ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/12/2022

Applicant/Agent: Tad Segars

Applicant Email Address: tadsegars11@gmail.com

Phone # 843-338-1244

Applicant Mailing Address: 12 New Orleans Rd.

City: Hilton Head Is. State: S.C. Zip Code: 29928

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: Roebling Road

Proposed Road Access: Roebling Rd.

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

Tax Map-Parcel # 377-2 Total Acres: 1.28 Acres to be Rezoned: 1.28

Lot Characteristics: _____

WATER

_____Private Well

_____Public Water System

SEWER

✓ Private Septic 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 AR-1 South AR-1 East AR-1 West AR-2

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

I 1

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

NO

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

AR2

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

Residential

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?

Residential

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: Todd Segars Date 8-12-22

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do herby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 1/12/2022, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2756 page 729-730.

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 Tad Segars

Print Name Tad Segars

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 12 day of August, 20 22.

Chelsie Fernald
Notary Public, State of Georgia

CHELSIE FERNALD NOTARY PUBLIC EFFINGHAM COUNTY GEORGIA EXPIRES Sept. 22, 2024

BK:2756 PG:729-730
D2022000363

FILED IN OFFICE
CLERK OF COURT
01/12/2022 02:19 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

PT-61 051-2022-000087

7428341760
7067927936
PARTICIPANT ID

Prepared by:
McManamy Jackson Hollis, LLC
415 Eisenhower Drive, Ste 1
Savannah, GA 31406
Phone: (912) 691-0943
Fax: (912) 691-0947

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 11th day of January, 2022, by and between

Tad Segars
(Hereinafter referred to as the "Grantor"), and

One Singleton LLC
(hereinafter referred to as "Grantee")

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All those certain lots, tracts or parcels of land situate lying and being in Effingham County, Georgia, designated as Parcel 1 (containing 3.267 acres, more or less) and Parcel 2 (containing 1.287 acres, more or less) upon a map made by Warren E. Poythress for Walter Moody dated June 7, 2005, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Plat Cabinet "C", Slide 84 D-2. This is the same property conveyed to Edward M. Sahagian and Warren G. Aplin by Warranty Deed dated October 7, 2005, recorded in Deed Book 1349, Page 189, in the aforesaid Clerk's office. Said map and deed are incorporated herein by reference.

0 Roebling Road, Bloomingdale, Georgia 31302
PIN 03770-002-A00 and 03770 002

Said property containing improvements thereon currently known as 0 Roebling Road, Bloomingdale, GA 31302, PIN 03770002 & 03770002A00

(hereinafter referred to as the "Property")

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80400460&key1=2756&key2=729&county=51&countyname=EFFINGHAM&userid=725673... 1/1

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered before me on the day and year first above written,
In the presence of:

Tad Segars (SEAL)
Tad Segars

Unofficial Witness

Notary Public

(NOTARIAL SEAL)

BRANDI GRIFFIN NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES FEBRUARY 22, 2022

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80400460&key1=2756&key2=729&county=51&countyname=EFFINGHAM&userid=725673... 1/1

BK:2756 PG:731-739
D2022000364

FILED IN OFFICE
CLERK OF COURT
01/12/2022 02:47 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

PT-61 051-2022-000088

7102053502
7067927936
PARTICIPANT ID

Return To:
Aldridge Pite, LLP
3575 Piedmont Rd. NE
Suite 500
Atlanta, GA 30305
(404) 994-7637

NOTE TO CLERK: Cross reference to that Security Deed recorded at Deed Book 2552, Page 193, Effingham County, GA.

STATE OF California

COUNTY OF Orange

DEED UNDER POWER

THIS INDENTURE, made effective on **12/7/2021**, by and between **Patricia Craven** (hereinafter collectively "Borrowers"), acting by and through **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F**, as the duly appointed agent and Attorney-in-Fact (hereinafter "Lender") as Party of the First Part, and **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F**, as Party of the Second Part:

WITNESSETH:

WHEREAS, Borrower did execute and deliver that certain Security Deed to **Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Carrington Mortgage Services, LLC, its successors and assigns**, dated **10/4/2019**, which is recorded in Deed Book **2552**, Page **193**, **Effingham** County, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed to **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,** by Assignment, recorded at Deed Book 2742, Page 16, Effingham County Georgia Records, which conveys the property hereinafter described to secure an indebtedness evidenced by a Note in the original principal amount of **$124,301.00;** and

