

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 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?

R.T.

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- 72 - Town Homes  
270 - Homes  
340  
Claiming to not  
impact Wetlands....  
38' wide new MAX  
Major Traffic  
Concerns
- ☒ Yes ☐ No ? 1. Is this proposal inconsistent with the county's master plan?
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Wetlands -



W.B.

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- Handwritten notes on the left:*  
 - Too Many Kids for schools  
 - Too Many Homes  
 - Too much traffic  
 - We need nice/larger lots like Timberside + Silverwood.  
 - Need to stop selling this county out
- Yes No ? 1. Is this proposal inconsistent with the county's master plan? ☒ Yes
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Why are we agreeing to these zonings w/out Hydrology study? 5900 + approved homesites in the county.

There is not currently a housing shortage in Effingham Co. - I cannot reason rezoning to something w/ this density when there is not a shortage & we have 6-8 months of inventory.