

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 01-13-22

Applicant/Agent: Jonathan L. Yates

Applicant Email Address: jly@hellmanyates.com

Phone # 843-414-9754

Applicant Mailing Address: 105 Broad Street, Third Floor

City: Charleston State: SC Zip Code: 29401

Property Owner, if different from above: Donald A. Wester and Lyn M. Wester  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): N/A

Phone # 912-675-4624

Owner's Mailing Address: P.O. Box 1389

City: Springfield State: GA Zip Code: 31329

Property Location: 2800 Little McCall Rd. Springfield, GA 31329

Proposed Road Access: Little McCall Rd.

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

Tax Map-Parcel # 03920002A00 Total Acres: 38.495 Acres to be Rezoned: 38.495

Lot Characteristics: Very large parcel with a heavy and mature existing tree cover.

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

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

Justification for Rezoning Amendment: We are requesting a communications tower and related facility to allow AT&T and at least three additional broadband carriers to provide adequate coverage and capacity for wireless voice and broadband to this part of Effingham County.

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

North AR-1 & R-1 South AR-1 East R-1 West AR-1

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

Presently this 38.495 acre property contains the home of Donald and Lyn Wester.

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.

We are requesting a communications tower and related facility to allow AT&T and at least three additional broadband carriers to provide adequate coverage and capacity for wireless voice and broadband to this part of Effingham County.

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

The other properties in the vicinity consist of large timber tracts with heavy vegetative cover and scattered rural residential uses.

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?

The proposed communications facility is designed to serve the surrounding area by providing effective and essential wireless infrastructure. Wireless infrastructure is now referred to as the fourth utility.

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?

The proposed zoning change will not cause an excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools. The communications facility only requires power and telco which are available to the Wester property. After a 45-60 day construction period, the unmanned communications facility will only be visited by AT&T 8-10 times per year.

Applicant Signature:



Date

01.13.22

**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

June 27, 2019, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2533 page 433.

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 *Donald Wester*

Print Name Donald Wester

Owner's signature *Lyn M. Wester*

Print Name Lyn Wester

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 10 day of December, 20 21.

*Cassie Sikes*  
Notary Public, State of Georgia



**AUTHORIZATION OF PROPERTY OWNER**

We, Donald & Lyn Wester, 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: Jonathan L. Yates for Diamond Communications LLC

Applicant/Agent Address: 105 Broad Street, 3rd Floor

City: Charleston State: SC Zip Code: 29401

Phone: (843) 414-9754 Email: JLC@hellmanyates.com

Owner's signature *Donald & Lyn Wester*

Print Name Donald & Lyn Wester

Personally appeared before me Donald Wester Lyn Wester (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 10 day of December, 20 21.

Cassie Sikes  
Notary Public, State of Georgia



DOC# 005575  
FILED IN OFFICE  
7/3/2019 04:43 PM  
BK:2533 PG:433-434  
ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY  
REAL ESTATE TRANSFER  
TAX PAID: \$59.00

PT-01 051-2019-001839

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South  
Springfield, GA 31329

Our File #: 19-306

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 27th day of June, 2019, between BGN Investments, LLC, a limited liability company organized and existing in the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Donald A. Wester and Lyn M. Wester, as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing 38.495 acres, more or less, that is shown and more particularly described by the plat of survey entitled "Survey of 38.495 AC being subdivided from 58.42 located in the 10th G.M. District of Effingham County, Georgia", made by William Mark Glisson, R.L.S. #3316, dated June 19, 2019, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 28, Slide 604, which is incorporated into this description by specific reference thereto.

This being a portion of the same property conveyed by Acorn 6B Little McCall Road Real Estate, LLC to BGN Investments, LLC as evidenced by that certain Limited Warranty Deed dated August 22, 2014 and recorded in Deed Book 2257, page 496, aforesaid records.

SUBJECT TO that certain Southern Natural Gas Right of Way Easement as shown on the above referenced plat.

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.

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 proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

IN WITNESS WHEREOF, Grantor, by and through its authorized agent, has hereunto set it's hand and seal this day and year first above written.

Signed this 31<sup>st</sup> day of June, 2019  
in the presence of:

BGN Investments, LLC

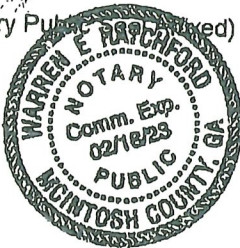
Catherine J. Jones  
Unofficial Witness

BY: Wilson H. Burns  
Wilson H. Burns, Member

[Signature]  
Notary Public

My commission expires 2/18/23

(Notary Public Seal)





**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

January 18, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
2800 Little McCall Road Springfield, GA 31329 c/o Jonathan Yates  
Pin: 392-2A  
Total Acres: 38.495 Acres to be rezoned: 38.495

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 R-1 to AR-1. The proposed rezoning request is given preliminary approval based on the proposed usage not requiring **water** or **sewer** connections.

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



**We Protect Lives.**

# HELLMAN YATES

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES  
DIRECT VOICE 843 414-9754  
JLY@HELLMANYATES.COM

HELLMAN YATES, PA  
105 BROAD STREET, THIRD FLOOR  
CHARLESTON, SOUTH CAROLINA 29401  
V 843 266-9099  
F 843 266-9188

January 13, 22

## **VIA FEDERAL EXPRESS**

Teresa Concannon  
Planning & Zoning Manager  
Effingham County Planning & Engineering  
804 S. Laurel Street,  
Springfield, GA 31329  
(912) 754-2105

Re: Diamond Communications LLC- Site Name: Effingham- Site Address: 2800 Little  
McCall Road, Springfield, GA 31329 (TMS # 03920002A00)- Telecommunications  
Facility Application

Dear Ms. Concannon,

Enclosed, please find the application of Diamond Communications LLC for a proposed 260-foot self-support wireless telecommunication facility to be built for AT&T and at least three (3) wireless broadband carriers. The proposed facility will be on the property of Donald and Lyn Wester, which is located at 2800 Little McCall Road, Springfield, GA 31329, and is designated as Effingham County tax parcel number 03920002A00. This is a very important facility to improve coverage for both voice and advanced data in this section of Effingham County. We are also requesting the rezoning of Donald and Lynn Wester's property from R-1 to AR-1. In addition, we are seeking a variance for the setback from the communication facility to the Wester's home on the property. We have taken the liberty of recasting the relevant sections of the Effingham County Code with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Diamond Communications LLC and ATT&T have not only met, but also have exceeded, all necessary requirements for approval under the Effingham County Tower Regulations, except for the setback to the Wester's home, for which we are requesting a variance.

### Section 14-134.- Development Standards

(a) Structural design. New communication towers and increasing size or height to existing towers shall be constructed in accordance with all applicable building codes, and shall meet or exceed current standards and regulations of all applicable federal, state and local authorities.



(1) Maintenance. To ensure the structural integrity of communication towers, the owner of a communication tower shall be in compliance with all applicable local, state and federal maintenance standards for communication towers.

**Diamond and AT&T will always be in compliance with all applicable local, state, and federal maintenance standard for communication towers. Please see the letter of Tom Waniewski of Diamond attached hereto as Exhibit "14" and incorporated herein by reference.**

(b) Setbacks and separations. Telecommunications facilities shall comply with the following standards. However, existing alternative tower structures which are conforming uses within the zoning district in which they are located are exempted from the minimum setback and separation requirements of this section.

(1) Communication tower setbacks must be located at a minimum horizontal distance of 1.2 times the length of the complete tower including the highest antenna, measured from the bottom of the tower to the very top of the highest antenna to an existing structure or property line, or in case of a break-away monopole tower, the setback distance shall be 1.2 times the length of the break-away portion of the monopole type tower. Towers placed inside a Subdivision, within 750 feet of residence, shall only be a "monopole type tower" or a camouflaged monopole type tower, to blend in with a building or similar or "monopole tree tower" that will blend in with the trees in a forested area.

(2) Guyed and latticed towers shall be a minimum distance of 1,000 feet from any residential structure or public use, excluding street rights-of-way and public access easements.

(3) Guy wires with support anchors are required to meet all setback requirements. Support anchors for guy wires must be protected with a concrete abutment, two feet by two feet and at a height of two feet above the finish grade and depth of two feet below the ground surface or similar approved by the county engineer.

(4) Except as otherwise specified in this article, all telecommunications towers and accessory structures and uses shall comply with development setbacks as required by the zoning district in which the tower is to be located.

