

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 2/10/2020

Applicant/Agent: Zeny Carmen Refeol

Applicant Email Address: Zeny.carmen@gmail.com

Phone # 912-245-1080

Applicant Mailing Address: 591 Zittrover Rd

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: \_\_\_\_\_

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): Zeny.carmen@gmail.com

Phone # 912-245-1080

Owner's Mailing Address: 591 Zittrover Rd.

City: Guyton State: GA Zip Code: 31312

Property Location: 591 Zittrover Rd

Proposed Road Access: \_\_\_\_\_

Present Zoning of Property: ~~AR-1~~ ~~AG1~~ Proposed Zoning: ~~AR-2~~ ~~AG2~~ ~~AG1~~

Tax Map-Parcel # 374-29 Total Acres: 14 Acres to be Rezoned: # 3

Lot Characteristics: Residence, vacant

**WATER**

Private Well  
 Public Water System

**SEWER**

Private Septic System  
 Public Sewer System

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

Justification for Rezoning Amendment: sell part of acreage

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

North AG1 South AG1 East \_\_\_\_\_ West AG1

# seperation of home site, sale of 11 acres

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

Backyard

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.

Housing

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 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

02/10/2022

**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 10/25/2013, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2218 page 986.

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 [Signature]

Print Name Zeny Carmen Rafael

Owner's signature [Signature]

Print Name William Wesley Peterson

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

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

Sworn and subscribed before me this 10<sup>th</sup> day of February, 20 22.

[Signature]  
Notary Public, State of Georgia



Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 210.00  
Date 10-30-13  
*Elizabeth Z. Hursey*  
Clerk of Superior Court

FILED FOR RECORD  
BOOK  
02218 PAGE NO 0986

2013 OCT 30 AM 9:29

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

Return Recorded Document to:  
Carellas & Newberry P.C.  
440 Silverwood Centre Drive  
Post Office Box 2599

Rincon, Georgia 31326

### WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Effingham

File #: 0427-13

This Indenture made this 25th day of October, 2013 between Joe B. Oliver, Jr and Julie E. Oliver, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and William Wesley Peterson, as party or 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 Grantee,

All that certain lot, tract or parcel of land situate, lying and being in the 1559th G.M. District, Effingham County, Georgia, being known as Parcel B, as shown and more particularly described on that certain map or plan made by Terry G. Hatchell, R.L.S. #2663, dated March 4, 2008, recorded in Plat Cabinet C, Slide 199 A 1, 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 being the same property conveyed by Deed of Gift from Joe B. Oliver, Jr. to Julie E. Oliver, conveying a one-half interest, dated May 14, 2008, recorded in Deed Book 1755, page 276, aforesaid records.


This Deed is given subject to all easements and restrictions of record, if any.

**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 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 whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Sherry A. Murphy*  
Witness  
*[Signature]*  
Notary Public  


*Joe B. Oliver, Jr. Julie E. Oliver* (Seal)  
Joe B. Oliver, Jr by His Attorney In Fact  
Julie E. Oliver  
*Julie E. Oliver* (Seal)  
Julie E. Oliver  
\_\_\_\_ (Seal)  
\_\_\_\_ (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

February 22, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
Zeny Carmen Rafael  
591 Zittrouer Road, Guyton GA 31312  
Pin: 374-29  
Total Acres: 14 Acres to be rezoned: 3.0

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

60'

PIN #3740-1

1.0. 3/8" REBAR

216.16'

1.0. 5/8" REBAR

(S 49°30' E)  
S 50°40'42" E

1529.40' (TOTAL)

1313.24'

901.94' (TOTAL)  
450.97'

TP  
BMV  
MWL

TP  
OHP  
1 IN.

450.97'

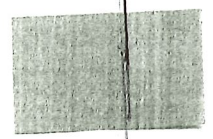
EARTHEN  
TURN-IN

EARTHEN  
TURN-IN

OHP

3 Acres

11 acres.



