

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/21/2021

Applicant/Agent: Jerome S. Konter

Applicant Email Address: jkonter@konterhomes.com

Phone # 912.354.9314

Applicant Mailing Address: 22 Commerce Place; Savannah, GA 31406

City: _____ State: _____ Zip Code: _____

Property Owner, if different from above: JGH Commercial LLC

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): jkonter@konterhomes.com

Phone # 912.354.9314

Owner's Mailing Address: 22 Commerce Place; Savannah, GA 31406

City: _____ State: _____ Zip Code: _____

Property Location: west side of Hodgeville Rd., between Saddleclub and New Haven

Proposed Road Access: 2 driveways off Hodgeville

Present Zoning of Property: PD Proposed Zoning: PD

Tax Map-Parcel # 416-20D Total Acres: 18.67 Acres to be Rezoned: 18.67

Lot Characteristics: wooded, flat topography

WATER

Private Well

Public Water System

If public, name of supplier: Effingham County

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: minor text amendment for multi-family

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

North PD South PD East I-1 West PD

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

undeveloped

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

yes, as commercial

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

multi-family

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

residential and industrial

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?

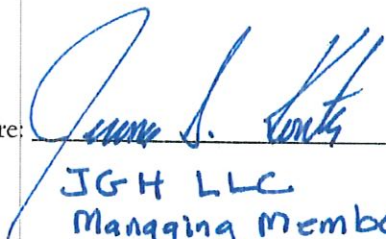
multi-family is suitable with adjacent residential

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; use of streets, facilities, and utilities will be similar to commercial

use of schools will not be excessive or burdensome

Applicant Signature:


JGH LLC
Managing Member

Date

10/21/2021

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 12/08/2006, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1557 page 271.

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.

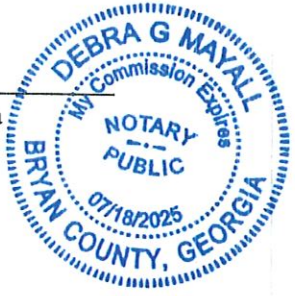
Owner's signature *Jerome S. Konter*
Print Name Jerome S. Konter

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 21st day of October, 20 21.

Debra G Mayall
Notary Public, State of Georgia



2

BOOK PAGE
01557-0271

2006 DEC -8 PM 1:46

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

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: Stephen F. Greenberg
14 E. State Street
SAVANNAH, GEORGIA 31401

Effingham County, Georgia
Paid \$ 339.
Date 12-8-06
Elizabeth Z. Hursey
Clerk of Superior Court

STATE OF GEORGIA)
COUNTY OF EFFINGHAM) **WARRANTY DEED**

THIS INDENTURE made this 29th day of November, 2006, between SOUTHEAST COAST DEVELOPMENT, LLC a Georgia Limited Liability Company, of the County of CHATHAM, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JGH COMMERCIAL, LLC a Georgia Limited Liability Company, 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

GRANTOR, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit;

ALL that certain tract or parcel of land, situate, lying and being in the 9th G.M.D. of the County of Effingham, State of Georgia and being known as Parcel 4 of Tract "A" being a part of a 492.06 acre portion of Tract 2, formerly lands of International Paper Realty Corporation, being a portion of the Rahn Tract aka The Rincon Research Tract Hodgeville Road, as appears upon a map or plat dated October 10, 2006 by James M Sims, GRLS #2280 recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Plat Book C144, Page F to which reference is hereby made for a more complete description of said Parcel 4 and said plat is expressly made a part of this description. Reference is also made to that certain plat recorded in Book C, Page 100D of Effingham County records for a further description of the said 492.06 acre tract.

Subject, however, to all valid restrictions, easements and rights of way of record.

This being the same property conveyed to SOUTHEAST COAST DEVELOPMENT, LLC a Georgia Limited Liability Company under Instrument recorded in Deed Record Book 1387, Folio 426, aforesaid records and having Property I.D. No. 416-20.

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. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated and that the Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Instrument by and through its duly authorized Corporate Officers with the Corporate Seal affixed thereto on the day and year first above written.