WHEREAS, said indebtedness was not paid in accordance with the terms of said Note and Security Deed and became in default, and under the terms thereof the entire principal and interest was declared immediately due and payable; and

WHEREAS, the entire indebtedness remaining in default, and in accordance with the terms of said Security Deed, Lender did advertise said property for sale once a week for four (4) weeks immediately preceding the sale in the newspaper in **Effingham** County, Georgia, wherein the Sheriff carried his advertisements; and

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80400460&key1=2756&key2=729&county=51&countyname=EFFINGHAM&userid=725673... 1/1

WHEREAS, notice of the foreclosure sale was given in compliance with O.C.G.A. § 44-14-162.2. The required notice was rendered by mailing a copy of the Notice of Sale Under Power that was submitted to the publisher of the newspaper wherein the property was advertised for sale, to the Borrower and any other "Debtor" (as defined by O.C.G.A. § 44-14-162.1) at least thirty (30) days prior to the foreclosure sale date of **12/7/2021**; and

WHEREAS, Lender, according to the terms of said Security Deed, did expose said property for sale to the highest and best bidder for cash on **12/7/2021** within the legal hours of sale before the Courthouse door in **Effingham** County, Georgia and offered said property for sale at public outcry; and

WHEREAS, the property hereinafter described was knocked off to the Party of the Second Part, **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,** who was the highest and best bidder for cash, at and for the sum of **$104,500.00.**

NOW THEREFORE, in consideration of the premises and the above said sum of **$104,500.00** in hand paid, the receipt of which is hereby acknowledged, the said Party of the First Part does hereby bargain, sell, transfer and convey unto said Party of the Second Part, its successors and assigns, the following described property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF MELDRIM, 1559TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 34, SECTION 2 OF THE VILLAGE OR TOWN OF MELDRIM, AS SHOWN ON THAT CERTAIN MAP OR PLAT MADE BY J. DEAN GOWEN, GEORGIA REGISTERED LAND SURVEYOR NO. 6, DATED NOVEMBER 6, 1957, RECORDED IN MAP BOOK 2, PAGES 6 AND 7, IN THE RECORDS OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA. FOR A MORE PARTICULAR DESCRIPTION REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT, WHICH IS SPECIFICALLY INCORPORATED HEREIN AND MADE A PART HEREOF.

This conveyance is subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

TO HAVE AND TO HOLD the said property hereinbefore described, together 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, its successors, and assigns, in FEE SIMPLE in as full and ample a manner as the said Party of the First Part or said Party's representatives, heirs, successors and assigns, did hold and enjoy same.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80400460&key1=2756&key2=729&county=51&countyname=EFFINGHAM&userid=725673... 1/1

IN WITNESS WHEREOF, Lender as Attorney in Fact for Borrower has caused this instrument to be executed in its corporate name by its duly authorized corporate officers and its corporate seal affixed, and has caused this instrument to be made effective on the date first above written.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

By and through their duly appointed attorney-in-fact Carrington Mortgage Services, LLC by Power of Attorney recorded herewith.

As Attorney in Fact for

Patricia Craven

By: _____

Print Name: Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

Title: _____

Date: DEC 21 2021

By: _____

Print Name: Kenneth Hung Keen Ho
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

Title: _____

Date: DEC 21 2021

(CORPORATE SEAL)

Signed, sealed and delivered this 21 day of Dec, 2021 in the presence of:

Patricia Goguen
Witness **Patricia Goguen**

_____
Print Witness Name

JURAT

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 21 day of December, 2021, by Joseph Anthony Barragan, Kenneth Hung Keen Ho and **Patricia Goguen**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____
Notary Public **Rosa Brass**

NOTARY SEAL

ROSA BRASS
Notary Public - California
Orange County
Commission # 2335500
My Comm. Expires Oct 13, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

2191-2299A
Deed Under Power / 12/7/2021
FHA (HUD) / Other

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80400460&key1=2756&key2=729&county=51&countyname=EFFINGHAM&userid=725673...

Georgia Department of Public Health
Effingham County
Environmental Health

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
Tad Segars
Roebling Road Guyton, GA 31312
Pin: 377-2
Total Acres: 1.28 Acres to be rezoned: 1.28

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 I-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.