WIRE FENCE

1727.66'

ZONE X  
ZONE A

N 60°10'53" W  
[N 59° W]

N/F RANDALL A. & GERALDINE JENKINS

PIN #374-28

PARCEL B

14.0 Ac.

(NOT ALL IMPROVEMENTS SHOWN)  
PLAT BOOK I, PAGE 49  
PLAT BOOK I, PAGE 278

PARCEL A

14.0 Ac.

(NOT ALL IMPROVEMENTS SHOWN)  
PLAT BOOK I, PAGE 278

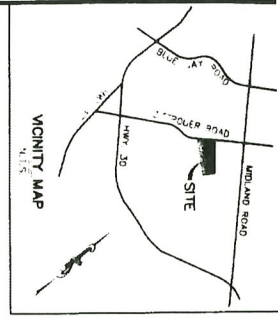
N 55°01'48" W

1635.98'

3/8" CONC. O.  
3/8" REBAR

EARTHEN  
TURN-IN

WIRE FENCE



APPROVED BY: *Joe B. Oliver, Jr.* DATE: 3/25/08  
 ENVIRONMENTAL HEALTH MANAGER  
 ZONING ADMINISTRATOR

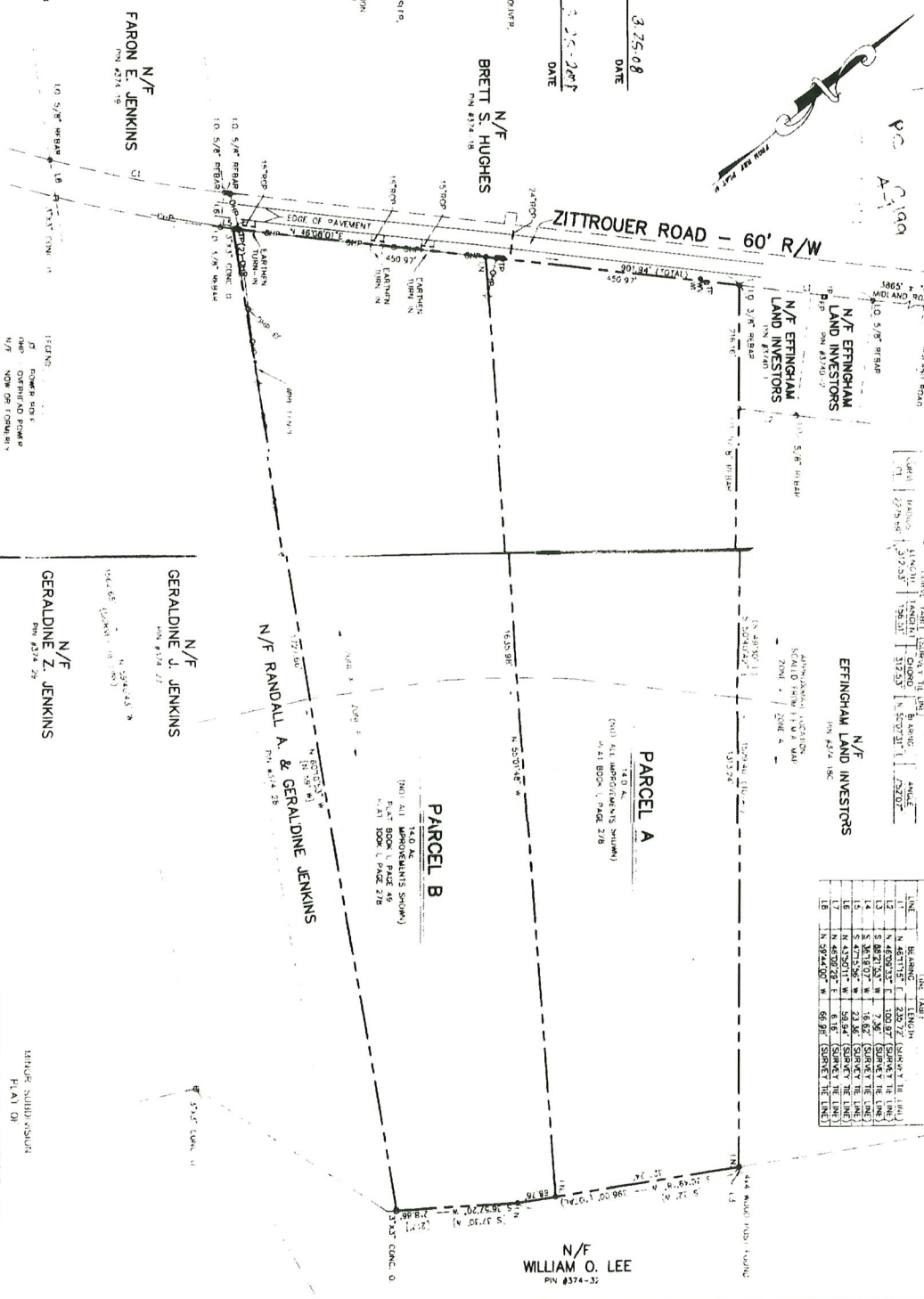
DATE: 3/25/08  
 DATE: 3/25/08

REFERENCE PLAT: 1) A RIGHT-OF-WAY PLAT FOR THE PROPERTY OF BRITTY W. OLIVER BY MICHELLE C. POWERS, JR., GA. N.L.S. No. 2812.

- 2) RECORDED: DEED BOOK 541, PAGE 144. THE GA. DISTRICT SURVEYOR HAS DETERMINED THAT THE PLAT IS CORRECT IN DIRECTION OF SWALE KESSLER.
- 3) BY PAUL WILKINSON, COUNTY SURVEYOR.
- 4) RECORDED: PLAT BOOK 1, PAGE 278. THE GA. DISTRICT SURVEYOR HAS DETERMINED THAT THE PLAT IS CORRECT IN DIRECTION OF SWALE KESSLER AND THAT DECKER ROAD AND WAD ROAD ARE PARTLY SHOWN AND PART DRAWN FOR AND BY PAUL WILKINSON, COUNTY SURVEYOR.
- 5) BY PAUL WILKINSON, COUNTY SURVEYOR.
