

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 9-12-22

Applicant/Agent: The McGraley Co. - Logan Hurst

Applicant Email Address: 955 Indigo Road, Springfield, GA 31329

Phone # 912-754-4138 loganhurst@themcgraleyco.com

Applicant Mailing Address: 955 Indigo Road, Springfield, GA 31329

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Owner, if different from above: Charles Layton

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: 127 Mill Court, Rincon, GA 31326

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 2075 McCall Road

Proposed Road Access: McCall Road - paved county roadway

Present Zoning of Property:	<u>AR-1</u>	Proposed Zoning:	<u>I-1, cond use - surface mine</u>
	<u>03910011C00</u>		<u>30.65 ac</u>
			<u>22.46 ac</u>
Tax Map-Parcel #	<u>04120024</u>	Total Acres:	<u>50.94 ac</u>
	<u>03910011F00</u>	Acres to be Rezoned:	<u>27.06 ac</u>
			<u>15.77 ac</u>

Lot Characteristics: fields, woodland, and pond, all properties have the same owner

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

\*no septic or well is needed for the surface mine use

If public, name of supplier: \_\_\_\_\_

Justification for Rezoning Amendment: Surface mine

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 /R-1/  
AR-2

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

Woodland and field

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

Yes, for agriculture and timber

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

Construct a surface mine to remove dirt for construction. Dirt to be used for Effingham Parkway.

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

Woodland, wetland, fields and large lot residential

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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?

Similar use to many properties in the area.

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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 burdensome use of streets, utilities, or schools. Access is provided by a paved county road. There will be an increase in traffic to the site.

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Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

AUTHORIZATION OF PROPERTY OWNER

I, Charles Layton by Deanna Gossett EXC, 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: Charles Layton by Deanna Gossett EXC

127 Mill Court

Applicant/Agent Address: \_\_\_\_\_

City: Rincon State: GA Zip Code: 31326

Phone: 912-658-1263 Email: gossettdh@yahoo.com

Owner's signature Deanna Gossett exc

Print Name Charles Layton by Deanna Gossett EXC

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 12 day of Sept, 20 22.

  
\_\_\_\_\_  
Notary Public, State of Georgia



BOOK PAGE  
01872 358  
FILED FOR RECORD  
PAGE NO.

2009 JUL 31 PM 2:48

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 50.<sup>00</sup>  
Date 7-31-09  
Elizabeth Z. Hursey  
Clerk of Superior Court

ELIZABETH Z. HURSEY  
CLERK E.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 31ST day of JULY, 2009, between CHARLES B. LAYTON, II, Individually and CHARLES B. LAYTON, II as Executor of the Last Will and Testament of ERNEST C. RAHN, deceased, of the FIRST PART, and CHARLES A. LAYTON of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

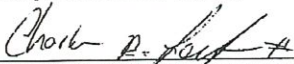
ALL that certain tract or parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District of Effingham County, Georgia, containing Fourteen and Seventy-Eight Hundredths (14.78) acres, more or less, and being bounded on the Northeast by lands of the Estate of Ernest C. Rahn; on the Southeast by lands of the Estate of Ernest C. Rahn and by lands of Smith; on the Southwest by lands of Smith, by the McCall county public road, known as County Road No. 176, by lands of Bobby Macke, and again by the McCall public road, and on the Northwest by lands of Glenn Rahn.

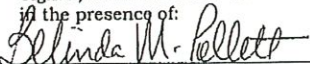
Express reference is hereby made to the plat of said lands made by Adolph N. Michelis, R.L.S. #1323, dated June 22, 2009 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "D", Slide 2972, for better determining the metes and bounds of said lands herein conveyed.

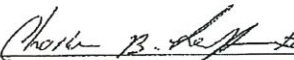
SUBJECT to restrictive covenants and easements of record.

