

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 8/8/22

Applicant/Agent: Emily Williams

Applicant Email Address: esw1213@gmail.com

Phone # 912 678 4050

Applicant Mailing Address: 205 Sage Point Dr.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: Suzanne Selph  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): Sselph50@aol.com

Phone # 912 678 4872

Owner's Mailing Address: same

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

Property Location: 205 Sage Point Dr. (Sage Pointe Subdivision)

Proposed Road Access: Sage Point Dr.

Present Zoning of Property: AR1 Proposed Zoning: <sup>50</sup>1 acre to AR2

Tax Map-Parcel # 393B-6 Total Acres: 6.13 Acres to be Rezoned: ~~1.00~~ 6.13

Lot Characteristics: Residence

**WATER**

Private Well

Public Water System

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

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: to split the land

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.

wooded area

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

yes

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

build a home

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

a home

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?

no change to use

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:



Date

8/8/2022

**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 15 Feb 22, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2764 page 170.

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 Suzanne Selph  
Print Name Suzanne Selph

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Sworn and subscribed before me this 8<sup>th</sup> day of August, 20 22.

Kathleen Erin Dunning  
Notary Public, State of Georgia



**AUTHORIZATION OF PROPERTY OWNER**

I, Suzanne Selph, 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: Emily Williams

Applicant/Agent Address: 205 Sage Point Dr

City: Guyton State: GA Zip Code: 31312

Phone: 912 678 4050 Email: esw1213@gmail.com

Owner's signature Suzanne Selph

Print Name Suzanne Selph

Personally appeared before me Suzanne Selph (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 8<sup>th</sup> day of August, 20 22.

Kathleen Erin Dunning  
Notary Public, State of Georgia





FILED IN OFFICE  
CLERK OF COURT  
02/16/2022 12:12 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: 5224.00

PT-61 051-2022-000387

8849504050  
PARTICIPANT ID

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

WARRANTY DEED

COUNTY OF EFFINGHAM

STATE OF GEORGIA

THIS INDENTURE, Made the 15<sup>th</sup> day of February, 2022, between CHRISTIE K. TWINING and KRISTOPHER A. TWINING of the FIRST PART, and SUZANNE SELPH of the SECOND PART,

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

ALL that certain tract or parcel of land situate, lying and being in the 10<sup>th</sup> G.M. District of Effingham County, Georgia, containing Six and Thirteen Hundredths (6.13) acres, more or less, being known and designated as Lot Six (6), Sagepointe Subdivision, being bounded, now or formerly, as follows: on the Northwest by Sagepointe Road; on the Southeast by Lot 5, Sagepointe Subdivision; on the Southwest by Lot 8, Effingham County Estates, and on the Northwest by Lot 7, Sagepointe Subdivision. Said property also described by that certain plat of survey made by Paul D. Wilder, R.L.S. #1559, dated April 2, 1997, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", Slide 384-D.

For a further description of the property reference is made to the aforementioned plat and the record thereof.

SUBJECT, to the 15-foot wide drainage easement shown on said plat running across the Northwesterly boundary line of said property. Said drainage easement being 30-foot wide and the center of said easement being the Northwesterly boundary line of said property.

FURTHER SUBJECT to the 50-foot wide building setback line shown on said plat running across the Northeasterly boundary line of said property.

ALSO, included in this conveyance is that 2007 ScotBilt Sandpiper mobile home bearing Serial Number SBHGA1120702464AB, which mobile home has been conveyed and for which a certificate of permanent location dated January 25, 2008 recorded in said Clerk's Office in Deed Book 1719, Page 181 so as to permanently merge said title to the real property heretofore described.

Said property is more commonly known as 205 Sagepointe Drive, Guyton, GA 31312, Map/Parcel number 0393B006.

This being the same property conveyed by Christie Kindle Howard and Robert L. Kindle, II to Robert L. Kindle, II and Vickie M. Kindle dated September 22, 2017 and recorded in said Clerk's Office in Deed Book 2429, Page 422.