Signed, sealed and delivered in the presence of:

DM
Debra M. Marzelle
Witness
Lisa B. Jewell
Notary Public
Effingham County, GA

SOUTHEAST COAST DEVELOPMENT, LLC a Georgia Limited Liability Company
By: [Signature] (Seal)
Its: JEROME S. KONTER, MEMBER/MANAGER
Attest: [Signature] (Seal)
Its: ELIZABETH K. WILLIAMS, MEMBER/MANAGER
(Corporate Seal)

File No: 0830938 -

RESEARCH FOREST PD ZONING AMENDMENT

NARRATIVE

Revised February 21, 2022

a) General Description

The property is located on Hodgeville Road in southeastern Effingham County about five miles north of Chatham County, west of State Highway 21 and McCall Road, and south of Bluejay Road, and is identified as "PARCEL 4" of "TRACT 'A' BEING A 492.06 ACRE PORTION OF TRACT 2, RINCON RESEARCH FOREST TRACT, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA" on the recorded plat, with Tax Parcel ID # 416-20D.

b) Present Ownership

The site is currently owned by JGH Commercial LLC of Savannah, Georgia.

c) Proposed Land Uses and Development Standards

If the rezoning amendment is granted, the resulting change in use for the property will be from commercial to multi-family residential. The amendment of the PD Zoning will allow an up to 206-unit multi-family complex to be constructed with amenities to include parking, pedestrian facilities, limited detached garages, stormwater detention, and open space, with no wetland impacts required.

	Townhomes/Apartments
Lot Area (minimum)	800 SF (per dwelling unit)
Width (minimum)	15'
Depth (minimum)	30'
Height (maximum)	35'
Setbacks (minimum)	
Front	70' (from centerline of road)
Building Separation	20' (between buildings)
Side	10'
Rear	15'

Buffer requirements established in the original Planned Development District zoning will remain the same, except for wetlands which will require no buffer unless stipulated by the US Army Corps of Engineers.

d) Exceptions Requested

No exceptions are requested. [Density will be mitigated by onsite amenities, mixed building materials, open space, common areas, etc. Regarding PD ordinance sec. 5.15.3.1 (k) impact on the school system, it is estimated that up to 206 units could result in up to approximately 309 children living in the development.]

e) Percentage of Land Uses

Table 1-2: Land Uses		
	Acres (Range)	Percentage of Site
Townhomes/Apartments	2.8-7.5	15-40
Right-of-Way Dedication	0	0
Open Space	4-6	21-32
Common Areas	3.5-6.5	19-35
Ponds	1.5-2.75	8-15
TOTAL	18.67	100

f) Dwelling Units

Units will vary in size, with up to 3-bedrooms per unit.

Table 1-3: Dwelling Unit Summary		
Number of Units	Net Acres	Max. Net Density
206 (maximum)	13.7 (maximum)	15 units/acre

g) Proposed Dedication of Public Use

No dedication of public use is proposed at this time.

h) Open Space, Walks, and Common Areas

See Table 1-2 above.

i) Utilities

Public water and sewer service is available and shall be provided by Effingham County. Storm water management shall be accounted for by use of a detention pond for storage.

j) Access and Parking

Private drives will be provided to allow sufficient access to each residential unit, amenity center, and garage buildings. Access to the facilities will be from Hodgeville Road with adequate off-street parking (minimum 1.5 spaces/unit) provided.

k) Schedule

Mass grading activities (digging the pond and raising the elevation of the land with onsite material recovered from the pond excavation) would be expected to start in 2022 and be completed in 2022. Vertical construction and the balance of the site work would not be expected to begin before 2023 and end sometime in 2024. No phasing is anticipated.

l) Installation and Maintenance of Improvements

Installation of improvements will be governed by site plans to be designed at a later date. Approval of such will precede issuance of building permits. Management of the community, including maintenance of building exteriors and common areas, trash collection, and provision of lighting, will be provided by a professional management firm and/or an owners association. Restrictive Covenants will be prepared at a later date.



LEGEND:

UPLAND (173 AC.)

WETLAND (146 AC.)

DETENTION

2 BR UNITS
(12 BUILDINGS)

3 BR UNITS
(13 BUILDINGS)

6 UNIT GARAGE
(5 BUILDINGS)

REQUIRED PARKING
UNITS = 174 UNITS @ 13 SPACES/UNIT = 2262 SPACES
TOTAL SPACES REQUIRED = 281

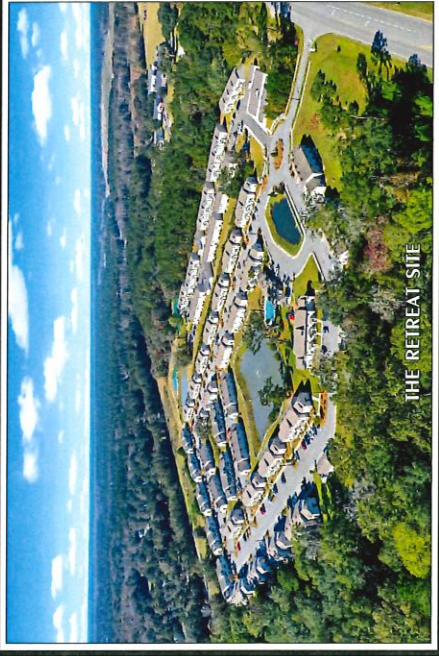
PARKING PROVIDED
366 STANDARD SPACES +
9 HANDICAP SPACES =
375 TOTAL SPACES