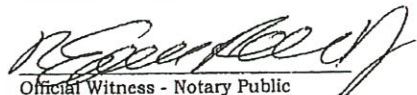
TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

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

 (SEAL)  
CHARLES B. LAYTON, II, Individually

Signed, sealed and delivered  
in the presence of:  
  
Unofficial Witness

 (SEAL)  
CHARLES B. LAYTON, II, as Executor of the Last  
Will and Testament of Ernest C. Rahn, deceased

  
Official Witness - Notary Public  
bp

R. EDWARD REDDICK, JR.  
Notary Public, Effingham County, Georgia  
My Commission Expires August 23, 2010

BOOK PAGE  
FILED FOR RECORD  
02196 BOOK 0092  
PAGE NO

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 28.00  
Date 6-5-2013  
*Elizabeth Hursey*  
Clerk of Superior Court

2013 JUN -5 AM 9:14  
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 31st day of MAY, 2013, between THE MURRAY FIRM, LLC, organized and existing under the Laws of the State of Georgia, of the FIRST PART, and CHARLES A. LAYTON of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

ALL that tract or parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District of Effingham County, Georgia, containing Fifteen and Seventy-Seven Hundredths (15.77) acres, more or less, and being known and designated as Parcel One (1) as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the North-Northeast by Race Path Road and by Parcel 2; on the East by lands of Charles A. Layton; on the South-Southwest by lands of Charles A. Layton, and on the West-Northwest by lands of Glen B. Rahn.

Express reference is hereby made to the plat of said lands made by Adolph N. Michelis, R.L.S. #1323, dated October 30, 2012 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "D", Slide 114-F-1 for better determining the metes and bounds of said lands herein conveyed.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs, successors and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has caused this warranty deed to be duly executed by its appropriate officers thereto duly authorized, its corporate seal affixed and delivered these presents, the day and year first above written.

THE MURRAY FIRM, LLC  
By: *Lloyd D. Murray, Sr.* (SEAL)  
LLOYD D. MURRAY, SR., Managing Member

Signed, sealed and delivered  
in the presence of:  
*Quanda A. Collins*  
Unofficial Witness

*Jacyle W. Smith*  
Notary Public  
OFFICIAL SEAL  
Jacyle W. Smith  
Notary Public, Georgia  
BRYAN COUNTY  
My Commission Expires  
March 28, 2016

BOOK PAGE  
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02031 0196  
PAGE NO. 1

2011 AUG -9 PM 4:13

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

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 35.00  
Date 8-9-2011  
*Elizabeth Z. Hursey*  
Clerk of Superior Court

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

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 9<sup>th</sup> day of August, 2011, between THE MURRAY FIRM, LLC, organized and existing under the Laws of the State of Georgia, of the FIRST PART, and CHARLES A. LAYTON of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District of Effingham County, Georgia, containing Sixteen and Six Tenths (16.6) acres, more or less, being bounded on the north-northeast by lands now or formerly of the Ernest Rahn Estate and by Race Path Road, known as County Road 185; on the east by lands of Bobby F. Wilson; on the southeast by lands of Charles A. Layton; on the southwest by lands of Charles A. Layton; and on the west-northwest by lands now or formerly of Rahn (the center of the Branch being the line).

Express reference hereby made to the plat of said lands made by Adolph N. Michelis, R.L.S. #1323, dated June 17, 2011, recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "D", slide 87-F-1, for better determining the metes and bounds of said lands herein conveyed.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set its hand and affixed its seal and delivered these presents, the day and year first above written.

THE MURRAY FIRM, LLC

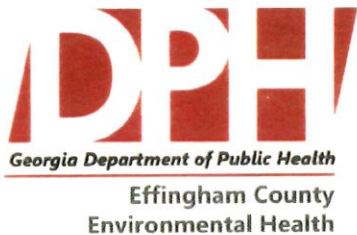
By *Lloyd D. Murray* (SEAL)  
LLOYD D. MURRAY, Sr. - Managing Member

Signed, sealed and delivered  
in the presence of:

*Francesca McFarland*  
Unofficial Witness

*Robert [Signature]*  
Official Witness - Notary Public





**Coastal Health District**  
Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350  
Springfield, Georgia 31329  
Phone: 912-754-6850 | Fax: 912-754-0078

October 12, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Attachment A- Rezoning Amendment Application  
The McGraley Co. – Logan Hurst  
955 Indigo Road  
Springfield, GA 31329

Property Location: 2075 McCall Road  
PIN: 391-11C, 412-24 and 391-11F  
Total Acres: 30.65, 50.94 and 15.77

Acres to be Rezoned: 22.46, 27.06 and 15.77

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to I-1, Conditional Use – Surface Mine. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval.

