

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 **GW Investments/Gary Wiggin as agent for Joyce R. Johnson (Map # 413 Parcel # 8)** from AR-1 to R-5 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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Yes **No** ? 1. Is this proposal inconsistent with the county's master plan?

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*72 - Town Homes
270 - Homes
340
Planning to not
impact Wetlands...
32 - Wide houses MAX
Major
concerns
Traffic*

- 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?
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Wetlands -

W.B.

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Of the rezoning request **GW Investments/Gary Wiggin as agent for Joyce R. Johnson** (Map # 413 Parcel # 8) from AR-1 to R-5 zoning.

- *Too Many KIDS for schools* Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- *Too Many homes* Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- *Too Much traffic* 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?
- *We need lots* Yes No ? 4. Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?
- *Need to stop like Timberside & Silverwood.* 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?
- *Need to stop selling this country out* Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
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- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

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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?

There is not currently a housing shortage in Effingham Co. - I cannot reason rezoning.

Planning Board Meeting – January 13, 2026

to something of this identity

to something of this density when there is not a shortage & we