(5) Telecommunications towers shall not be permitted within a 1,000-foot radius of another telecommunications tower except within tower farms.

(6) Telecommunications towers shall be set back not less than 100 feet from any property line adjacent to a right-of-way or approved access easement.

(7) Building height limitations in the zoning districts in which a telecommunications facility or alternative tower structure is located shall not apply to such facilities and structures; provided, however, sound engineering evidence must demonstrate that proposed tower height is the minimum necessary to achieve parity.

**The Applicant accepts and acknowledges this provision. Please see Sheet C1 of the site plan and drawings by Georgia Professional Engineer David Rainey Cousins attached hereto as Exhibit "1" and incorporated herein by**

**reference, which shows the setback for the proposed facility. The closest off property residential structure is 1068 ft to the North on the property of Brian Mitchell Logan. The facility is proposed to be 447 ft. from the Wester's house for which we are requesting a variance. The nearest existing property line is more than 228 ft. away from the proposed facility. Furthermore, as shown in Note #1 on Sheet C-1 in Exhibit "1", the nearest existing tower is 3.05 miles away from the proposed facility.**

(c) Regulatory compliance

(1) All towers and antennae must meet or exceed current standards and regulations as set forth by the FAA, the FCC and any other agency of the state or federal government with the authority to regulate communication towers and antennae. If said standards and regulations are modified then the owners of the communication towers and antennae governed by this article shall bring such communications towers and antennae into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal or state agency.

**Please see the FAA Notices of Proposed Construction or Alteration – Off-Airport, attached hereto as Exhibit "4" and incorporated herein by reference. Additionally, please see AT&T's FCC Licenses, attached hereto as Exhibit "5" and incorporated herein by reference. Finally, please see the FCC Antenna Structure Registration application, attached hereto as Exhibit "6" and incorporated herein by reference.**

(2) Tower owners shall provide documentation showing that each communication tower is in compliance with all federal and state requirements. Evidence of compliance must be submitted every 12 months.

**The Applicant accepts and acknowledges this provision. In addition, please see the Regulatory Compliance Letter by Tom Waniewski of Diamond Communications LLC, attached hereto as Exhibit "9" and incorporated herein by reference.**

(d) Security. A chain link fence or wall not less than eight feet in height, from finished grade equipped with an appropriate anti-climbing device shall be provided around each communication tower, or the communication center. Access to the tower(s) shall be through a locked gate. Damaged fencing must be repaired or replaced within 30 days from when the damage occurred.

**The proposed guyed-style wireless communications facility will be enclosed in a fenced area of 80 ft. by 55 ft. as shown on Sheet C-1.1 of Exhibit "1" and will be appropriately secured by a chain link fence with a height of eight feet, topped with three strands of barbed wires as an anti-climbing device for an overall fence height of nine feet as shown on Sheet C3 of Exhibit "1".**

(e) Lighting. No illumination is permitted on an antenna or tower unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction in which case the administrator

may review the available lighting alternatives and approve the design that would cause the least disturbance.

**The FAA will require illumination and Diamond will deploy a state of the art lighting system, incorporating a downward deflection device that will cause the least disturbance to the surrounding area.**

(f) Signs and advertising. Neither the tower nor the tower site shall be used for advertising purposes nor contain any signs for the purpose of advertising. A small sign may be placed on the entrance gate not to exceed four square feet in total area. All signage must be in accordance with Effingham County Ordinances.

**Signs for the purpose of identification, warning, emergency function, and contact will be placed as required by applicable state and federal law. Examples of such signs and other signs required by the FCC can be found on Sheet C5 of Exhibit "1". There will be no advertising signage on the proposed facility.**

(g) Visual impact.

(1) Communication towers shall follow FAA painting requirements or FAA published standards for finish color.

(2) Towers shall be the minimum height necessary to provide parity with existing similar tower supported antenna, and shall be freestanding where the negative visual effects are less than would be created by use of a guyed tower.

**As shown on Sheet C6 of Exhibit "1", the proposed tower will incorporate a self-support design. Building and relating structures shall be finished in a neutral color that will blend the tower facility with its natural setting. Furthermore, the tower will maintain a galvanized steel finish, which quickly weather to a dull gray patina, which is non-reflective and emits no glare. All FAA requirements will be followed by Diamond and ATT&T at all times.**

(h) Landscaping. Landscaping shall be used to screen the view of the tower compound from adjacent public ways, public property, and residential property and shall consist of the following:

(1) A landscaped buffer area a minimum of ten feet in width shall be maintained around the exterior of the security fencing.

(2) The buffer area is to consist of materials of the evergreen variety which can be expected to grow to form a continuous hedge of at least five feet in height within two years of planting.

(3) Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that which was lost.

(4) Trees and scrubs in the vicinity of the guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and

shall not obscure visibility of the anchor from the transmission building or security facilities and staff/maintenance.

(5) In lieu of these standards, the administrator may allow use of an alternate detailed plan for landscape and screening, however, such plans must be prepared by a registered landscape architect and satisfy the requirements of this subsection, except cases in which lesser requirements are desirable for adequate visibility for security purposes and/or for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries, and tree farms. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirements may be reduced or waived by the administrator.

**As shown on Sheet L-1 of Exhibit "1", Diamond will plant 32 southern magnolias along the fence line in a 10 ft. wide landscaping buffer.**

(i) Principal, accessory, and joint uses.

(1) Accessory structures used in direct support of a tower shall be allowed but not used for offices, vehicle storage, or other outdoor usage. Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the tower site, unless repairs to the tower and/or related equipment are being made.

(2) Towers may be located on sites containing another principle use in the same buildable area. As long as all of the other siting, setback, separation, and general requirements of this article are met, towers may occupy a parcel meeting the minimum lot size requirements for the zoning district in which it is located. The minimum distance between a tower and other principal use located on the same lot shall be for a monopole or lattice tower the greater of 20 percent of the tower height or 25 feet and for a guy tower the greater of 100 percent breakpoint or 25 feet. If applicant's engineer certifies, a fall zone or separation greater than listed above, the engineer's specification governs. The aforementioned separation requirements are required to assure compatibility of land uses and to provide for the health, safety, and welfare of individuals and structures occupying the same site.

(3) Joint use of a site is prohibited when a proposed or existing principal use includes the storage, distribution, or sale of volatile, flammable, explosive, or hazardous materials, including, but not limited to, propane, gasoline, natural gas, and dangerous chemicals.

**The Applicant accepts and acknowledges these provisions. Please see Sheet C1 of Exhibit "1", which shows compliance with the setback regulations. In addition, please see the Fall Zone Certification certified by Georgia Professional Engineer Amy R. Herbst, attached hereto as Exhibit "7" and incorporated herein by reference.**

(j) Historic sites. Telecommunications facilities shall not be attached to the facade or parapet of any architecturally or historically significant building or structure located in a recognized historical area. Antennae shall be permitted only on rooftops of buildings and structures a minimum of 50 feet in height, provided that such attachments shall not be visible from adjacent pedestrian walkways or streets, do not adversely impact the structural integrity or significance of the building or structure, and so long as the addition of said antenna adds no more than 20 feet to the height of the structure.

**This provision is not applicable, as the applicant is proposing a new standalone wireless communications facility and not one attached to any building or structure, in a recognized historical area or otherwise.**

(k) Adherence to FAA regulations. The passage of the ordinance from which this article derives requires adherence to Part 77 of the Federal Aviation Regulations and that all placement of towers and antennae must be approved by the FAA before a building permit or placement is allowed. This approval is generally granted by the completion of form "FAA Form 7460-1 Notice of Proposed Construction or Alteration" or its equivalent.

**Please see Exhibit "4" for the FAA Notice of Proposed Construction or Alteration – Off Airport.**

Sec. 14-135. - Shared use/colocation.

New telecommunications tower sites shall be developed with the capacity to provide shared use or colocation among two or more providers. New telecommunications towers designed for multiple providers shall be encouraged.

(1) Applicants for new telecommunications tower construction shall document specified intent to permit the shared use/colocation of such facilities with the apparatus/equipment of other commercial wireless telecommunications providers. All applicants shall identify how the applicant will make available such shared use/colocation of the tower and site, including the identification of space suitable for additional equipment.