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 OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior



*We Protect Lives.*

to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,

*Tiffany Jackson*

Tiffany Jackson, MPH, REHS  
Environmental Health Specialist IV  
Environmental Health Division  
Effingham County Health Department



## Katie Dunnigan

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**From:** mikeandbernie <mikeandbernie@gmail.com>  
**Sent:** Wednesday, October 5, 2022 3:06 PM  
**To:** Katie Dunnigan  
**Subject:** EXTERNAL:RE: Rezoning Application

Thank you Katie. I would like to officially register my opposition to the request for rezoning.

My opposition is based on the fact that these roads, Mcall in particular are not equipped to handle the dump truck traffic that will inundate them. They are also not authorized truck routes. This includes Race Path , Ralph Rahn, and Little Mcall roads. This is a quiet residential area that doesn't need this type of business.

Thank you very much I will beat the meeting.

Michael O'Connor

----- Original message -----

From: Katie Dunnigan <KDunnigan@EffinghamCounty.org>  
Date: 10/5/22 1:09 PM (GMT-05:00)  
To: mikeandbernie@gmail.com  
Subject: Rezoning Application



[www.effinghamcounty.org](http://www.effinghamcounty.org)

Katie Dunnigan  
Zoning Manager  
Effingham County Board of Commissioners  
804 South Laurel Street  
Springfield, GA 31329  
(912)754-2105  
[kdunnigan@effinghamcounty.org](mailto:kdunnigan@effinghamcounty.org)

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\*\*\*\* This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. \*\*\*\*

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

*David J. ...* 2/9/2010  
 DIRECTOR DATE

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

*Greg B. ...* 2-9-2010  
 ZONING ADMINISTRATOR DATE

FILED FOR RECORDING  
 B.C.C.S. D  
 PAGE NO. 42 OF 47

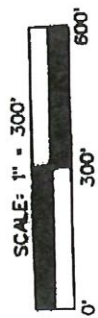
2010 FEB 17 PM 12:40  
 ELIZABETH Z. HURSEY  
 CLERK E.C.C.S.C.

NOTE: THIS 15.87 ACRE PARCEL TO BE COMBINED WITH THE 14.78 ACRE PROPERTY OF CHARLES LAYTON SR. SURVEYED 22 JUNE 2009 BY ADOLPH N MICHELIS R.L.S AFTER CONSERVATION 30.65 ACRES