**EFFINGHAM
CONCEPT PLAN**

DATE: JANUARY 17, 2022 SCALE: 1" = 60'
KONTER DEVELOPMENT
CHARLES BELL

HUSSEY GAY BELL
Established 1958



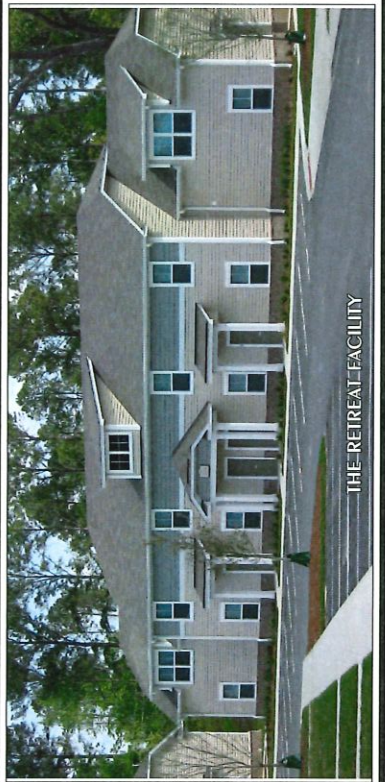
THE RETREAT SITE



HODGEVILLE ROAD -- 80'-RAW --



THE RETREAT AMENITIES



THE RETREAT FACILITY



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

December 14, 2021

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Jerome S. Konter
Westside of Hodgeville Road Rincon, GA 31312
Pin: 416-20D
Total Acres: 18.67 Acres to be rezoned: 18.67

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 to PD. The proposed rezoning request is approved based on the development being serviced by the Effingham County Sewer and Water system.

If this project cannot be serviced by the Effingham County water and sewer system:

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.

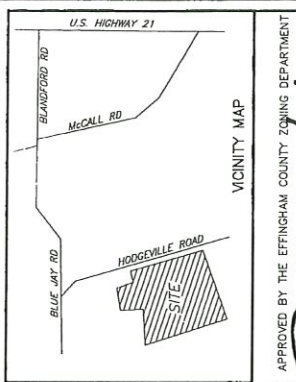
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan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



APPROVED BY THE EFFINGHAM COUNTY ZONING DEPARTMENT
D. C. Cady
 ZONING ADMINISTRATOR

PARCEL 5
 WETLANDS = 2.11 AC.
 UPLANDS = 7.41 AC.
 TOTAL = 9.52 AC.

PARCEL 4
 WETLANDS = 1.37 AC.
 UPLANDS = 17.30 AC.
 TOTAL = 18.67 AC.

PARCEL 3
 TOTAL = UPLAND 13.04 AC.

PARCEL 2A
 WETLANDS = 81.84 AC.
 UPLANDS = 67.32 AC.
 TOTAL = 149.16 AC.

PARCEL 2B
 WETLANDS = 1.60 AC.
 UPLANDS = 37.90 AC.
 TOTAL = 39.50 AC.

PARCEL 1
 WETLANDS = 76.83 AC.
 UPLANDS = 70.97 AC.
 TOTAL = 99.80 AC.

PARCEL 6
 WETLANDS = 59.82 AC.
 UPLANDS = 96.59 AC.
 TOTAL = 156.41 AC.

PARCEL 7
 TOTAL = UPLAND 5.96 AC.

