

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, **Bright Auto World (Map # 466C Parcel # 4)** 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 on minor streets, leading to congestion, noise, and traffic hazards? *Businesses*
- 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?

*Environmental CONCERNS.
oil leakage/runoff.
just not the correct BUSINESS here!*

Says typically has 8 trucks/day on AVERAGE

trucks have to back in I.S. (Block Road?) Prior to unloading

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J.P. ✓

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APPROVAL

DISAPPROVAL

Of the rezoning request, **Margaret Sitton as agent for Heather Sitton (Map # 355B Parcel # 7) from AR-1 to B-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?
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*Already HHS
A B-2
Next to fhm.
only a small
Admin. office.
Would like it
to be only
@ 1 story bldings
& NOT 2 story.*

N.K.

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APPROVAL _____

DISAPPROVAL

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- Yes No? 1. Is this proposal inconsistent with the county's master plan?
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BOC Needs to stop these type of Business in this county

Tearing up the New Roads.

1 Week cars left per owner. Seems like alot of truck issues effecting the "commercial" area. Owner says NOT there trucks, BUT I dont know who to believe. Seems to cause a general nuisance which is NOT allowed per 3.16.2 -Junkyard

Too Many Issues w/ Neighbours

A.K.

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APPROVAL _____

DISAPPROVAL X

Of the rezoning request, **Bright Auto World (Map # 466C Parcel # 4) from B-3 to HI zoning.**

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T.S.

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APPROVAL _____

DISAPPROVAL ✓

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The Truck Traffic is access.

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[Handwritten signature]
Planning Board Meeting – April 14, 2026

WR.