EQUIP. USED:  
 TOTAL STATION  
 TOPCON 303

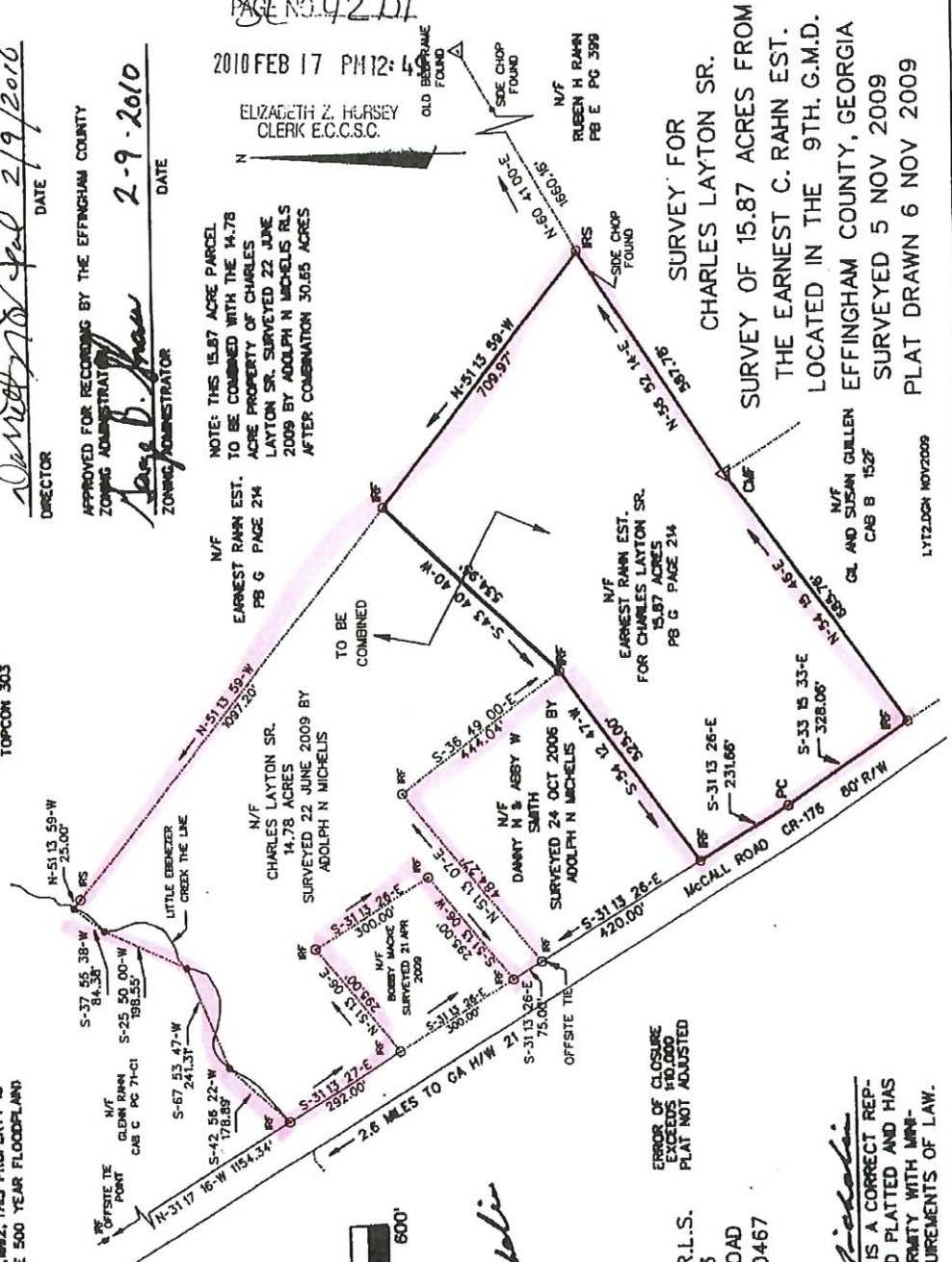
NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA COMMUNITY PANEL NO. 130076 0125 C, EFFECTIVE SEPT 03, 1992, THIS PROPERTY IS LOCATED BE "ZONE X", (OUTSIDE THE 500 YEAR FLOODLAND

- LEGEND:
- N/F NOW OR FORMERLY
  - CAF CONC. MON FOUND
  - CMS CONC. MON SET
  - RF 3/4" REBAR FOUND
  - RS 3/4" REBAR SET
  - R/W RIGHT OF WAY
  - PL PROPERTY LINE