- 6) RECORDED: A BIRNIE SUBDIVISION OF A 56.6 ACRE PORTION OF PARCEL 1 OF THE F.A. ZITTRAUER TRACT, 1959th CIV. DISTRICT, IN MONROE COUNTY, GEORGIA.
- 7) BY MICHAEL S. WILLIAMS, GA. N.L.S. No. 2712.
- 8) PROPERTY SURVEY FOR ELLIOTT M. KESSLER (SIAT) LOCATED IN THE 1959th CIV. DISTRICT, MONROE COUNTY, GA. BY WARREN F. POTTS, GA. N.L.S. No. 1933.
- 9) RECORDED: PLAT BOOK 2, PAGE 117. THE GA. DISTRICT SURVEYOR HAS DETERMINED THAT THE PLAT IS CORRECT IN DIRECTION OF SWALE KESSLER.
- 10) BY ADOLPH N. JACOBUS, GA. N.L.S. No. 1373.
- 11) IN THE 5th CIV. DISTRICT, EFFINGHAM COUNTY, GEORGIA. DATUM: NAD 83. STATE PLANE: NAD 83.
- 12) PLAT OF PROPERTY OF N.H. JENKINS.
- 13) DATED: JAN. 10, 1976.
- 14) RECORDED: PLAT BOOK 10, PAGE 7.
- 15) DEED BOOK 1671, PAGE 38.
- 16) DEED BOOK 941, PAGE 143.
- 17) DEED BOOK 941, PAGE 143.
- 18) DEED BOOK 941, PAGE 143.
- 19) DEED BOOK 941, PAGE 143.
- 20) DEED BOOK 941, PAGE 143.
- 21) DEED BOOK 941, PAGE 143.
- 22) DEED BOOK 941, PAGE 143.

NOTES:  
 1) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND CONSCIENCE, DIMENSIONS AND MONUMENT LOCATIONS ARE AS SHOWN HAVE BEEN PROVIDED BY A LAND SURVEYOR OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF GEORGIA.