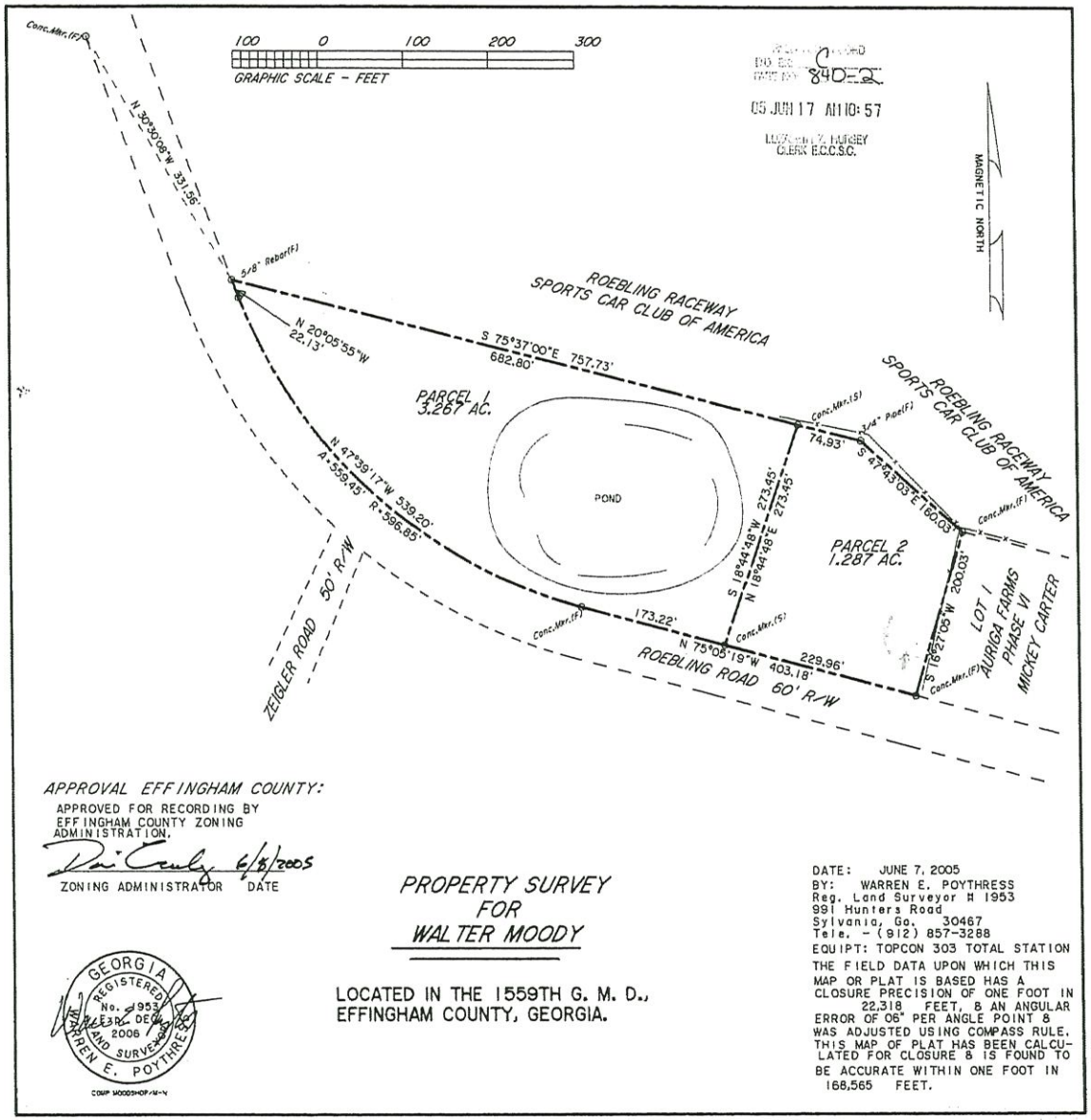
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan 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

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



APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATION.

ZONING ADMINISTRATOR DATE 6/8/2005

GEORGIA REGISTERED No. 1953 LAND SURVEYOR WARREN E. POYTHRESS

DATE DEC 2006

PROPERTY SURVEY FOR WALTER MOODY

LOCATED IN THE 1559TH G. M. D., EFFINGHAM COUNTY, GEORGIA.