**Please see the Collocation Policy Letter by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "8" and incorporated herein by reference.**

(2) Applicants for telecommunications towers in locations where there is not technically available space for colocation or shared use shall demonstrate in writing to the development services department that no existing tower or alternative tower structure can accommodate the proposed antenna. Evidence submitted to demonstrate that no existing tower or alternative tower structure can accommodate the proposed antenna shall consist of any of the following documentation:

1. No existing telecommunications facilities or alternative tower structures are located within the geographic area necessary to meet the applicant's engineering requirements.
2. Existing telecommunications facilities or alternative tower structures have insufficient height and cannot be modified to accommodate the applicant's engineering requirements.
3. Existing telecommunications facilities or alternative tower structures do not possess sufficient structural integrity or strength and cannot be modified in such a manner that would support the proposed antenna and related equipment.
4. The proposed antenna would cause interference with the antennae on the existing tower or alternative tower structure, or the antennae on the existing tower or alternative tower structure would cause interference with the applicant's proposed antenna.

**Please see the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "10" and incorporated herein by reference.**

(3) Applicants for telecommunications towers in locations where there is not financially feasible available space for shared use/colocation shall demonstrate in writing to the development services department that the fees, costs, or contractual provisions required by the owner in order to share an existing tower or alternative tower structure or to adapt an existing tower or alternative tower structure for shared use/colocation exceed 60 percent of the cost of construction of a new telecommunications tower.

**Please see the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications in Exhibit "10".**

(4) Alternative tower structure (accessory use). The construction of a tower as an accessory use to a principal use (alternative tower structure) in a zoning district not permitting wireless telecommunications towers shall comply with the following:

a. Written documentation shall be provided explaining the need for such tower, how the proposed tower relates to the primary purpose and function of the principal use and identifying the location of the alternative tower structure's antenna on the proposed tower.

b. The accessory tower shall be maintained for the needs of the alternative tower structure. An accessory tower use shall not be exclusively used for the leasing of space to commercial interests.

c. The principal use (alternative tower structure) and the accessory tower shall be under the same ownership.

d. The construction of accessory towers for leasing to commercial interests shall be prohibited on properties where the alternative tower structure is scheduled to be closed or changed into a use that would not permit antenna placement.

e. Such accessory towers shall be monopoles not exceeding height recommendations stated in the applicant's engineering requirements.

**The Applicant accepts and acknowledges these provisions.**

Sec. 14-139. Removal of antennae and towers.

- A. Any telecommunications facility found not to be in compliance with these regulations or found to constitute a danger to persons or property, shall, upon notice, be brought into compliance or removed within 90 days. Any tower or antenna that is not in use for 12 consecutive months shall be considered abandoned and the owner of such tower or antenna shall remove the same within 90 days of receipt of notice from the administrator. Owners of telecommunications towers shall provide the administrator with a copy of any notice to the FCC concerning the intent to cease operations. The copy shall be given to the administrator at the same time that such notice is submitted to the FCC.

January 13, 22

Page 8

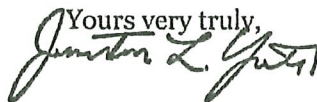
- B. If the owner of an abandoned tower or antenna wishes to use such abandoned tower or antenna, the owner first must apply for and receive all applicable permits and meet all conditions of this article as if such tower were a new tower or antenna.

**The Applicant accepts and acknowledges these provisions. Please see the Tower Removal Letter by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "15" and incorporated herein by reference.**

In addition, please find the following items in support of this conditional use application: Site Survey, attached hereto as Exhibit "2" and incorporated herein by reference; Structural Design Drawings, attached hereto as Exhibit "3" and incorporated herein by reference; Warranty Deed, attached hereto as Exhibit "11" and incorporated herein by reference; Recorded Plat, attached hereto as Exhibit "12" and incorporated herein by reference; Existing Inventory Letter, attached hereto as Exhibit "13" and incorporated herein by reference; and List of Adjacent Property Owners within 200 ft., attached hereto as Exhibit "16" and incorporated herein by reference.

The request for a variance is necessary due to the unique topography of the Wester property, which includes large areas of wetlands. The strategic placement of the proposed facility on the 38-acre Wester property is consistent with the character of the surrounding area and will have minimal visual impact on adjacent properties due to the incredible heavy and mature tree cover on the Wester property. The purpose of the proposed facility is to provide effective and essential wireless infrastructure to this part of the county, which is consistent with the purpose and intent of Effingham County's regulations for telecommunication towers. By providing this necessary service from this location on the Wester property, the proposed facility will not be detrimental in any way to existing or proposed land uses in the vicinity and will serve the public purposes of the Effingham County ordinance. The proposed facility has been designed for AT&T and colocation by at least three additional broadband carriers. We have fully met all other requirements of the ordinance.

With warmest regards, I am

Yours very truly,  


Jonathan L. Yates

JLY:jlc  
Enclosures

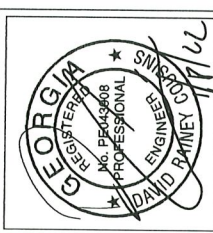


**PROJECT INFORMATION:**  
 SITE NAME: EFFINGHAM  
 SITE # : GA150  
 PROJECT ADDRESS: 2800 LITTLE MCCALL RD SPRINGFIELD, GA 31329 EFFINGHAM COUNTY

**PLANS PREPARED BY:**  
**Kimley-Horn**  
 11720 AMBER PARK DRIVE, SUITE 600  
 SPRINGFIELD, GA 31329  
 PHONE: 770-815-4200  
 WWW.KH-HORN.COM

8					
7					
6					
5					
4					
3					
2	01/11/22	ZONING	DRG		
1	12/06/21	ZONING	DRG		
0	11/18/21	ZONING	DRG		

REV. DATE: ISSUED FOR: BY:  
 LICENSEE:  
 013541001  
 DRAWN BY: CHECKED BY:  
 TDM CDS  
 SHEET TITLE:  
 COVER SHEET  
 SHEET NUMBER:  
 T1



11720 AMBER PARK DRIVE, SUITE 600  
 SPRINGFIELD, GA 31329  
 PHONE: 770-815-4200  
 WWW.KH-HORN.COM



**at&t**  
 EFFINGHAM  
 SITE ADDRESS (E-911 TBD)  
 2800 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA. 31329  
 EFFINGHAM COUNTY  
 LATITUDE: 32° 18' 17.03" N  
 LONGITUDE: 81° 18' 36.59" W  
 TAX/PID #: 03920002A00  
 ZONING: R-1  
 AT&T SITE ID: GSL00485  
 AT&T FA #: 10153554  
 DIAMOND SITE #: GA150

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 5)
--	SITE SURVEY (SHEET 2 OF 5)
--	SITE SURVEY (SHEET 3 OF 5)
--	SITE SURVEY (SHEET 4 OF 5)
--	SITE SURVEY (SHEET 5 OF 5)
N1	GENERAL NOTES
C0	OVERALL AERIAL PLAN
C1	OVERALL PARCEL PLAN
C1.1	OVERALL SITE PLAN
C2	SITE PLAN
C3	FENCE, GATE, AND COMPOUND DETAILS
C4	ICE BRIDGE DETAILS
C5	SITE SIGNAGE DETAILS
C6	ANTENNA AND TOWER ELEVATION DETAILS
C7	SCOPE OF WORK SUMMARY
L1	LANDSCAPING PLAN

**DEVELOPER**  
 DIAMOND COMMUNICATIONS  
 820 MORRIS TURNPIKE, SUITE 104  
 SHORT HILLS, NJ 07078  
 ATTN: RICH HUBER  
 PHONE: (610) 585-6835

**POWER COMPANY**  
 GEORGIA POWER  
 PHONE: (888) 955-5888  
 ATTN: CHRIS ZITTROUER

**PROPERTY OWNER**  
 DONALD A. WESTER & LYN M. WESTER  
 P.O. BOX 1389  
 SPRINGFIELD, GA 31329  
 PHONE: (912) 675-4824  
 ATTN: DON WESTER

**CONSULTANT**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 11720 AMBER PARK DRIVE, SUITE 600  
 ALPHARETTA, GEORGIA 30009  
 PHONE: (678) 274-5032  
 ATTN: DAVID COUSINS