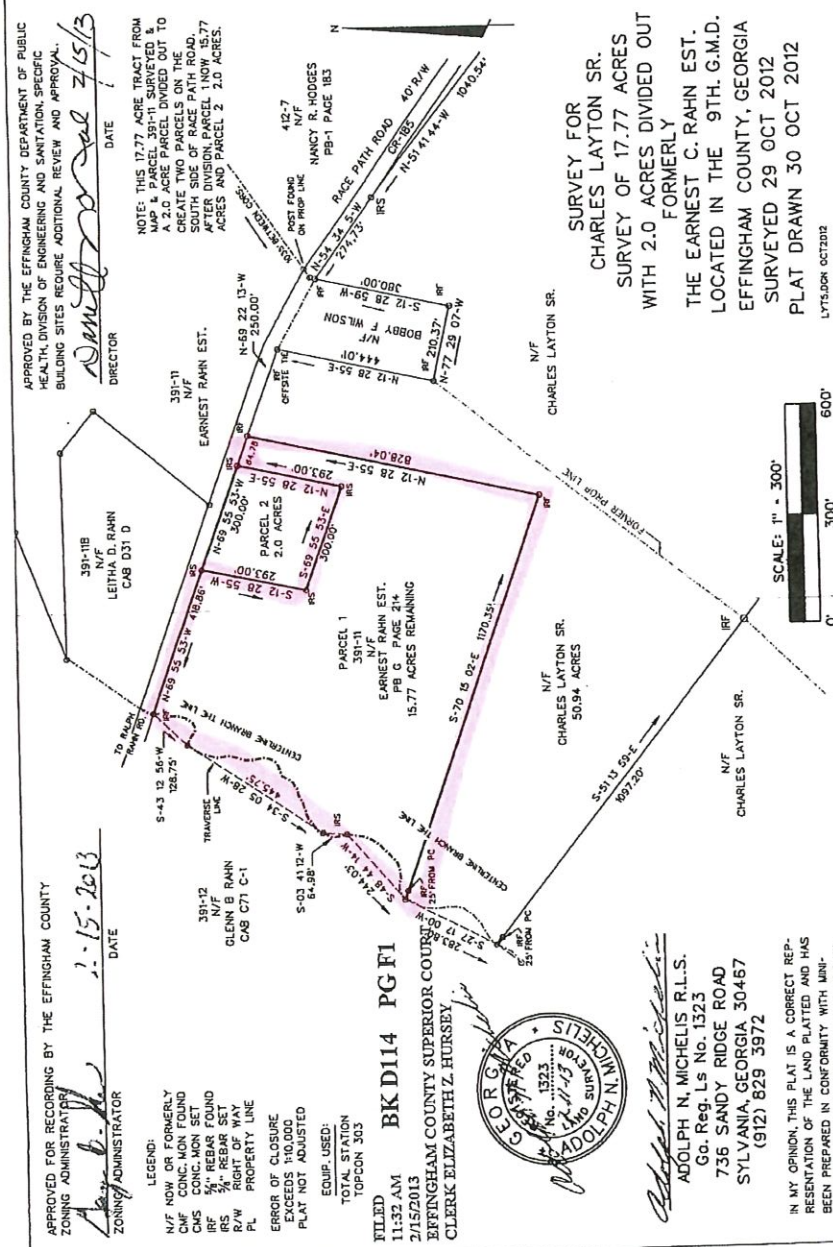
ADOLPH N. MICHELIS R.L.S.  
 Ga. Reg. Ls No. 1323  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 (912) 829 3972

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



SURVEY FOR CHARLES LAYTON SR.  
 SURVEY OF 15.87 ACRES FROM THE EARNEST C. RAHN EST. LOCATED IN THE 9TH. G.M.D. EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 5 NOV 2009  
 PLAT DRAWN 6 NOV 2009

N/F CL AND SUSAN GULLEN  
 CAS B 152F  
 LYT2.DCR NOV2009



APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION, SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

*Daniel J. ...*  
 DIRECTOR  
 DATE 2/15/13

NOTE: THIS 17.77 ACRE TRACT FROM PARCEL 1, 391-11, SURVEYED & A 2.0 ACRE PARCEL DIVIDED OUT TO CREATE TWO PARCELS ON THE SOUTH SIDE OF RACE PATH ROAD. AFTER DIVISION, PARCEL 1 NOW 15.77 ACRES AND PARCEL 2 2.0 ACRES.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

*...*  
 ZONING ADMINISTRATOR  
 DATE 2-15-2013

LEGEND:  
 N/F NOW OR FORMERLY  
 CMF CONC. MON FOUND  
 CMS CONC. MON SET  
 IRF 1/4" REBAR FOUND  
 IRS 3/4" REBAR SET  
 R/W RIGHT OF WAY  
 PL PROPERTY LINE

