

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 12/9/2022

Applicant/Agent: ROBERT DOLLAR & JOANNE MENDOZA DOLLAR

Applicant Email Address: Rldollar @ AOL.com

Phone # 954 2379398

Applicant Mailing Address: 708 WHEELER ST

City: SAVANNAH State: GA Zip Code: 31405

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 107 HARMONY DR. ^(HARMONY ACRES) SPRINGFIELD GA. 31329

Proposed Road Access: _____

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel #: 316A-7 Total Acres: 5 Acres to be Rezoned: 5

Lot Characteristics: _____

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: AR-1 requires minimum of 5 acres

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

North _____ South _____ East _____ West _____

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

residential

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

yes

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

residential

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

residential

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?

No change in use.

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.

Applicant Signature:



Date

12/9/22

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

November, 8, 2022, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2821 page 950-951.

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 Robert L. Dollar

Print Name Robert L. Dollar

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

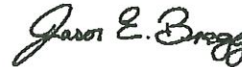
Sworn and subscribed before me this 9th day of December, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



**BK:2821 PG:950-951
D2022011771**

FILED IN OFFICE
CLERK OF COURT
12/07/2022 04:13 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$110.00
7428341760
7067927936
PARTICIPANT ID

PT-61 051-2022-003390

Prepared by:
McManamy Jackson Hollis, LLC
5719 GA-21
Rincon, GA 31326
Phone: (912) 691-0943
Fax: (912) 826-0409

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 8th day of November, 2022, by and between

Denny D. Chapman, Sr.
(Hereinafter referred to as the "Grantor"), and

Robert Dollar and Joanne Mendoza Scott, as joint tenants with right of survivorship
(hereinafter referred to as "Grantee")

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

ALL that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, known as Lot 7, Harmony Acres, Phase I, as shown on that certain plat prepared by Warren E. Poythress, R.L.S., dated May 11, 1992 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A187, Slide B. Said lot was conveyed to Denny D. Chapman, Sr., by Warranty Deed dated May 19, 2016, and recorded in Deed Book 2347, Page 974, in the aforesaid clerk's office. Said plat and deed are incorporated herein by reference. Subject to all easements, restrictions, and rights of way of record.

107 Harmony Drive, Springfield, GA 31329
PIN # 0316A-007

Said property containing improvements thereon currently known as 107 Harmony Drive, Springfield, GA 31329,
PIN 0316A-007

(hereinafter referred to as the "Property")

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

90

GEORGIA, COUNTY OF EFFINGHAM
Clerk's Office, Superior Court

Effingham County, Georgia
Real Estate Transfer Tax

Filed for Record at 2:00 o'clock P Date Oct 7

Paid \$ _____

STATE OF GEORGIA Recorded in Deed Book 330 Page 90
COUNTY OF EFFINGHAM Oct 7, 1992

Elizabeth J. Hursey
Clerk of Superior Court

THIS DECLARATION OF PROTECTIVE COVENANTS made and published this 1st day of October, 1992, by MARY F. ARNSDORFF of Effingham County, Georgia, hereinafter called "Declarant".

W I T N E S S E T H:

THAT WHEREAS, Declarant is the owner of a subdivision known as Harmony Acres being located in the 10th GMD District of Effingham County Georgia, said subdivision being shown upon a subdivision map prepared by Warren E. Poythress, Georgia Registered Land Surveyor No. 1953, dated May 11, 1992, properly approved by the Effingham County Planning Commission, by the Effingham County Health Department, and by the County Commissioner of Effingham County, recorded in the office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 187 B, in the clerk of courts office Effingham County, Georgia.

WHEREAS, it is to the interest, benefit and advantage of Declarant and to each and every person who shall hereafter purchase any lot in said subdivision, that certain protective covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and each and every subsequent owner of any of the lots in said subdivision, and for providing for the natural beauty of the surroundings, protecting against the erection of poorly designed structures, and for the providing of improvements designed in good taste with professional assistance, said Declarant does hereby set upon, establish, promulgate and declare the following protective covenants to apply to all of said lots and to all persons owning said lots, or any of the lots hereinafter; these protective covenants shall become effective

immediately and run with the land until October 1, 2012 (at which time said covenants may be extended or terminated in whole or in part if the owners or purchasers of more than 60% of the lots in this subdivision agree to amend these covenants as hereinafter provided), to-wit:

1. Only single family dwelling units shall be placed on any lot. No duplexes or apartments of any sort shall be permitted in said subdivision. No structure shall exceed two stories in height. No structure shall be located nearer to the side lot line than 30 feet. No structure shall be located nearer than 50 feet from the front boundary line.