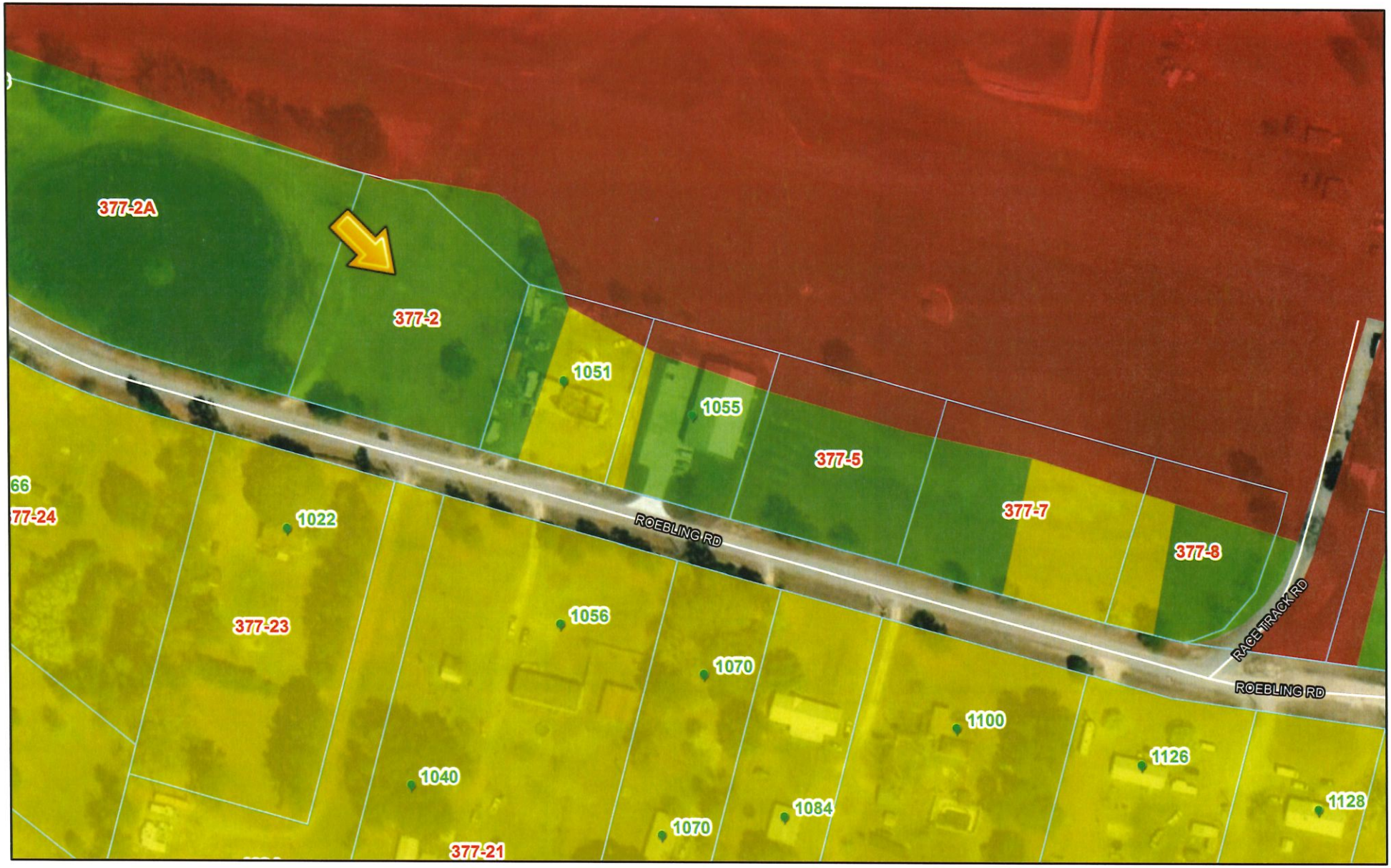
DATE: JUNE 7, 2005
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288

EQUIPT: TOPCON 303 TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,318 FEET, & AN ANGULAR ERROR OF 06" PER ANGLE POINT & WAS ADJUSTED USING COMPASS RULE. THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,565 FEET.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2019781&key1=C84&key2=D2&county=51&countyname=EFFINGHAM&userid=725673&ap... 1/1