ERROR OF CLOSURE EXCEEDS \$10,000 PLAT NOT ADJUSTED

EQUIP. USED:  
 TOTAL STATION  
 TOPCON 303

FILED BK D114 PG F1  
 11:52 AM  
 2/15/2013  
 EFFINGHAM COUNTY SUPERIOR COURT  
 CLERK ELIZABETH Z. HURSEY

ADOLPH N. MICHELIS, R.L.S.  
 Go. Reg. Ls No. 1323  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30457  
 (912) 829 3972

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

SURVEY FOR  
 CHARLES LAYTON SR.  
 SURVEY OF 17.77 ACRES  
 WITH 2.0 ACRES DIVIDED OUT  
 FORMERLY  
 THE EARNEST C. RAHN EST.  
 LOCATED IN THE 9TH G.M.D.  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 29 OCT 2012  
 PLAT DRAWN 30 OCT 2012

LYTLDK 06/2012

SCALE: 1" = 300'

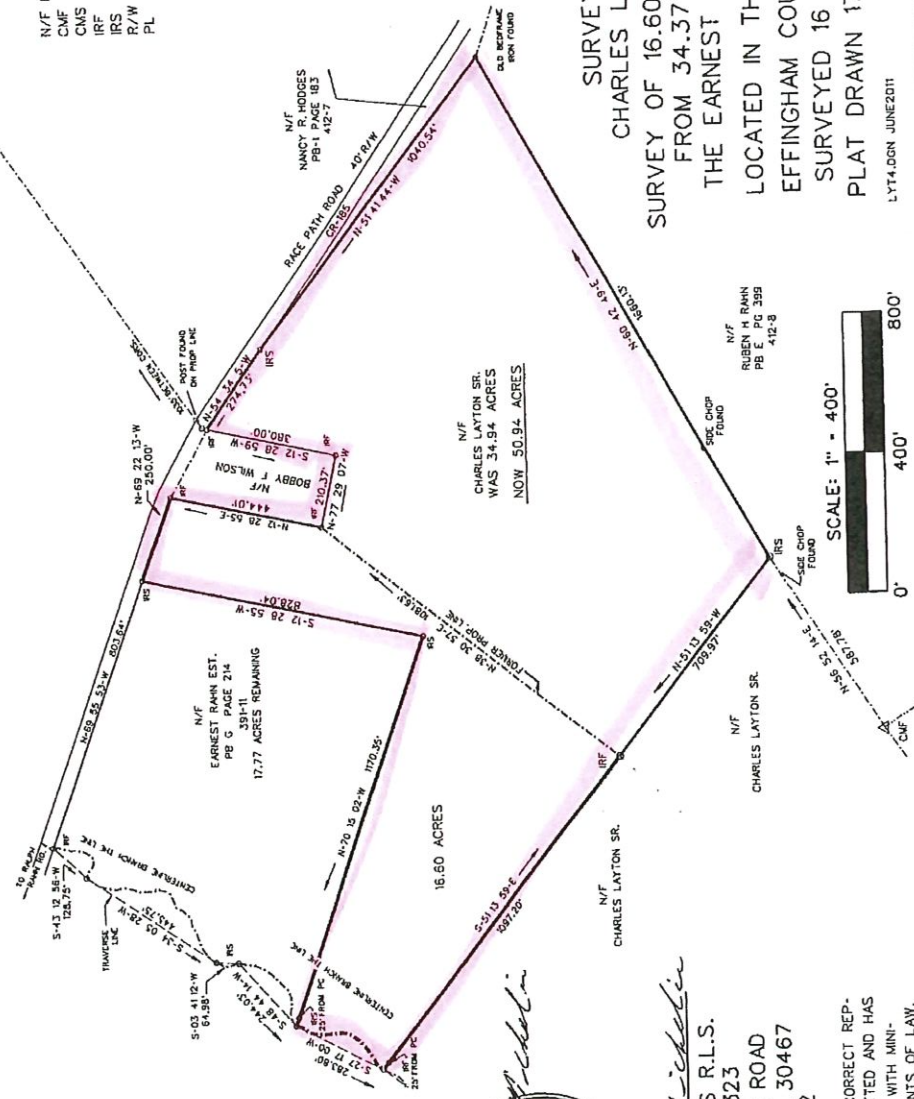
NOTE: THIS 16.60 ACRE PARCEL FROM MAP & PARCEL 391-11 TO BE COMBINED WITH THE 34.94 ACRE PROPERTY OF CHARLES LAYTON SR. SURVEYED 15 SEPT 2010 BY ADOLPH N MICHELIS RLS AFTER COMBINATION 51.54 ACRES