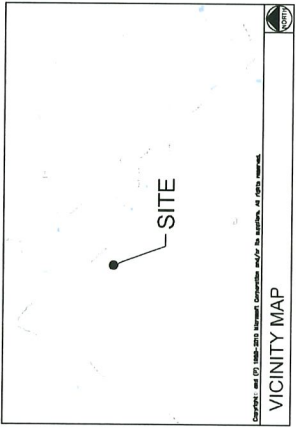
SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 5)
--	SITE SURVEY (SHEET 2 OF 5)
--	SITE SURVEY (SHEET 3 OF 5)
--	SITE SURVEY (SHEET 4 OF 5)
--	SITE SURVEY (SHEET 5 OF 5)
N1	GENERAL NOTES
C0	OVERALL AERIAL PLAN
C1	OVERALL PARCEL PLAN
C1.1	OVERALL SITE PLAN
C2	SITE PLAN
C3	FENCE, GATE, AND COMPOUND DETAILS
C4	ICE BRIDGE DETAILS
C5	SITE SIGNAGE DETAILS
C6	ANTENNA AND TOWER ELEVATION DETAILS
C7	SCOPE OF WORK SUMMARY
L1	LANDSCAPING PLAN

**CONTACTS**  
 EFFINGHAM COUNTY PLANNING AND ENGINEERING  
 904 N PINE ST  
 SPRINGFIELD, GA 31329  
 PHONE: (912) 754-8063  
 ATTN: CUSTOMER SERVICE

**WETLAND NOTE:**  
 CURRENT DESIGN ANTICIPATES APPROXIMATELY 0 SQ.FT. (0 ACRES) OF WETLAND IMPACT FOR THE PROPOSED PROJECT. ADDITIONAL BMP MEASURES ARE REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND /OR PROJECT MANAGER.

**SPRINGFIELD POLICE DEPARTMENT**  
 130 LAUREL STREET  
 SPRINGFIELD, GA 31329  
 PHONE: (912) 754-3061  
 ATTN: CUSTOMER SERVICE

**EFFINGHAM COUNTY FIRE STATION#4**  
 139 RECYCLE WAY  
 GUYTON, GA 31312  
 PHONE: (912) 754-8888  
 ATTN: CUSTOMER SERVICE



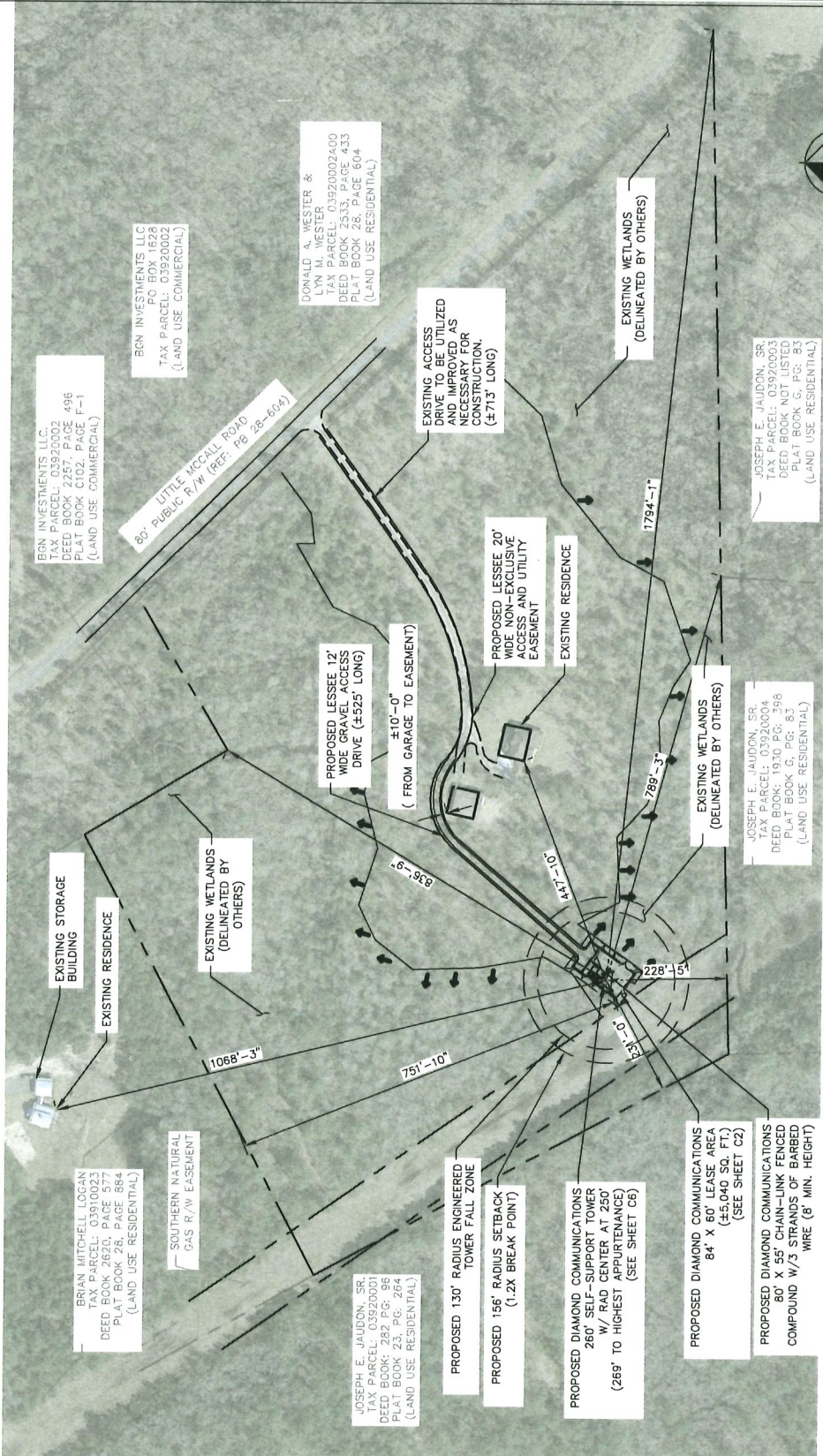
**VICINITY MAP**  
 FROM DIAMOND COMMUNICATIONS OFFICE: EAD SOUTHWEST  
 MORRIS TURNPIKE 156 FT.; TURN LEFT ONTO NJ-124  
 EIMORIS TURNPIKE 0.2 MI.; TURN RIGHT ONTO  
 CONTINUE ONTO N-82 EIMORIS AVE 1.5 MI.; TURN  
 ELWOOD AVE 0.6 MI.; ELWOOD AVE TURNS RIGHT AND BECOMES  
 STUYVESANT AVE 0.2 MI.; STUYVESANT AVE TURNS SLIGHTLY LEFT  
 AND BECOMES CHESTNUT ST 0.1 MI.; TURN RIGHT TO MERGE ONTO  
 GARDEN STATE PKWY 0.2 MI.; MERGE ONTO GARDEN STATE PKWY 11.0  
 MI.; USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 129 FOR  
 US-40 W/IN. TPKE S 0.5 MI.; MERGE ONTO NJ-124  
 AMBOY DEL. NEWARK BRIDGE 0.2 MI.; MERGE ONTO NJ-124  
 FOR NEW JERSEY TURNPIKE S 0.8 MI.; KEEP LEFT AT THE FORK  
 MERGE ONTO I-95 S 39.6 MI.; CONTINUE ONTO NJ TPKE S 48.8 MI.; KEEP  
 LEFT AT THE FORK 0.5 MI.; MERGE ONTO NJ TPKE S 1.5 MI.; CONTINUE  
 ONTO US-40 W/IN. TPKE S 0.5 MI.; MERGE ONTO I-295 S 6.7 MI.; MERGE  
 ONTO I-95 S 8.8 MI.; KEEP LEFT AT THE FORK TO STAY ON I-95 S 55.1 MI.;  
 TAKE EXIT 273 FOR I-95 S 23.7 MI.; USE THE RIGHT 2 LANES TO  
 MERGE ONTO I-95 S 18.5 MI.; MERGE ONTO I-95 S 18.5 MI.; CONTINUE  
 MI.; USE THE LEFT LANE TO TAKE THE I-95 S EXIT  
 ONTO 495 EXPRESS LANES/CAPITAL BELTWAY OUTER  
 LOOP/INTERSTATE 495 HIGH OCCUPANCY TOLL 10.2 MI.; 495 EXPRESS  
 LANES/CAPITAL BELTWAY OUTER LOOP/INTERSTATE 495 HIGH  
 OCCUPANCY TOLL TURNS SLIGHTLY LEFT AND BECOMES I-95  
 CAPITAL BELTWAY OUTER LOOP 1.1 MI.; USE THE RIGHT 3 LANES TO  
 MERGE ONTO I-95 S 84.0 MI.; MERGE ONTO I-95 S 0.3 MI.;  
 MERGE ONTO I-95 S 84.0 MI.; MERGE ONTO I-95 S 268.0 MI.; TAKE  
 212 MI.; KEEP LEFT AT THE FORK TO STAY ON I-95 S 268.0 MI.; TAKE  
 109 TO MERGE ONTO GA-21 NGA-30 WAUGUSTA RD 0.4 MI.; MERGE  
 ONTO GA-21 NGA-30 WAUGUSTA RD 243 FT.; CONTINUE STRAIGHT  
 TURN LEFT ONTO MCCALL RD. CONTINUE TO FOLLOW GA-21 N 4.9 MI.;  
 TURN LEFT ONTO MCCALL RD 3.4 MI.; TURN LEFT ONTO BLUE JAY RD  
 365 FT.; TURN RIGHT ONTO MCCALL RD 2.0 MI.; TURN LEFT ONTO LITTLE  
 MCCALL RD 1.4 MI.; THEN THE DESTINATION WILL BE ON THE LEFT.

