

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, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI 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~~ Business 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?

Blocks road as people enter park.

"Cars are stacked higher than fences"

Same complaints from public as item #3

CANT MEET PAPER REQUIREMENTS size of property

LS.

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DISAPPROVAL       ✓      

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J.P.       10

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APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

Of the rezoning request, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI zoning.**

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The 150' buffers on both sides would eliminate the property. Need a variance for it to even work.  
Tearing up the new roads.

Per 3.16.2 Junkyards - cannot cause general nuisance which is happening.  
owner says they load & unload inside yard. only 9 do cuttings of vehicles.  
HHS not had a license for 8 yrs

Need to stop these businesses in this county

mk.

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The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL X

Of the rezoning request, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI zoning.**

- 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?
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- No ? 7. Are nearby residents opposed to the proposed zoning change?
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*T.S.*

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APPROVAL \_\_\_\_\_

DISAPPROVAL ✓

Of the rezoning request, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI zoning.**

*Buffers for HI will not work for this property*

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*[Signature]*  
Planning Board Meeting – April 14, 2026

*W.B.*