NOTES:
 1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 100076 0140 B REVISED SEPTEMBER 3, 1992, A PORTION OF THIS TRACT IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE IS SHOWN ON THE F.I.R.M. MAP.
 2. NO GUARANTEE, EITHER STATED OR IMPLIED, IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE. NOT BEING A SURVEYOR, I HAVE NOT CONDUCTED A SURVEY OF THIS TRACT.
 3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES, OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
 4. THE COORDINATES AND BEARING, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM (GCS) (NAD 83).
 5. THE SITE IS ZONED PUD.
 6. THIS SITE IS ZONED PUD.
 7. THIS SITE IS ZONED PUD.
 8. THIS COULD BE SUBJECT TO THE EFFINGHAM COUNTY SANITARY SEWER AND WATER SYSTEM DISTRICTS, AREAS, WETLAND LOCATIONS, AND OTHER INFORMATION, AS SHOWN HEREON, HAS NOT BEEN VERIFIED IN ITS ENTIRETY BY ME.
 9. ALL WETLANDS AND UPLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND FOR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND ANY DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER AUTHORIZATION IS SUBJECT TO PENALTY BY LAW.
 REFERENCE:
 1. DEEDS, INSTRUMENTS, PLATS, RECORDS, SURVEYS, MAPS, AND RECORDS OF THE EFFINGHAM COUNTY AND SOUTHEAST COAST DEVELOPMENT, LLC DATED DECEMBER 19, 2005 AND RECORDED IN DEED BOOK 306, PAGE 426.
 2. PLAT BY THOMAS & HUTTON ENGINEERING COMPANY, DATED AUGUST 1, 2005, RECORDED IN PLAT BOOK "C", FOLIO 100-3.

LINE TABLE		LINE TABLE		LINE TABLE	
NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
1	S	45.29	127	S	81.48
2	N	48.17	128	S	76.54
3	N	45.29	129	S	40.78
4	N	45.29	130	S	39.09
5	N	45.29	131	S	61.44
6	N	45.29	132	S	61.44
7	N	45.29	133	S	61.44
8	N	45.29	134	S	61.44
9	N	45.29	135	S	61.44
10	N	45.29	136	S	61.44
11	N	45.29	137	S	61.44
12	N	45.29	138	S	61.44
13	N	45.29	139	S	61.44
14	N	45.29	140	S	61.44
15	N	45.29	141	S	61.44
16	N	45.29	142	S	61.44
17	N	45.29	143	S	61.44
18	N	45.29	144	S	61.44
19	N	45.29	145	S	61.44
20	N	45.29	146	S	61.44
21	N	45.29	147	S	61.44
22	N	45.29	148	S	61.44
23	N	45.29	149	S	61.44
24	N	45.29	150	S	61.44
25	N	45.29	151	S	61.44
26	N	45.29	152	S	61.44
27	N	45.29	153	S	61.44
28	N	45.29	154	S	61.44
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30	N	45.29	156	S	61.44
31	N	45.29	157	S	61.44
32	N	45.29	158	S	61.44
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40	N	45.29	166	S	61.44
41	N	45.29	167	S	61.44
42	N	45.29	168	S	61.44
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44	N	45.29	170	S	61.44
45	N	45.29	171	S	61.44
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67	N	45.29	193	S	61.44
68	N	45.29	194	S	61.44
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70	N	45.29	196	S	61.44
71	N	45.29	197	S	61.44
72	N	45.29	198	S	61.44
73	N	45.29	199	S	61.44
74	N	45.29	200	S	61.44

GEORGIA SURVEYORS
 JAMES M. SWANSON
 PROFESSIONAL SURVEYOR
 No. 22820

ERROR OF CLOSURE: FIELD 1/82,548
 ANGLE: 1/82,548
 AREA: 492.00 AC.
 PER POINT

EQUIPMENT USED: TOTAL STATION

THE INFORMATION SHOWN HEREON WAS COMPILED FROM VARIOUS SOURCES AND HAS NOT BEEN VERIFIED IN ITS ENTIRETY BY FIELD SURVEY.

