

RZN-23-2

Rezoning Application

Status: Active

Submitted On: 11/6/2023

Primary Location

Owner

EMIRY MICHAEL L

1800 OLIVER KILDARE RD NEWINGTON, GA
30446

Applicant



Staff Review

 Planning Board Meeting Date*

—

 Public Notification Letters Mailed*

—

 Planning Board Ads *

—

 Board of Commissioner Meeting Date*

—

 Board of Commissioner Ads*


—

 Commissioner District*

—

 Staff Description*

 ZMA Conditions

 Request Approved or Denied*

—

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

rezoning to add a house for family

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

North*

South*

12

Ar1

East*

West*

Ar1

Ar1

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

not used fields

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

No

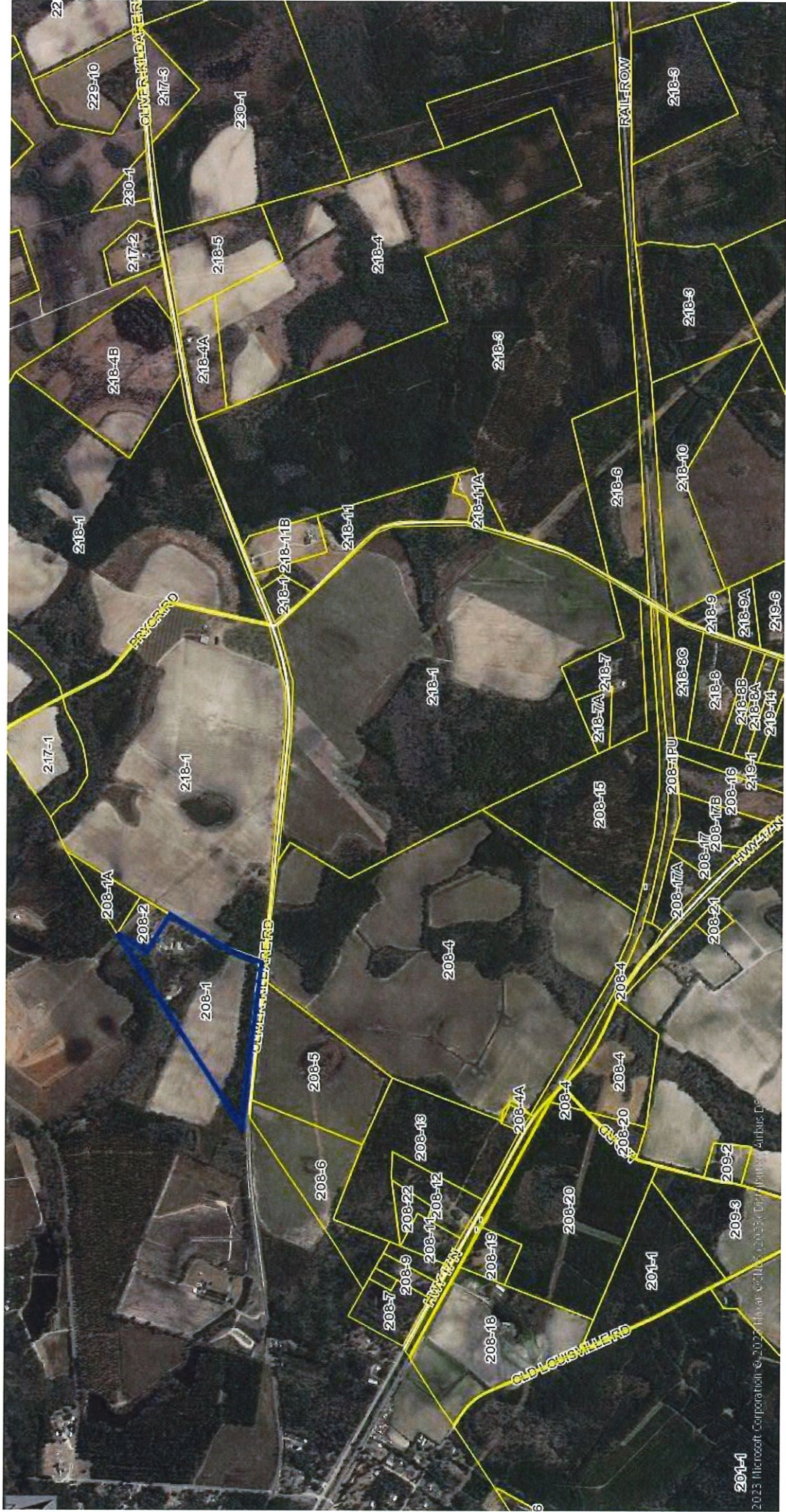
Describe the use that you propose to make of the land after rezoning.*