ROEBLING ROAD



8/16/2022, 8:31:03 AM

Address Points

Tax Parcel Labels

Parcels2020

Roads

Future Land Use - Plan Date 10/1/2019

Agriculture

Commercial

Residential

Transportation/Utilities

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

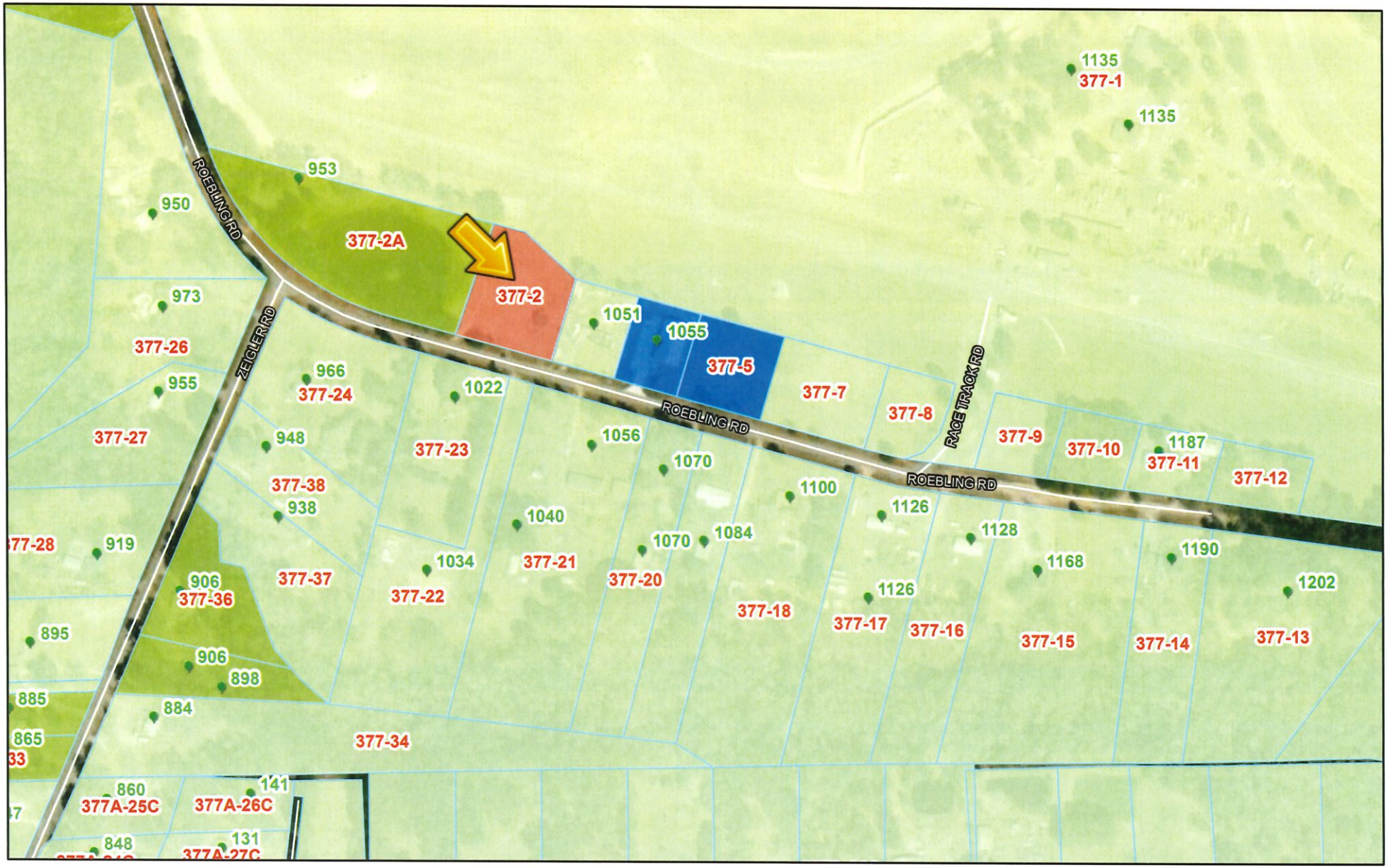
Maxar, Microsoft

ArcGIS Web AppBuilder

Maxar, Microsoft | Esri., Inc., City of Naperville, Illinois | Effingham County BOC | https://www.fws.gov/wetlands/data/data-download.html |

ROBELING ROAD

ROEBLING ROAD



8/16/2022, 8:31:59 AM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Maxar

- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- B-2
- I-1

ArcGIS Web AppBuilder

Maxar | Esri., Inc., City of Naperville, Illinois | Effingham County BOC | https://www.fws.gov/wetlands/data/data-download.html |

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:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **Tad Segars– (Map # 377 Parcel# 2)** from **I-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?

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:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Tad Segars– (Map # 377 Parcel# 2)** from **I-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?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

#12

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 **Tad Segars– (Map # 377 Parcel# 2)** from **I-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?

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:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Tad Segars– (Map # 377 Parcel# 2)** from **I-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?

 BKS. 9/19/22.

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:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Tad Segars– (Map # 377 Parcel# 2)** from **I-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?