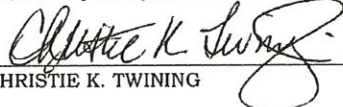
SUBJECT, to restrictive covenants and easements of record.

This being the same property conveyed by Survivorship Deed from Robert L. Kindle, II and Vickie M. Kindle to Christie K. Twining and Kristopher A. Twining dated March 6, 2020 and recorded in said Clerk's Office in Deed Book 2577, Page 899.

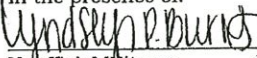
SUBJECT, to right-of-way easements to Effingham County recorded in Deed Book 440, Page 217 and Deed Book 287, Page 419.

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, her heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

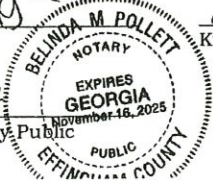
IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.


 (SEAL)  
CHRISTIE K. TWINING

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Official Witness - Notary Public  
bp



 (SEAL)  
KRISTOPHER A. TWINING



**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

September 16, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
Emily Williams  
205 Sage Point Drive, Guyton GA 31312  
Pin: 393B-6  
Total Acres: 6.13 Acres to be rezoned: 6.13

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 AR-2. 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 to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



***We Protect Lives.***

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.

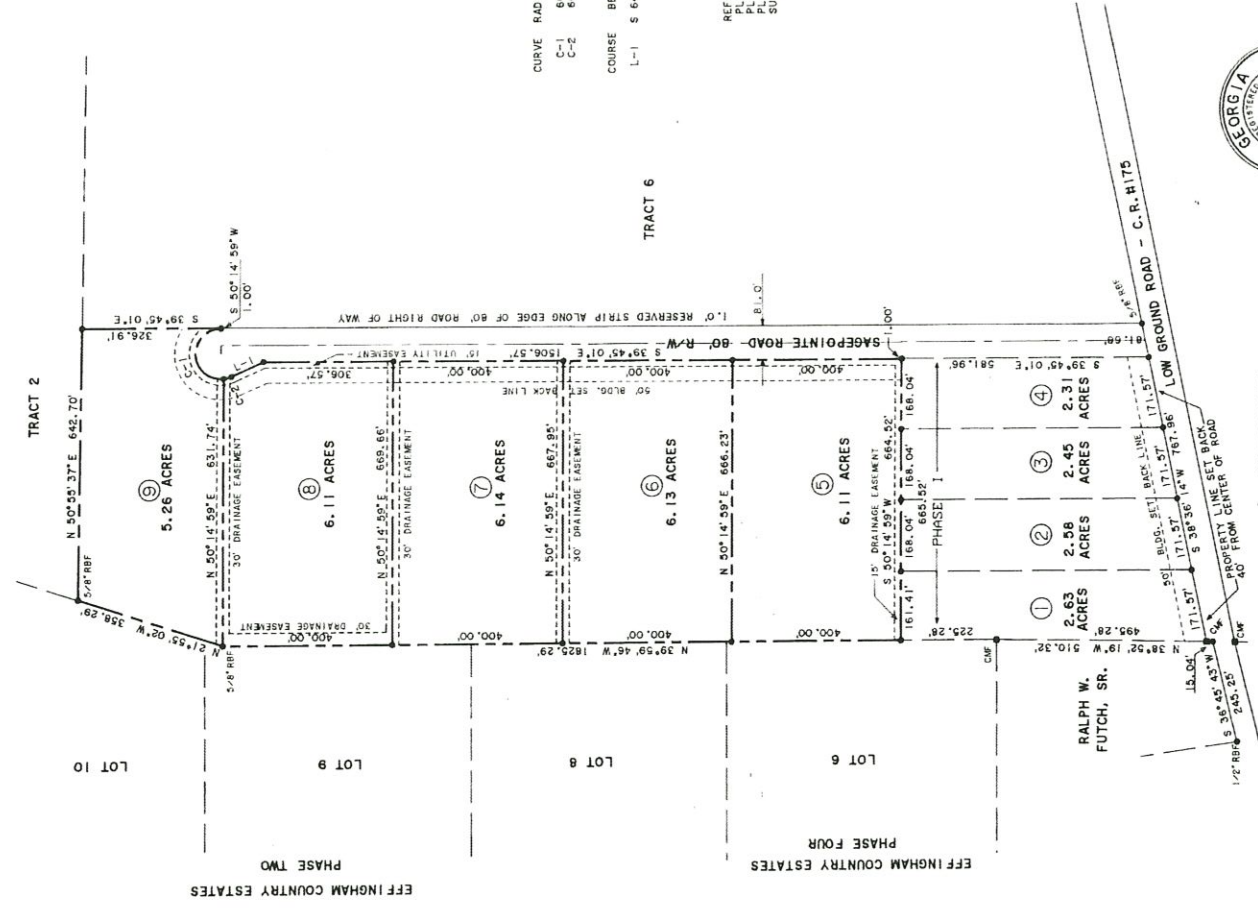
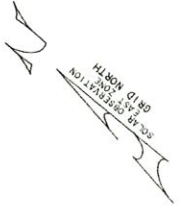
Sincerely,



Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department



Filed for Record  
 Book A384 Page D  
 Date 5/22/1997



COURSE	BEARING	DISTANCE	CHORD	CH. BEARING
C-1	60.00'	195.08'	119.82'	S 47°08'30" W
C-2	60.00'	19.32'	18°26'44"	S 35°15'35" E

REFERENCES:  
 PLAT CABINET "A", SLIDE 198-B  
 PLAT CABINET "A", SLIDE 233-B  
 SURVEYOR'S RECORD P. PAGE 121

PHASE I - LOTS 1-4  
 PHASE II - LOTS 5-9

ENGINEER  
 MARK ANDEREGG  
 519 RALPH RAH ROAD  
 RINCON, GEORGIA 31326  
 (912) 754-6157

OWNER  
 DOUGLAS EXLEY, HIS NORTH  
 CLIVE HIGHWAY  
 CLIVE, GEORGIA 31300  
 (812) 754-6144

TOTAL ACRES = 43.94

PLAT OF  
 LOTS 5 THRU 9, PHASE II  
 SAGEPOINTE SUBDIVISION  
 TRACT 5, Z. VANCE DASHNER EST.,  
 SURVEYED FOR DOUGLAS EXLEY

LOCATION: G. M. D. 10,  
 EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET

DATE: APRIL 2, 1997 FILE NO. 4362 B

WILDER SURVEYING & MAPPING  
 (912) 826-5412, PO BOX 369 RINCON, GA 31326



ERROR OF CLOSURE:  
 FIELD DATA 1/19,362  
 ANGULAR ERROR 05" PER Δ POINT  
 PLANNED COMPASS RULE  
 PLANNED CURVE 1/216,484  
 EQUIPMENT USED:  
 OF THEODOLITE  
 ELECTRONIC DISTANCE METER

NOTE:  
 ALL PROPERTY CORNERS ARE 5/8" RBS  
 UNLESS OTHERWISE NOTED.

LOCATION SKETCH:  
 NOT TO SCALE



CERTIFICATE OF APPROVAL FOR RECORDING - PLANNING  
 COMMISSION: THE SUBDIVISION PLAT KNOWN AS  
 SAGEPOINTE SUBDIVISION - PHASE II  
 HAD BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF REGULAR  
 MEETING OF THE EFFINGHAM COUNTY PLANNING COMMISSION ON THE  
 27th of April, 1997, FOR RECORDING IN THE OFFICE OF  
 CLERK OF COURT OF EFFINGHAM COUNTY, GEORGIA.

CHAIRMAN: H. Connell DATE: May 19, 1997

SECRETARY: Janice J. Jewell DATE: 5-22-97

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,  
 DIVISION OF ENGINEERING AND SANITATION.