EQUIP. USED: TOTAL STATION TOPCON 303

ERROR OF CLOSURE EXCEEDS 1:10,000 PLAT NOT ADJUSTED

LEGEND:

- N/F NOW OR FORMERLY
- CMF CONC. MON FOUND
- CMS CONC. MON SET
- IRF 5/8" REBAR FOUND
- IRS 5/8" REBAR SET
- R/W RIGHT OF WAY
- PL PROPERTY LINE



SURVEY FOR  
 CHARLES LAYTON SR.  
 SURVEY OF 16.60 ACRES DIVIDED  
 FROM 34.94 ACRES OF  
 THE EARNEST C. RAHN EST.  
 LOCATED IN THE 9TH. G.M.D.  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 16 JUNE 2011  
 PLAT DRAWN 17 JUNE 2011

L'YTA.DON JUNE2011



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

*George B. Deane*  
 ZONING ADMINISTRATOR

DATE: 8-4-2011

2011 AUG -9 PM 4: 13

ELIZABETH Z. HENNEY  
 CLERK E.C.C.S.C.



*Adolph N. Michelis*  
 ADOLPH N. MICHELIS R.L.S.  
 Ga. Reg. Ls No. 1323  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 (912) 829 3972

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



# McCall Road

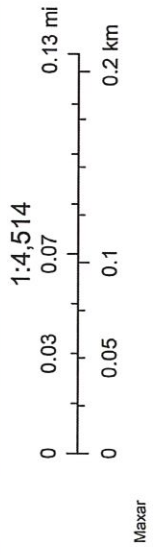


9/13/2022, 2:24:44 PM

- Address Points
- Tax Parcel Labels
- Parcels2020

- Roads
- Agriculture

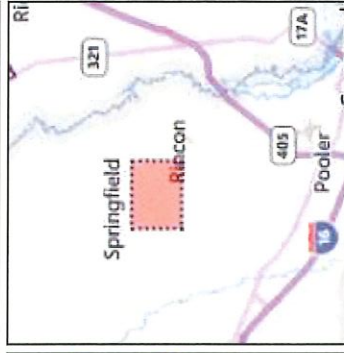
- Residential
- Transportation/Utilities







# McCall Road



## Legend

- ◆ Address Points
- Tax Parcels With Labels
- Zoning**
  - AR-1
  - AR-2
  - R-1
  - R-2
  - R-3
  - R-4
  - R-5
  - R-6
  - B-1
  - B-2
  - B-3
  - I-1
  - FH
  - CP
  - PD
  - Other
- Road Names
- Road Centerlines

This map is a user generated static output from [rightsplot.spateng.com](https://rightsplot.spateng.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

13 Sep, 2022



EFFINGHAM COUNTY REZONING CHECKLIST

DB

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 **The McGraley Co. as Agent for Charles Layton – (Map # 391 Parcels # 11C & 11F Map# 412 Parcel# 24 )** from AR-1 to I-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?

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 **The McGraley Co. as Agent for Charles Layton** – (Map # 391 Parcels # 11C & 11F Map# 412 Parcel# 24 ) from AR-1 to I-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?

*Not as many other uses*

*Zoning will reflect other business prop.*

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AZ

Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

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The Effingham County Planning Commission recommends:

APPROVAL         DISAPPROVAL       

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

No  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

*Temporarily* [

*better than a subdivision*  
 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  8. Do other conditions affect the property so as to support a decision against the proposal?

*BKS, 10/17/22,*

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL     *PC*    

DISAPPROVAL \_\_\_\_\_

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*PC*