**PROJECT SUMMARY**  
 FLOOD INFO  
 SITE IS LOCATED WITHIN FEMA FLOOD MAP  
 AREA 13105C0270E DATED 03/16/2015 WITHIN  
 FLOOD ZONE X.

**DRIVING DIRECTIONS**



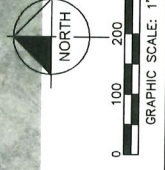
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	751'-10"
SOUTH	228'-5"
EAST	789'-3"
WEST	231'-0"



**SURVEY NOTE:**

- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS LLC DATED 09/20/2021 AND SITE VISIT ON 09/20/2021.

**1 OVERALL AERIAL PLAN**  
**C0** SCALE: 1" = 200'



**Diamond**  
 CONSULTANTS, LLC

PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE # GA150  
 2800 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA 31305  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 AMER PARK DRIVE, SUITE 600  
 FARMINGDALE, GA 30290  
 PHONE: 770-514-4300  
 WWW.KIMLEY-HORN.COM

REV#	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2	01/11/22	ZONING	DRG
1	11/18/21	ZONING	DRG

LICENSER:

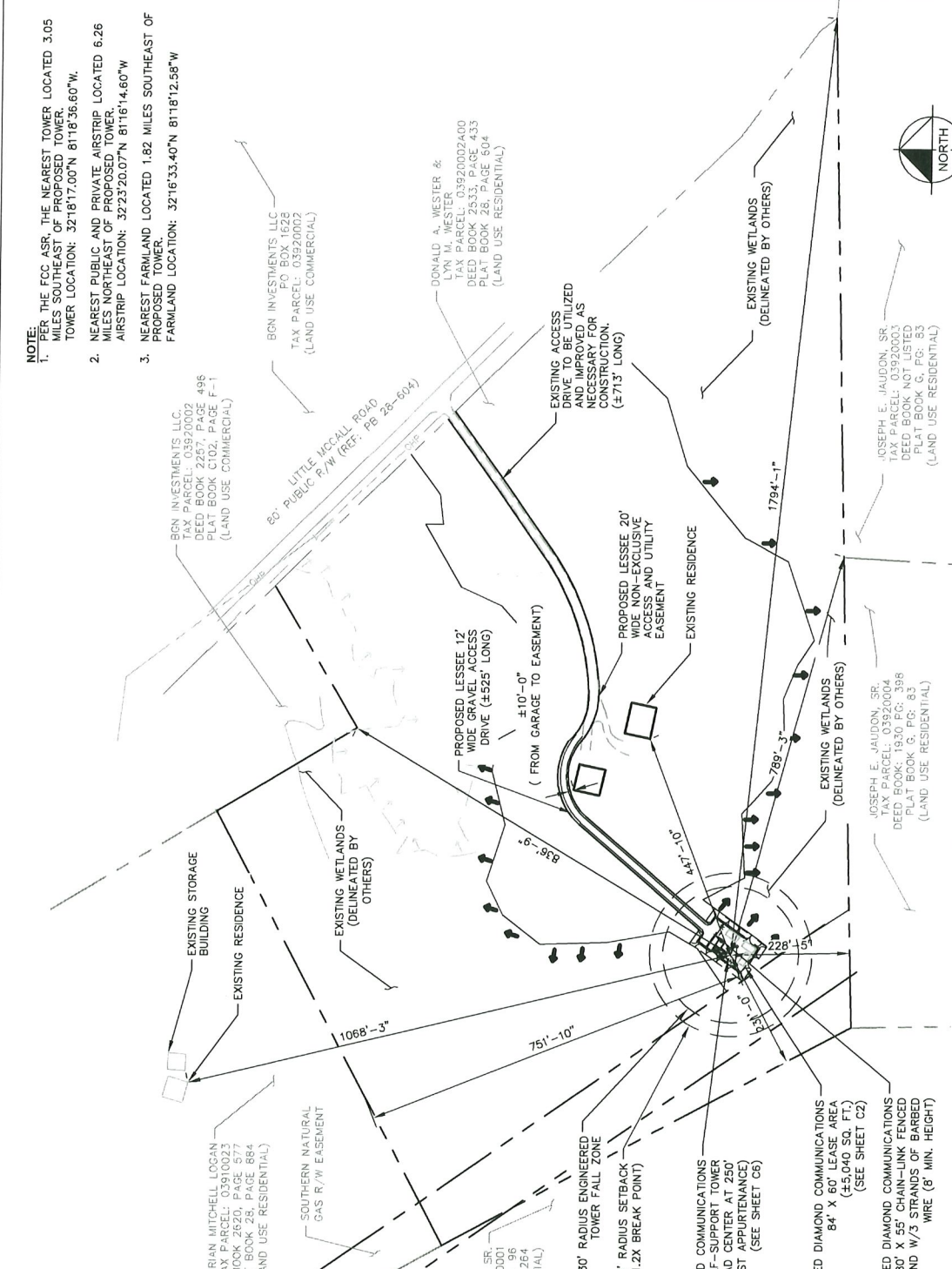
REGISTERED PROFESSIONAL ENGINEER  
 No. 12649608  
**DAVID RAYNE**  
 STATE OF GEORGIA

KHA PROJECT NUMBER: 013941001  
 DRAWN BY: TDM  
 CHECKED BY: GDS  
 SHEET TITLE: OVERALL AERIAL PLAN

SHEET NUMBER:
C0

This document, together with the concepts and designs presented herein, is prepared only for the specific purpose and client for which it was prepared. Plans of and/or improve reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc. 2018 Copyright, Kimley-Horn and Associates, Inc. 2018

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	751'-10"
SOUTH	228'-5"
EAST	789'-3"
WEST	231'-0"



**NOTE:**

- PER THE FCC ASR, THE NEAREST TOWER LOCATED 3.05 MILES SOUTHEAST OF PROPOSED TOWER. TOWER LOCATION: 32°18'17.00"N 81°18'36.60"W.
- NEAREST PUBLIC AND PRIVATE AIRSTRIP LOCATED 6.26 MILES NORTHEAST OF PROPOSED TOWER. AIRSTRIP LOCATION: 32°23'20.07"N 81°16'14.60"W
- NEAREST FARMLAND LOCATED 1.82 MILES SOUTHEAST OF PROPOSED TOWER. FARMLAND LOCATION: 32°16'33.40"N 81°18'12.58"W

**1 OVERALL PARCEL PLAN**  
SCALE: 1" = 200'

**SURVEY NOTE:**

- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS LLC DATED 09/20/2021 AND SITE VISIT ON 09/20/2021.