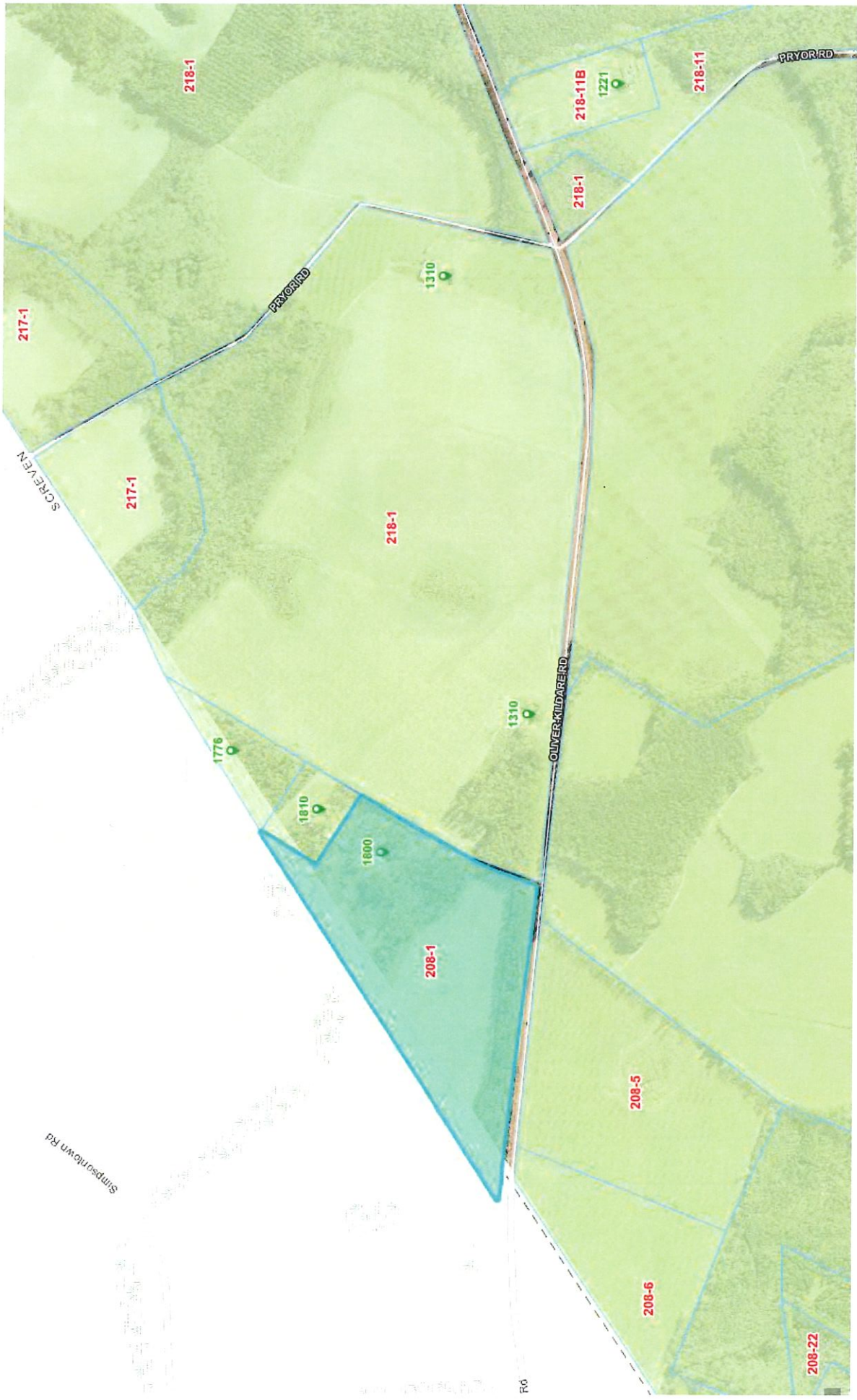
Family living

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

Farm fields

1800 OLIVER KILDARE RD 208-1





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 **Michael Emiry – (Map # 208 Parcel # 1)** 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?