- 2) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED IS TRUE AND CORRECT FROM THE SURVEYOR'S OWN FIELD NOTES AND MEASUREMENTS.
- 3) ALL DIMENSIONS AND MONUMENT LOCATIONS ARE AS SHOWN AND TO BE ACCURATE WITHIN THE LIMITS OF A PROFESSIONAL SURVEYOR'S PRACTICE.
- 4) AREA WAS DETERMINED BY THE COMPOSITE METHOD OF A TRIANGULAR NETWORK.
- 5) NO SUPERFICIAL OR ENVIRONMENTAL INVESTIGATION OF THE PLAT AREA OR SURROUNDING AREAS WAS CONDUCTED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CONTAMINATION OR OTHER CONDITIONS WHICH MAY BE PRESENT OR WHICH MAY OCCUR IN THE FUTURE.
- 6) THE LAST DATE OF FIELD WORK WAS FEBRUARY 22, 2008.
- 7) THIS PROPERTY IS LOCATED IN ZONE "X" AND A SPECIAL E-000 AS DETERMINED BY F.A.M. 558, COUNTY OF MONROE, GEORGIA.
- 8) REMAINS SHOWN IN PARAGRAPHS 1) THROUGH 17) ARE FROM REFERENCE PLAT 17.
- 9) REMAINS SHOWN IN PARAGRAPHS 1) THROUGH 17) ARE FROM REFERENCE PLAT 17.



| LINE | BEARING         | LENGTH | ADJACENT PROPERTY |
|------|-----------------|--------|-------------------|
| L1   | N 45° 00' 00" E | 250.00 | OWNER'S TRACT     |
| L2   | S 88° 27' 00" W | 7.36   | OWNER'S TRACT     |
| L3   | S 88° 27' 00" W | 16.62  | OWNER'S TRACT     |
| L4   | S 88° 27' 00" W | 23.88  | OWNER'S TRACT     |
| L5   | S 88° 27' 00" W | 31.14  | OWNER'S TRACT     |
| L6   | S 88° 27' 00" W | 38.40  | OWNER'S TRACT     |
| L7   | S 88° 27' 00" W | 45.66  | OWNER'S TRACT     |
| L8   | S 88° 27' 00" W | 52.92  | OWNER'S TRACT     |

AREA TABLE:

|            |          |
|------------|----------|
| PART 1     | 14.0 AC. |
| PART 2     | 14.0 AC. |
| TOTAL AREA | 28.0 AC. |



PREPARED FOR: JOE B. OLIVER, JR.  
 JUDIE OLIVER & LINDA FORD  
 ADDRESS: 699 ZITTRAUER ROAD, GAITHER, GA 31515



SCALED: 1" = 120'  
 DATE: 5/4/2008  
 SURVEYING CONSULTANTS  
 1539th CIV. DISTRICT, EFFINGHAM COUNTY, GEORGIA



**SURVEY OF 13.984 ACRES OF LAND BEING SUBDIVIDED INTO 2 TRACTS OF LAND LOCATED IN THE 1559th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA**

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLATS AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS COMPLIES WITH THE OSMSS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 BASIC ASSESSMENT CRITERIA: 1. BASIC ASSESSMENT CRITERIA: EACH LOT MUST BE REVIEWED AND APPROVED FOR THE OSMSS MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. 2. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

| LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|
| L1   | S46°08'29"W | 162.22'    |
| L2   | N35°52'50"E | 68.77'     |
| L3   | N35°21'46"E | 219.04'    |

**FLOOD INFORMATION:**  
 FEMA FLOOD MAP: (13179C0266E)  
 EFFECTIVE DATE: (12/07/2018)  
 THIS AREA IS LOCATED IN A FLOOD HAZARD AREA

**FLOOD ZONE:**  
 "A" SPECIAL FLOOD HAZARD AREA WITH OUT A B.F.E

**ZONING:**  
 AR-2

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL CARLSON RTX DATA COLLECTOR AND A CARLSON BRX6+ 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 (O.C.G.A.) 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**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR 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 3/08/2023



GRAPHIC SCALE 1" = 200'



