known as BETTY SUE EXLEY PITTMAN

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public, Effingham County, Georgia
My Commission Expires July 29, 2023

8849504050
PARTICIPANT ID

**BK:2576 PG:8-8
D2020001854**

FILED IN OFFICE
CLERK OF COURT
02/27/2020 09:57 AM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

REAL ESTATE
TRANSFER TAX
PAID: \$1.00

PT-61 051-2020-000531

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 20th day of February, 2020, between KERRY R. EXLEY of the FIRST PART, and JIMMY R. MCDUFFIE and WANDA E. MCDUFFIE of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Six Hundred and no/ 100 Dollars (\$600.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing .8386 of an acre, more or less, and known and designated as Section "C" on the plat thereof hereinafter referred to.

Express reference is hereby made to the sketch of said property attached hereto and by express reference made a part hereof for better determining the metes and bounds of said lands herein conveyed and attached to the deed recorded in Deed Book 213, Pages 584-856.

This being the same property conveyed by Warranty Deed from Frances Rahn Exley, et al to Kerry R. Exley dated December 27, 1982 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, Page 584.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the first party, for his heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

KERRY R. EXLEY (SEAL)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public,
Notary Public, Effingham County, Georgia
My Commission Expires July 29, 2023



8849504050
PARTICIPANT ID

BK:2589 PG:902-902
D2020004081

FILED IN OFFICE
CLERK OF COURT
05/05/2020 09:01 AM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

REAL ESTATE
TRANSFER TAX
PAID: 53.00

PT-61 051-2020-001148

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 1st day of May, 2020, between KYLE M. EDWARDS of the FIRST PART, and JIMMY R. MCDUFFIE and WANDA-E. MCDUFFIE of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Three Thousand and no/ 100 Dollars (\$3,000.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing 0.8386 of an acre and being Section "A" of Tract Number (1) formerly owned by Marion N. Exley as shown on a sketched attached to and made a part hereof. This being the same parcel of land conveyed from Frances Rahn Exley, et al to Rickey G. Exley by deed dated December 27, 1982 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, Page 575.

Express reference is hereby made to the sketch of said property attached hereto and by express reference made a part hereof for better determining the metes and bounds of said lands herein conveyed and attached to the deed recorded in Deed Book 213, Pages 575-577.

This being the same property conveyed by Warranty Deed from The Citizens and Southern Bank of Effingham County to Kyle M. Edwards dated July 11, 1984 and recorded in said Clerk's Office in Deed Book 219, Page 427.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the first party, for his heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Kyle M. Edwards (SEAL)
KYLE M. EDWARDS

Signed, sealed and delivered
in the presence of:

Michael Busch
Unofficial Witness

Naug P. Galloway
Notary Public, Effingham County, Georgia
BP My Commission Expires July 29, 2023

PROPOSED RECOMBINATION (APPROXIMATE)

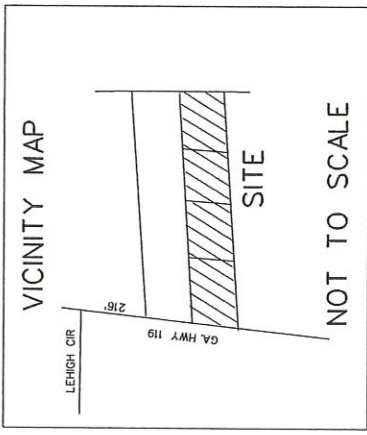


NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 04060021 THEN A RECOMBINATION OF THAT PORTION OF MAP & PARCEL 04060021 WITH 0019, 0020, AND 0022 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCE THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