**PROJECT INFORMATION:**

SITE NAME:  
EFFINGHAM  
SITE # GA150  
8900 LITTLE MCCALL ROAD  
SPRINGFIELD, GA 30080  
EFFINGHAM COUNTY

**PLANS PREPARED BY:**

**Kimley-Horn**  
11720 AMER PARK DRIVE, SUITE 600  
FARMERS BRANCH, GA 30076  
PHONE: 770-516-3000  
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2	01/11/22	ZONING	DRC
1	12/05/21	ZONING	DRC
0	11/19/21	ZONING	DRC

KHHA PROJECT NUMBER: 010341001

DRAWN BY: TDM  
CHECKED BY: GDS

SHEET TITLE: OVERALL PARCEL PLAN

SHEET NUMBER: C1

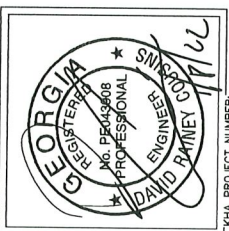


PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE # : GA150  
 2860 HOLEY MCALL ROAD  
 SPRINGDALE, GA 30134  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 AMBER PARK DRIVE, SUITE 600  
 ATLANTA, GA 30338  
 PHONE: 770-515-4200  
 WWW.KIMLEY-HORN.COM

8			
7			
6			
5			
4			
3	01/11/22	ZONING	DRC
2	12/06/21	ZONING	DRC
1	11/18/21	ZONING	DRC
0			

REV. DATE: ISSUED FOR: BY:  
 LICENSEE:  
 No. 19469608  
 PROFESSIONAL ENGINEER  
 DAVID BAINBY 11/11/22



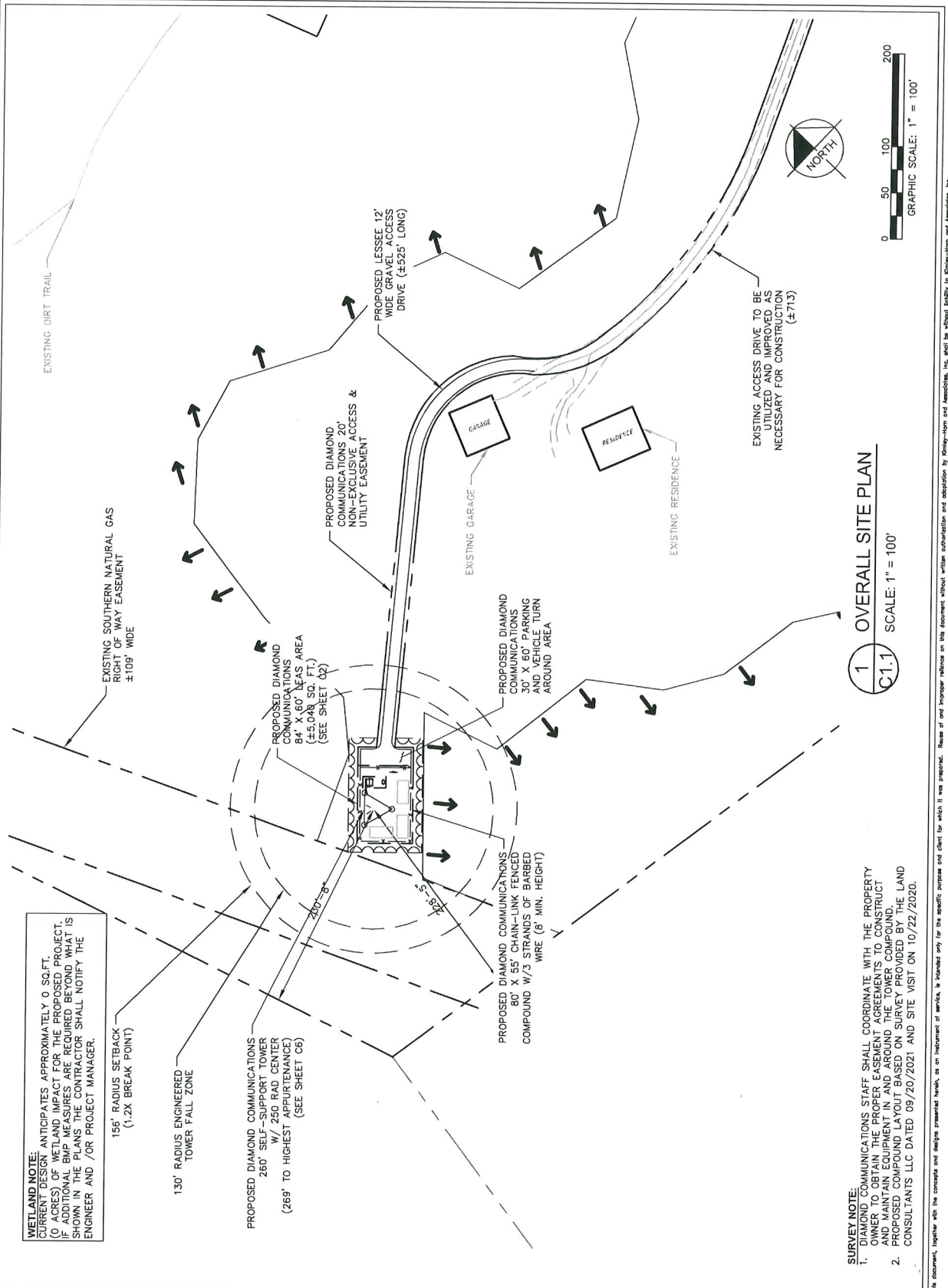
WHA PROJECT NUMBER:  
 013541001

DRAWN BY: TOM  
 CHECKED BY: CDS

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C1.1**

Copyright, Kimley-Horn and Associates, Inc. 2018



**WETLAND NOTE:**  
 CURRENT DESIGN ANTICIPATES APPROXIMATELY 0 SQ.FT. (0 ACRES) OF WETLAND IMPACT FOR THE PROPOSED PROJECT. IF ADDITIONAL BMP MEASURES ARE REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND /OR PROJECT MANAGER.

1 OVERALL SITE PLAN  
 C1.1 SCALE: 1" = 100'

**SURVEY NOTE:**  
 1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.  
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS LLC DATED 08/20/2021 AND SITE VISIT ON 10/22/2020.

This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

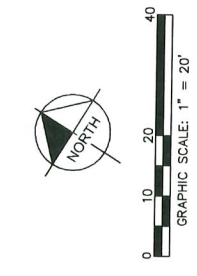
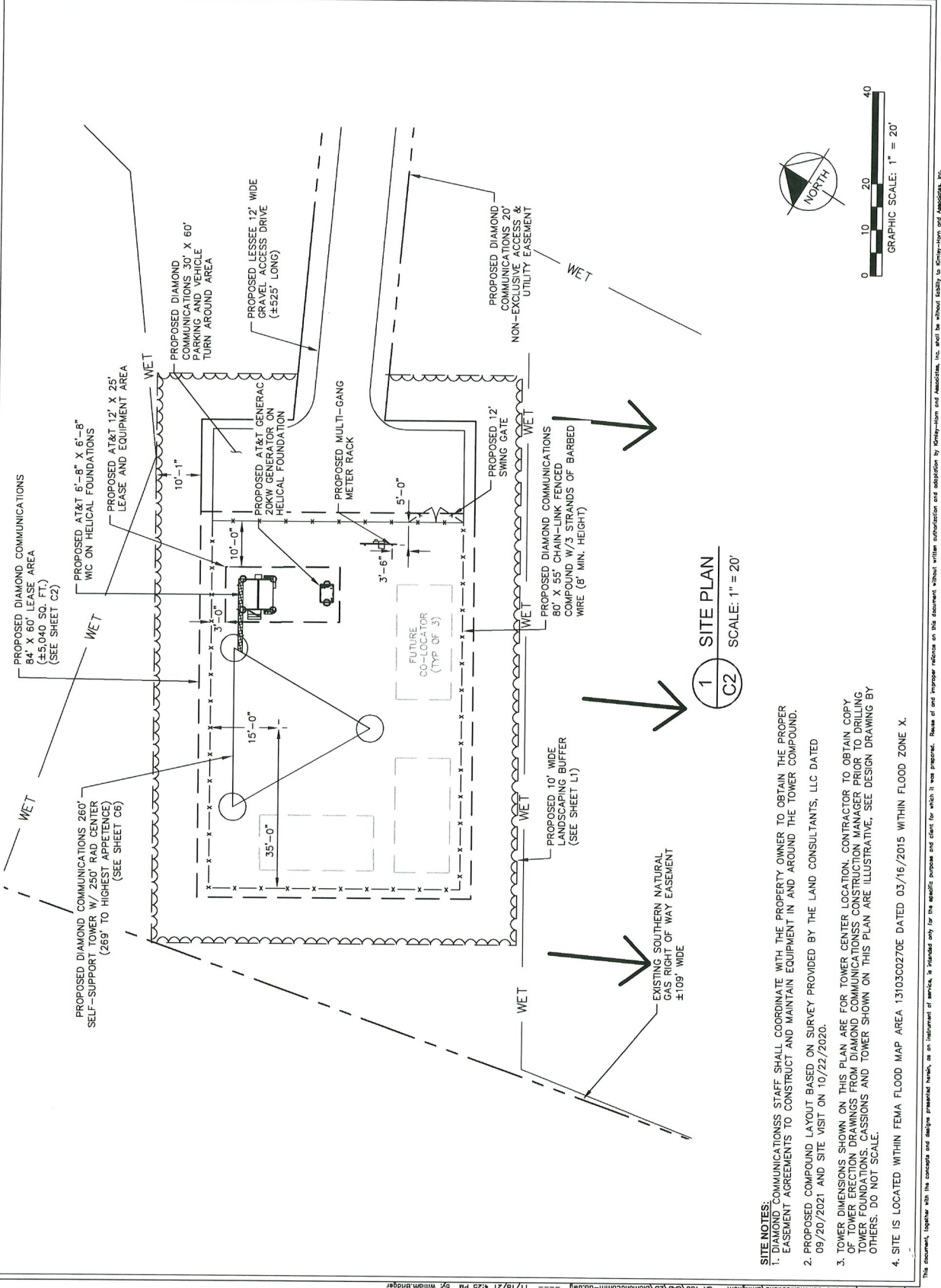
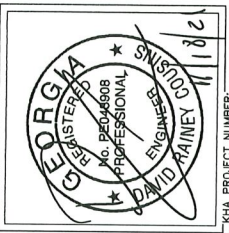


PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE # GA150  
 2800 AMBER PARK DRIVE, SUITE 600  
 SPRINGFIELD, GA 31304  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 AMBER PARK DRIVE, SUITE 600  
 SPRINGFIELD, GA 31304  
 PHONE: 770-878-4200  
 WWW.KIMLEY-HORN.COM

8					
7					
6					
5					
4					
3					
2					
1					

REV. DATE: ISSUED FOR: BY:  
 LICENSER: 013541001  
 DRAWN BY: CHECKED BY: GDS  
 SHEET TITLE: SITE PLAN  
 SHEET NUMBER: C2



1 SITE PLAN  
 C2 SCALE: 1" = 20'

- SITE NOTES:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
  - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC DATED 09/20/2021 AND SITE VISIT ON 10/22/2020.
  - TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER DIMENSIONS DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. FOUNDATIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
  - SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 13103C0270E DATED 03/16/2015 WITHIN FLOOD ZONE X.

This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. Copyright, Kimley-Horn and Associates, Inc. 2015

3883632903  
PARTICIPANT ID

**BK:28 PG:604-604**  
**P2019000139**

FILED IN OFFICE  
CLERK OF COURT  
07/02/2019 03:55 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Hursey*

RESERVED FOR THE CLERK OF COURT

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N53°52'55"W	253.03'	774.00'	254.17'	18°48'54"	128.24'

LINE	BEARING	HORIZ DIST
L1	N38°10'56"W	39.89'
L2	S59°00'01"W	314.01'
L3	N30°59'59"W	249.31'
L4	N30°59'59"W	63.14'
L5	N62°08'16"E	148.06'
L6	S35°54'24"E	60.58'
L7	N62°09'22"E	80.53'

APPROVED BY EFFINGHAM COUNTY  
DEPARTMENT OF PUBLIC RELATIONS  
DIVISION OF ENGINEERING AND SANITATION  
DIRECTOR *[Signature]* 7/1/19 DATE

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR  
ZONING ADMINISTRATOR *[Signature]* 7/1/19 DATE

SURVEY FOR:  
**DONALD C. WESTER**

COUNTY: EFFINGHAM STATE: GEORGIA

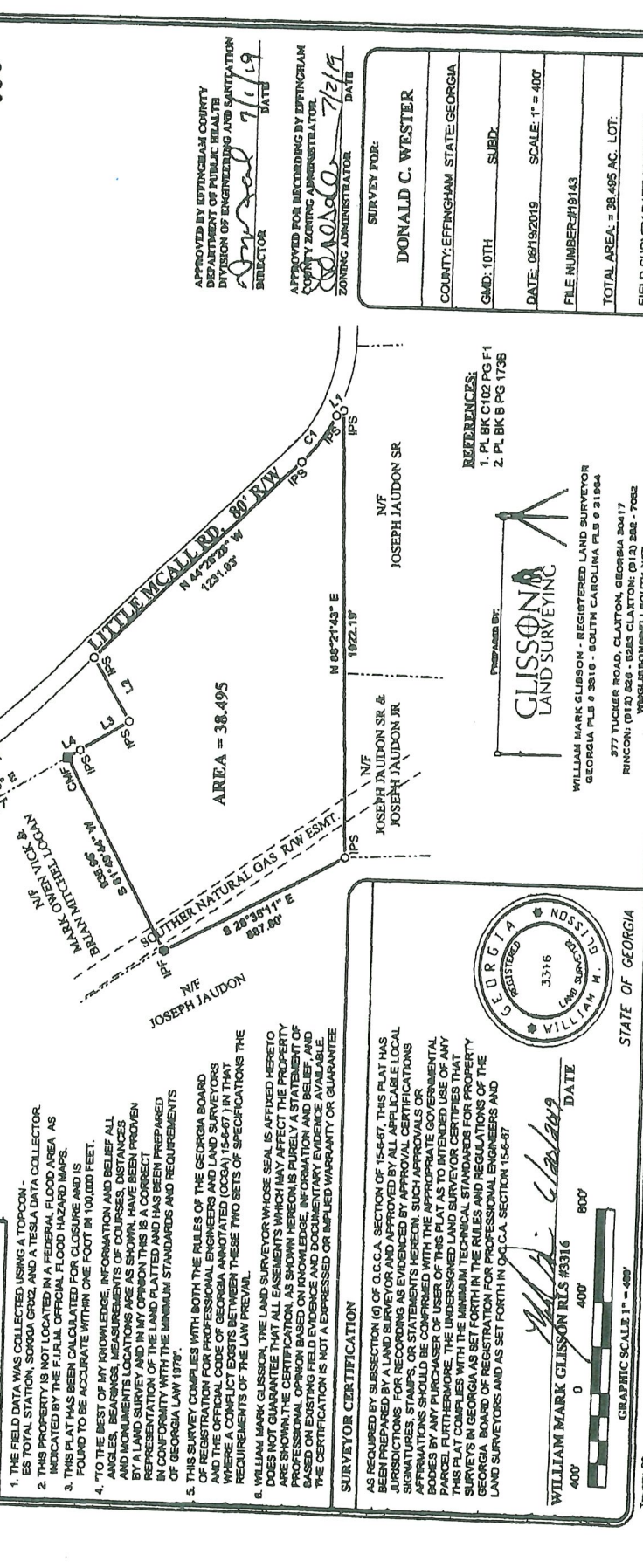
GMD: 10TH SUBD:

DATE: 08/19/2019 SCALE: 1" = 400'

FILE NUMBER: #19143

TOTAL AREA = 38.495 AC. LOT:

FIELD SURVEY DATE: 02/25/2019



AREA = 38.495

REFERENCES:  
1. PL BK C102 PG F1  
2. PL BK B PG 1738

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
377 TUCKER ROAD, CLATTON, GEORGIA 30417  
RINCON: (813) 658 - 8235 CLATTON: (813) 282 - 7082  
WMS@GLISSONBELLOUTH.NET

GLISSON LAND SURVEYING

WILLIAM H. GLISSON, JR.  
REGISTERED  
3316  
Lump Sum  
STATE OF GEORGIA

AS REQUIRED BY SUBSECTION (g) 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, INCLUDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, AND EASEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED VALID AND BINDING ON THE PART OF THE BODIES BY ANY PURCHASER OF USER OF THE APPROPRIATE GOVERNMENTAL PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING 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.