STATE OF GEORGIA

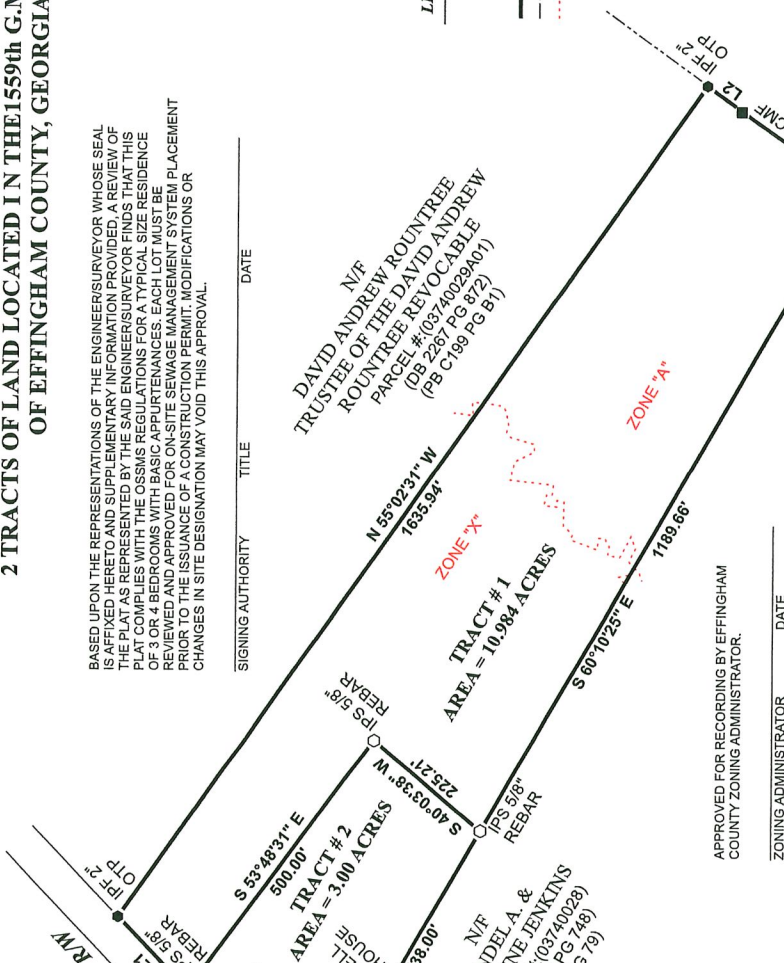


**LEGEND**

- Iron Pin Found
- Concrete Monument Found
- Iron Pen Set
- Boundary Line
- - - Adjacent Property Line
- Flood Zone Line

**REFERENCES:**  
 1. DB 2218 PG 1005  
 2. PB C199 PG A1

|  |                  |
|--|------------------|
| <b>SURVEY FOR:</b><br><b>WILLIAM PETERSON &amp; ZENY C. RAFAEL</b> |                  |
| COUNTY: EFFINGHAM  | STATE: GEORGIA   |
| GMD: 1559th  |                  |
| DATE: 03/04/2023   | SCALE: 1" = 200' |
| FILE NUMBER: 22188   | DRAWN BY: KJ     |
| TOTAL AREA: = 13.984   |                  |
| FIELD SURVEY DATE: 03/01/2022                                      |                  |



N/F  
 FRANK E. LEE &  
 JOAN JOHNSON  
 PARCEL # (03740032)  
 (DB 2694 PG 81)  
 (PB 10 PG 7)



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
 RINCON: (913) 826 - 5283 CLAXTON: (912) 282 - 7052  
 WMGLISSON@BELLSOUTH.NET