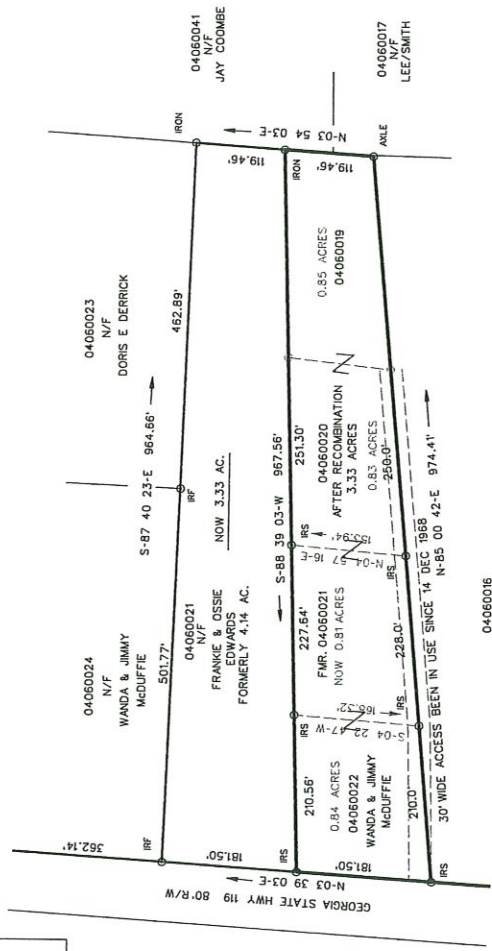


REFERENCES:
PCAB D48 A-1
PB 1 PAGE 315
PB 27 PAGE 9
PB F PAGE 553

MINOR SUBDIVISION & A RECOMBINATION SURVEY SURVEY FOR

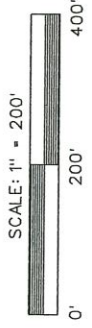
WANDA & JIMMY McDUFFIE
SURVEY TO DIVIDE 0.81 ACRES FROM A 4.14 ACRE PARCEL THEN RECOMBINE THAT PORTION WITH PARCELS 04060022, 04060020 AND 04060019

CREATING A 3.33 AC TRACT LOCATED IN THE 11TH. G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 17 OCT. 2022 PLAT DRAWN 17 OCT 2022



Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the requirements of the Georgia Surveying Code, 3 or 4 bedrooms with basic configurations for residential use, and approved for On site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority _____ Title _____ Date _____



LEGEND:
IRF 5/8" REBAR FOUND
IRS 3/4" REBAR SET
PL PROPERTY LINE
CWF CONIC MARK FOUND
N/F NAIL OR FORMERLY
PP POWER POLE
EQUIP. USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE
1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972