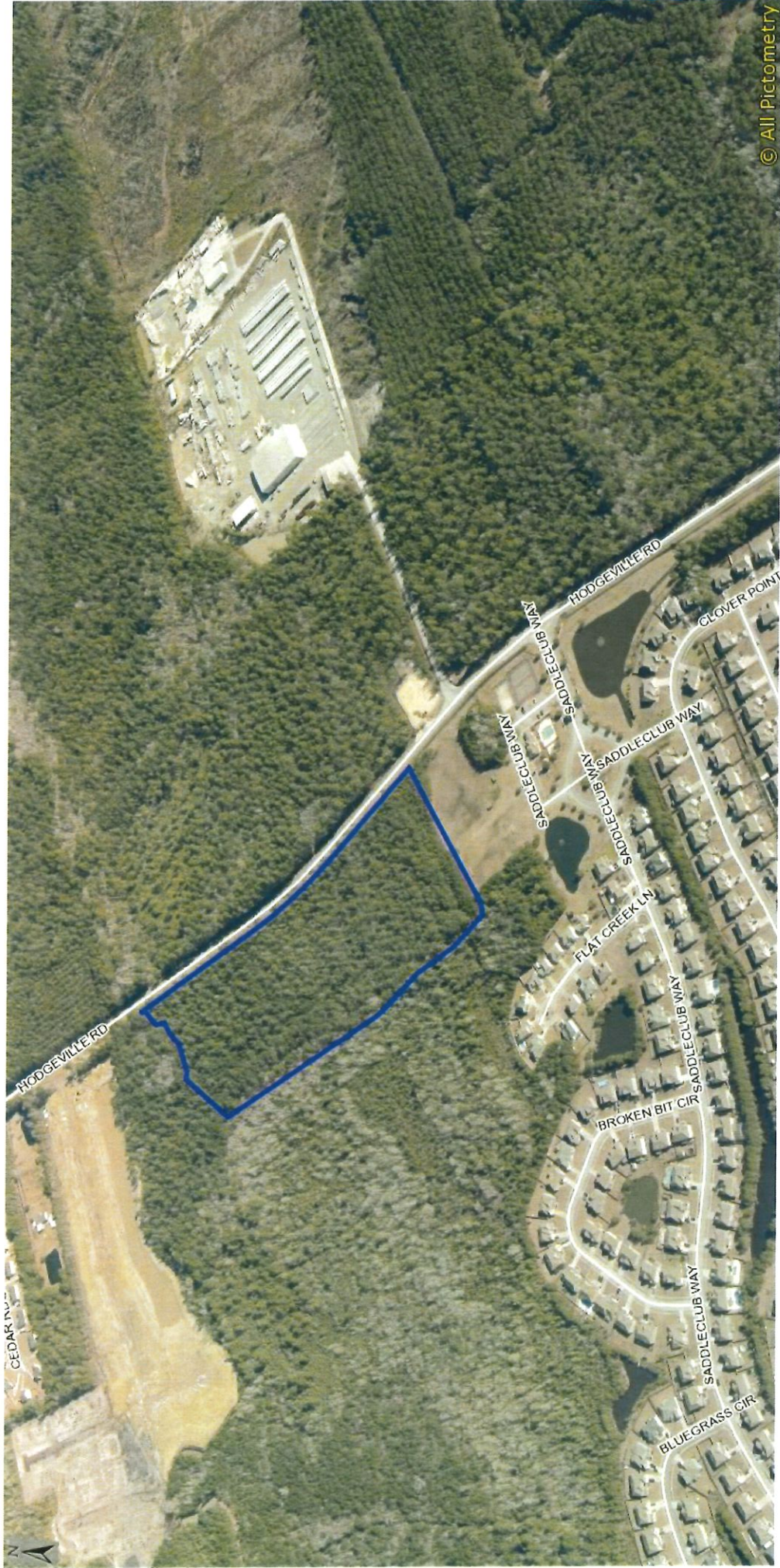
SCALE: 1" = 400'

82-101
 M. J. ZEPHER
 M. J. ZEPHER

4154.70
 Hissey, Guy, Bell, & DeYoung, Inc.
 Consulting Engineers
 339 Commercial Drive P.O. Box 14247
 Savannah, Georgia, 31416
 Tel. (912) 334-6626 Fax: (912) 334-6754
 www.hbb.com

COMPILED MAP
 TRACT 1A" BEING A 492.06 ACRE PORTION OF
 TRACT 2, RINCON RESEARCH TRACT, 9TH G.M.
 DISTRICT 1, EFFINGHAM COUNTY, GEORGIA
 FOR
 SOUTHEAST COAST DEVELOPMENT, LLC
 REVISION: NOVEMBER 21, 2008
 FIELD SURVEY DATE: N.A. PLAT DATE: OCTOBER 10, 2008

Hodgeville Road

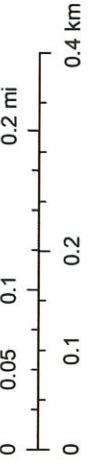


Hodgeville Road



11/4/2021, 2:29:49 PM

1:9,028



- Address_Points
- Parcels2020
- AR-1
- AR-2
- R-1
- R-1
- I-1
- PD

Esri, Inc., City of Naperville, Illinois, Maxar

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 **Jerome S. Konter – (Map # 416 Parcel # 20D)** from **PD** to **PD** 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

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APPROVAL _____

DISAPPROVAL ~~_____~~

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- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
- No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- No? 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?
- No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- No? 7. Are nearby residents opposed to the proposed zoning change?
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BKS.
2/14/22

EFFINGHAM COUNTY REZONING CHECKLIST

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- 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?

AZ

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 **Jerome S. Konter – (Map # 416 Parcel # 20D)** from **PD** to **PD** 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?

ML

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 **Jerome S. Konter – (Map # 416 Parcel # 20D)** from **PD** to **PD** 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?

DB

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?