DIRECTOR: James Nelson DATE: 5-22-1997

CERTIFICATE OF ACCURACY:  
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND  
 ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION  
 REGULATIONS AND THAT I HAVE BEEN UNDER MY SUPERVISION AND THAT MONUMENTS AS  
 SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET  
 FORTH IN SAID REGULATIONS.

PAUL D. WILDER, R.L.S., #1559

CERTIFICATE OF OWNERSHIP AND DEDICATION:  
 IT IS HEREBY CERTIFIED THAT I, AM THE OWNER OF THE PROPERTY  
 SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL  
 STREETS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Douglas Exley DATE: 4/14/97

WITNESS: Michael C. ... DATE: 4/14/97

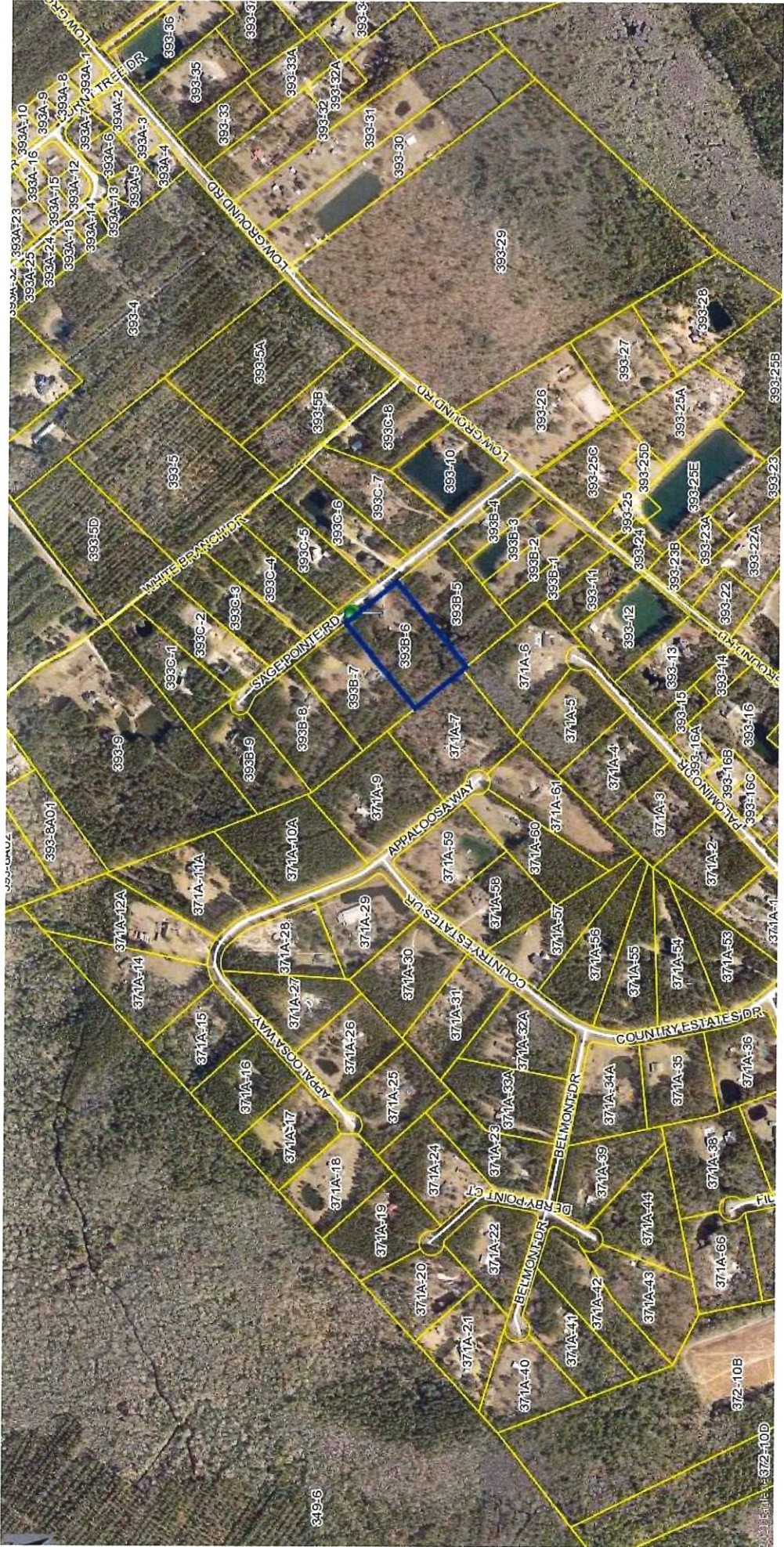
WITNESS: Paul D. Wilder DATE: 4/14/97

I CERTIFY THAT THIS PROPERTY DOES NOT  
 SHOW UP ON A FLOOD HAZARD MAP NO. 130076-D125-C,  
 DATED SEPT. 3, 1992.

PAUL D. WILDER, R.L.S., #1559



# 205 SAGE POINT DR





**SURVEY OF 2.00 ACRES BEING SUBDIVIDED FROM PARCEL #:(0393B006)  
LOT # 6, SAGEPOINTE SUBDIVISION, LOCATED IN THE 10th G.M.  
DISTRICT OF EFFINGHAM COUNTY, GEORGIA**



**LINE BEARING HORIZ DIST**  
L1 N39°58'58"W 69.90'

**FLOOD INFORMATION:**  
FEMA FLOOD MAP (13103C0270E)  
EFFECTIVE DATE: (03/16/2015)  
THIS AREA IS LOCATED IN  
A FLOOD HAZARD AREA

**FLOOD ZONE:**  
"X" AREA OF MINIMAL  
FLOOD HAZARD

**ZONING:**  
AR-1

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 OCSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPLURTENANCES. EACH LOT MUST BE REVIEWED 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

SIGNING AUTHORITY TITLE DATE  
*William Mark Glisson* ECU 9.7.22

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRV6+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

**SURVEYOR CERTIFICATION**

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 ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