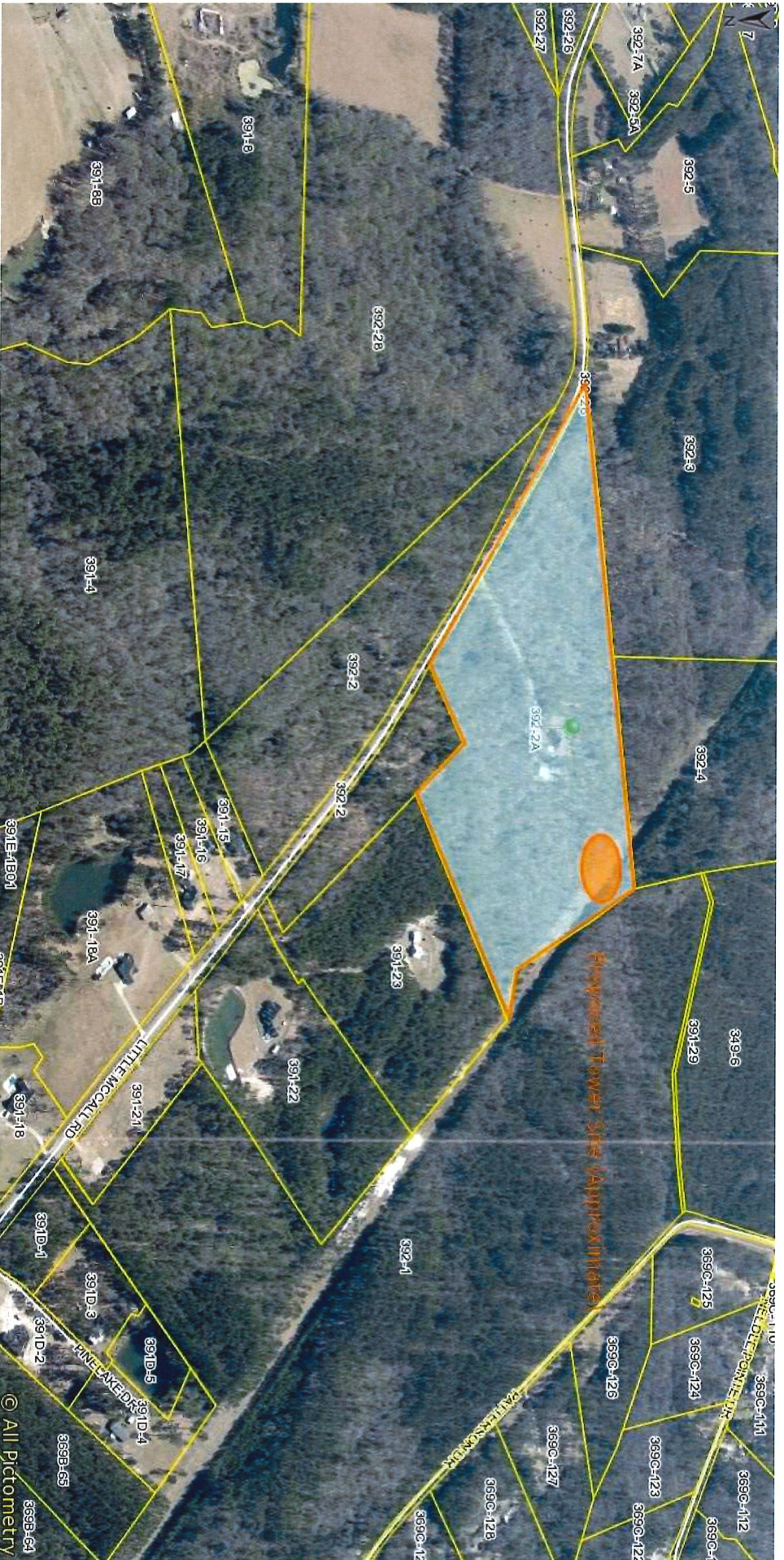
WILLIAM MARK GLISSON RLS #3316 DATE 7/1/19

GRAPHIC SCALE 1" = 400'

0 400' 800'

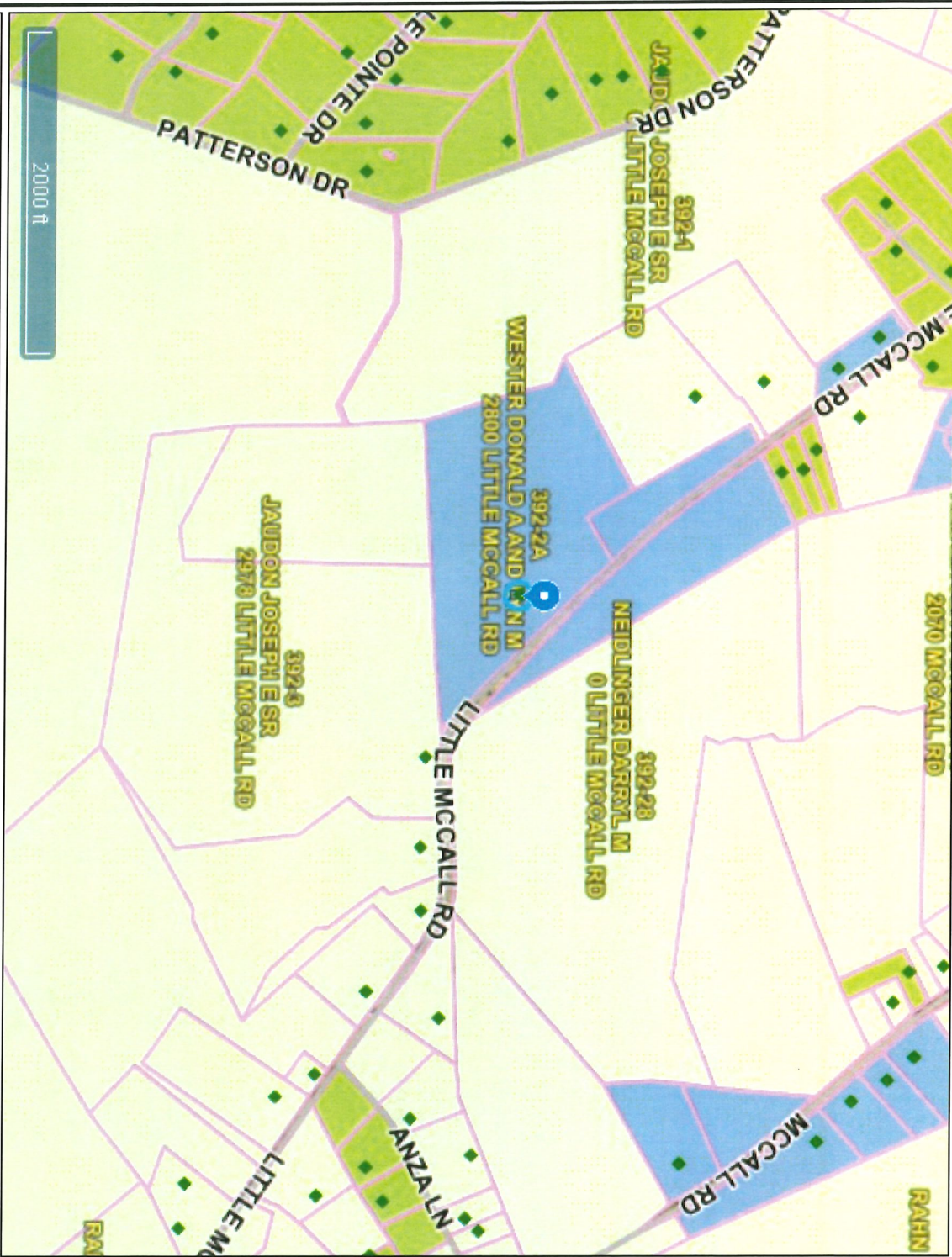
Traverse PC

# 2800 LITTLE MCCALL





# 2800 LITTLE MCCALL



This map is a user generated static output from [rights.puls.com](https://rights.puls.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**

20 Jan, 2022



- 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

DB

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 **Jonathan L. Yates as Agent for Donald A. Wester & Lyn M. Wester** – (Map # 392 Parcel # 2A) from R-1 to AR-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:

RT

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Jonathan L. Yates as Agent for Donald A. Wester & Lyn M. Wester – (Map # 392 Parcel # 2A)** from R-1 to AR-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:

AZ

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Jonathan L. Yates as Agent for Donald A. Wester & Lyn M. Wester** – (Map # 392 Parcel # 2A) from R-1 to AR-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 **Jonathan L. Yates as Agent for Donald A. Wester & Lyn M. Wester** – (Map # 392 Parcel # 2A) from R-1 to AR-1 zoning.

Yes  1. Is this proposal inconsistent with the county’s master plan?

Yes  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  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  4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes  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  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  7. Are nearby residents opposed to the proposed zoning change?

Yes  8. Do other conditions affect the property so as to support a decision against the proposal?

*Approval*

*BKS, 3/21/22.*