SURVEYORS CERTIFICATION

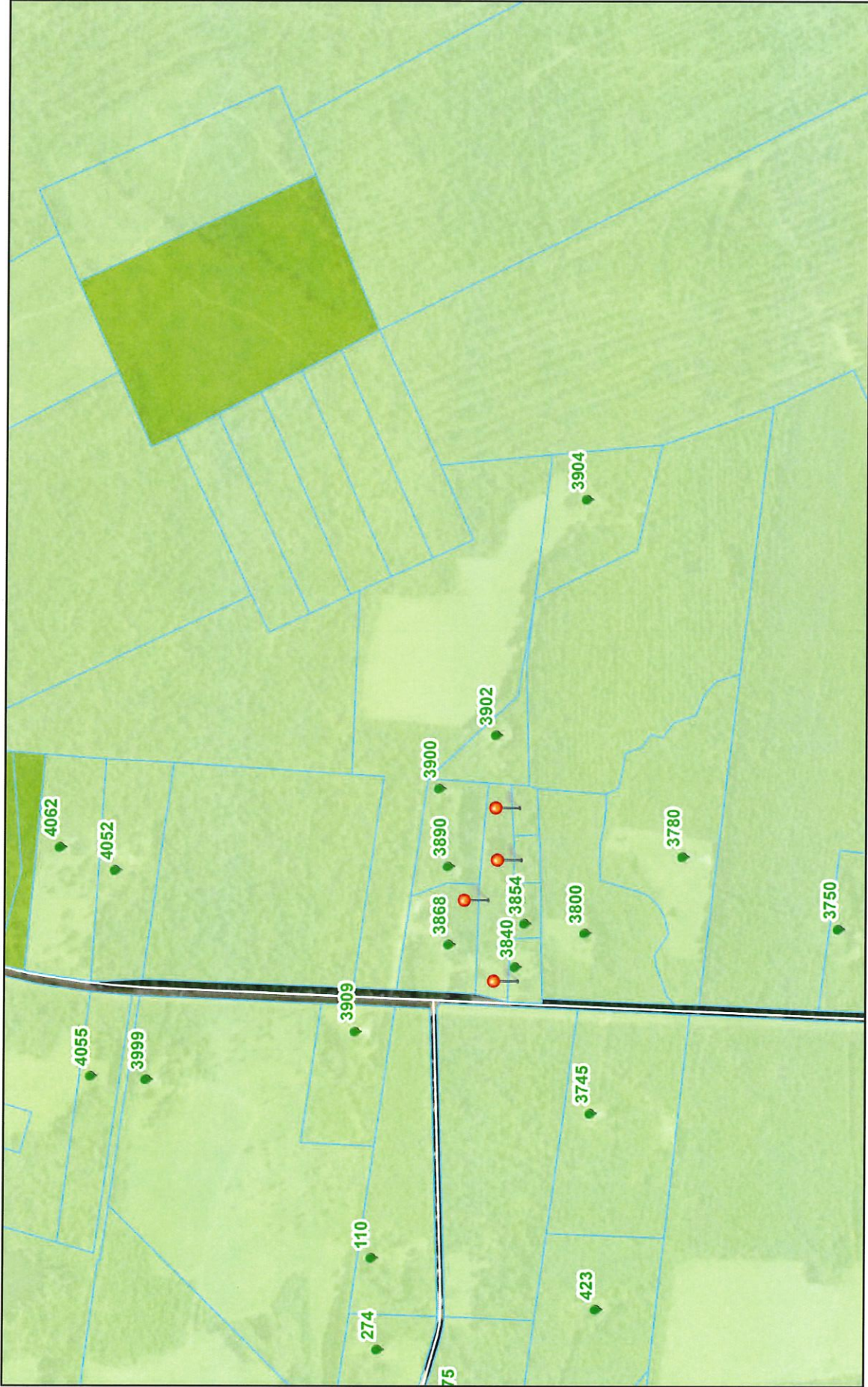
(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by the State Board of Professional Engineers and Land Surveyors. Such approvals or affirmations should be confirmed with the State Board of Professional Engineers and Land Surveyors. This plat is to be used only for the purpose for which it is intended and is not to be used for any other purpose or use of any kind. The undersigned land surveyor certifies that this plat complies with the minimum standards for property surveys in Georgia as set forth in O.C.G.A. Section 15-6-67.

REGISTERED PROFESSIONAL SURVEYOR
No. 1333
ADOLPH N. MICHELIS

Adolph N. Michelis
10-31-22
DATE: _____

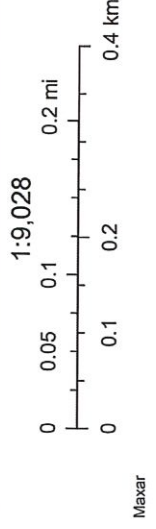
GA. REG. L.S. LIC. NO. 1333

406-19,20,21,22



10/24/2022, 12:54:20 PM

- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
- AR-2
- AR-1



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 PEH DISAPPROVAL _____

Of the rezoning request by applicant **Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie & Frankie Edwards – (Map # 406 Parcels# 19,20,21,22)** from **AR-1** to **AR-2** 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?

PEH

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL /

DISAPPROVAL

DB

Of the rezoning request by applicant **Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie & Frankie Edwards – (Map # 406 Parcels# 19,20,21,22)** from AR-1 to AR-2 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?

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie & Frankie Edwards – (Map # 406 Parcels# 19,20,21,22)** from **AR-1** to **AR-2** 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?

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X  DISAPPROVAL _____

Of the rezoning request by applicant **Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie & Frankie Edwards – (Map # 406 Parcels# 19,20,21,22)** from AR-1 to AR-2 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?

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie & Frankie Edwards – (Map # 406 Parcels# 19,20,21,22)** from AR-1 to AR-2 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?

11/21/22 ZKS