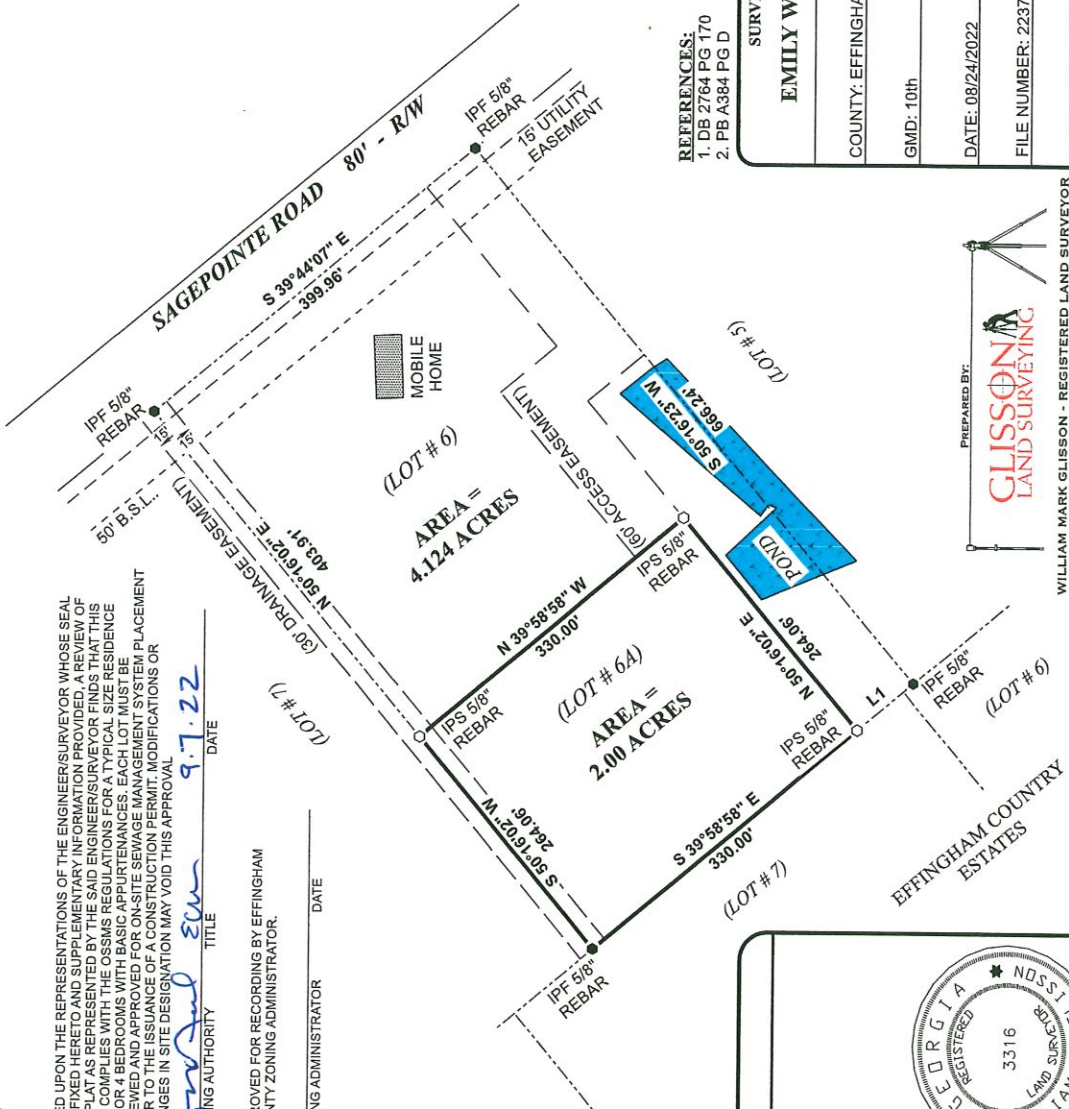
WILLIAM MARK GLISSON RLS #3316 DATE  
*William Mark Glisson* 8/05/2022



GRAPHIC SCALE 1" = 120'



STATE OF GEORGIA



- REFERENCES:**
1. DB 2764 PG 170
  2. PB A384 PG D

SURVEY FOR:		EMILY WILLIAMS	
COUNTY:	EFFINGHAM	STATE:	GEORGIA
GMD:	10th	SUBD:	POINTE
DATE:	08/24/2022	SCALE:	1" = 120'
FILE NUMBER:	22375	DRAWN BY:	KJ
TOTAL AREA:	= 6.124 ac.	LOT:	6
FIELD SURVEY DATE:		08/22/2022	



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
RINGCON: (912) 282 - 7052  
W.M.GLISSON@BELLSOUTH.NET

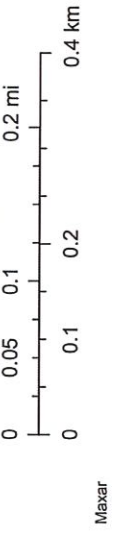


# 205 SAGE POINTE DR



8/15/2022, 12:07:19 PM

1:9,028



- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- R-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 \_\_\_\_\_ DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Emily Williams as Agent Suzanne Selph** – (Map # 393B Parcel# 6) 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?

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL   X  

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Emily Williams as Agent Suzanne Selph** – (Map # 393B Parcel# 6) from AR-1 to AR-2 zoning.

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AZ

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL  DISAPPROVAL

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL \_\_\_\_\_

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*ZCS*

*9/19/22.*

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 **Emily Williams as Agent Suzanne Selph** – (Map # 393B Parcel# 6) 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?