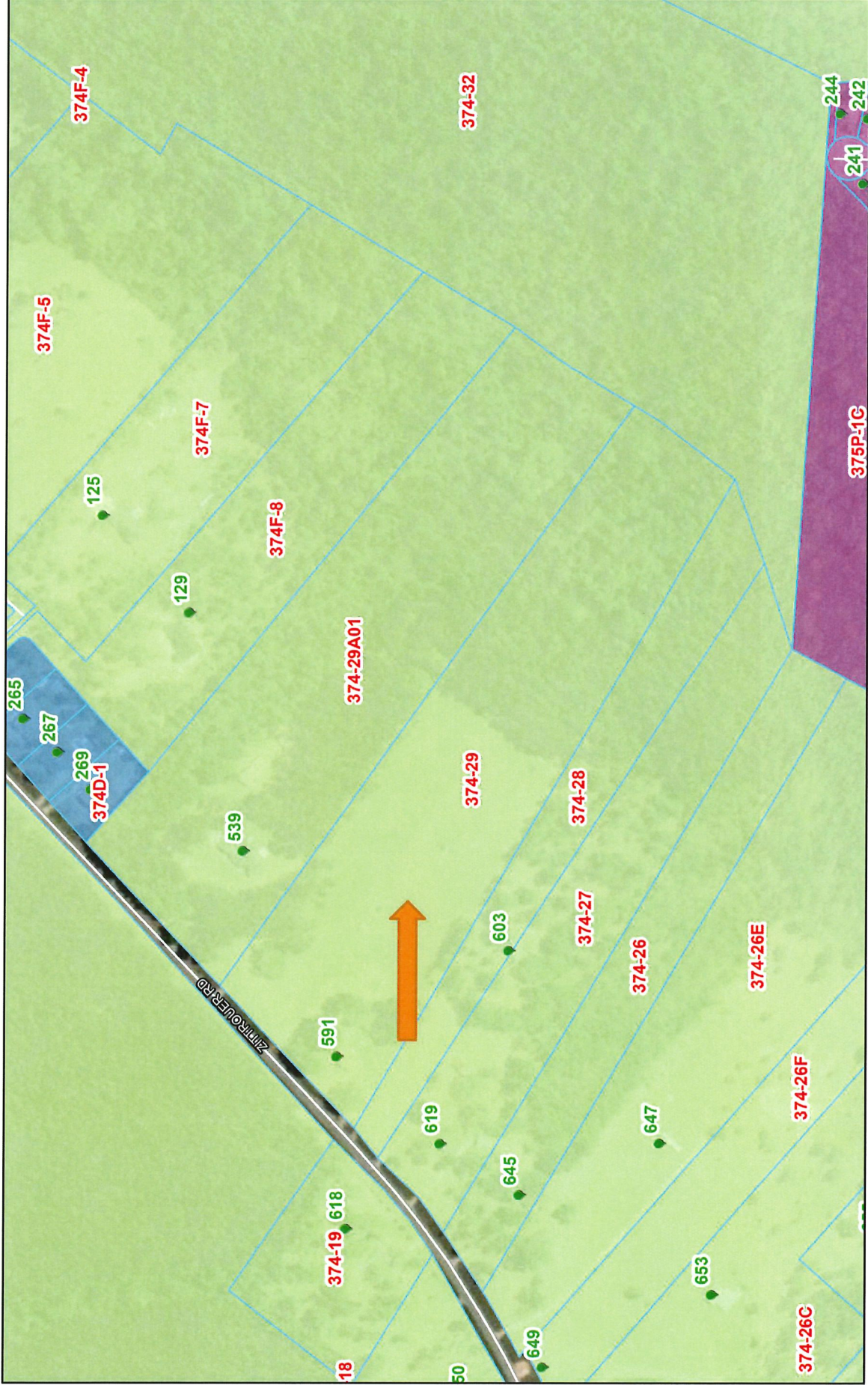
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.  
 ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

# 591 ZITTROUER ROAD

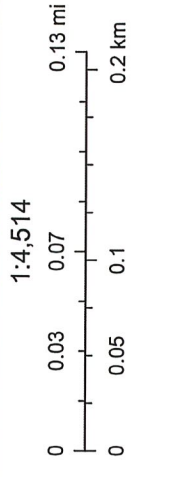


PROPOSED DIVISION (APPROXIMATE)

# 591 ZTTROUER ROAD



2/11/2022, 10:03:19 AM



- Address Points
- Tax Parcel Labels
- Parcels2020
- Effingham County Zoning
- Roads
- R-1
- AR-1
- PD

Dave B-S

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 **Zeny Carmen Rafael – (Map # 374 Parcel # 29)** 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 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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APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

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CHECK LIST:

AZ

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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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 **Zeny Carmen Rafael – (Map # 374 Parcel # 29)** 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?

BKS

3/21/22

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Best