2. No mobile home shall be allowed to be placed on the said property less than 12 feet in width and 60 feet in length. All mobile homes must be underpinned and skirted with suitable materials approved by Mary L. Arnsdorff, or her representative.

3. No tract owner shall permit development of any unclean, unsightly or unkept conditions of the house and grounds on such tract which would tend to decrease the beauty of the neighborhood as a whole or the specific area such as junked or worn out cars, trucks, tractors. (After a thirty (30) day limited downtime.)

4. One horse or one cow per acre and poultry, properly penned may be kept on any tract for the pleasure and use of the occupants of said tracts provided the same do not become or constitute a nuisance to their neighbors. No other animals, other than household pets, shall be kept on said lots. All stables for horses, barns for cows, or pens for poultry shall not be closer than one hundred (100) feet to any adjacent residence.

5. The owners of building sites or lots and their relatives and guests are granted permission to use the road and Declarant shall not be responsible in any way arising from such use of the said properties.

6. No business of any kind whatsoever shall be erected, maintained, operated, carried on, permitted or conducted on

offensive thing, activity or nuisance shall be erected, maintained, operated, carried on, permitted or conducted on said property, or any part thereof, nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

7. No drilling, oil development operations, oil refining, quarrying or mining operations of any kind (with the exception of the digging of a pond) shall be permitted upon or on any lot, nor shall oil wells, tanks, tunnels, mineral excavations of shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

8. All ancillary structures and/or improvements of any nature, including specifically outbuilding, garages, satellite dishes and well houses, shall be located to the rear of any single family dwelling unit located on the property.

9. Each lot owner is hereby notified that MARY L. ARNSDORFF has granted and conveyed unto Savannah Electric & Power Company a right-of-way easement for electrical purposes of and across each lot in said subdivision for the purposes of providing electricity to the houses built in said subdivision.

10. Any invalidation of any one of these covenant or restrictions may be enjoined in any proceeding at law or in equity and the person or persons violating or attempting to violate such covenants or restrictions shall be liable for all damages suffered by any person or persons who should by his action have suffered any cost or damage.

11. Any invalidation or any one of these covenant or restrictions by judgment or court order shall in no wise affect any of the other provision which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has hereunto signed her name and affixed her seal as of the day and year first above written.

Mary F. Arnsdorff
Mary F. Arnsdorff

Signed, sealed and delivered
in the presence of:

Yerda A. Barton

J. J. Lee

Notary Public

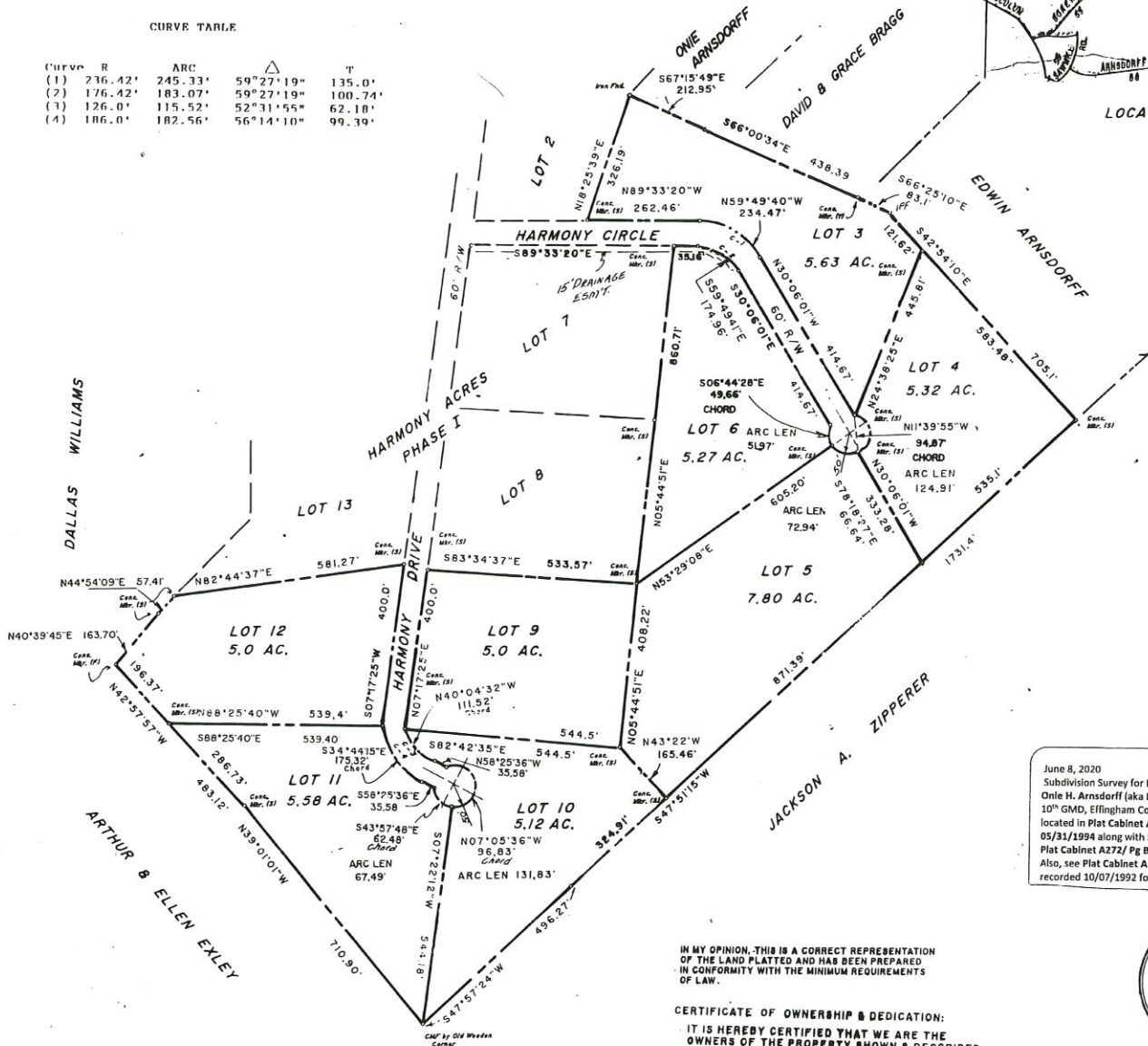
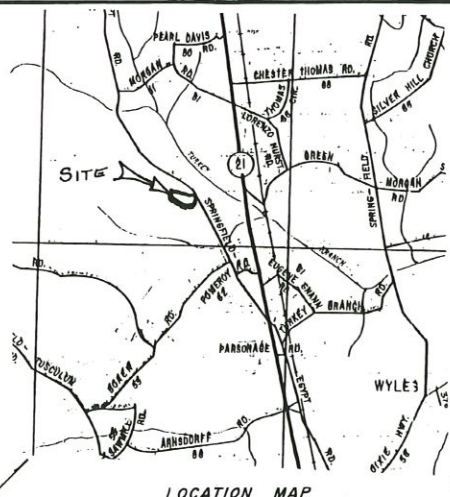
10-1-92



A272-C

CURVE TABLE

Curve	R	ARC	Δ	T
(1)	216.42'	245.33'	59°27'19"	135.0'
(2)	176.42'	183.07'	59°27'19"	100.74'
(3)	126.0'	115.52'	52°31'55"	62.18'
(4)	186.0'	182.56'	56°14'10"	99.39'



June 8, 2020
 CLERK'S NOTE:
 Subdivision Survey for Harmony Acres, Phase II, Owner: Onie H. Arnsdorff (aka Mary F. Arnsdorff), located in the 10th GMD, Effingham County, GA dated 03/22/1994, located in Plat Cabinet A272, Pg C Lots 3-6, 9-12, recorded 05/31/1994 along with Security Deed Book 360/ Pg 106 and Plat Cabinet A272/ Pg B dated 03/23/1994 for Phase I. Also, see Plat Cabinet A187/ Pg B dated 05/11/1992, recorded 10/07/1992 for Phase I.

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

CERTIFICATE OF OWNERSHIP & DEDICATION:
 IT IS HEREBY CERTIFIED THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, & OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.



SCALE: 1" = 200'
 0 100 200 400

CERTIFICATE OF APPROVAL FOR RECORDING:
 PLANNING COMMISSION: THIS SUBDIVISION KNOWN AS HARMONY ACRES, PHASE II HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED AT THE REGULAR MEETING OF THE EFFINGHAM COUNTY PLANNING COMMISSION ON THE 20th DAY OF *March*, 1994 FOR RECORDING IN THE OFFICE OF CLERK OF COURTS OF EFFINGHAM COUNTY, GEORGIA.
Thomas C. King CHAIRMAN
Jack Small SECRETARY
5-18-94
 DATE

HEALTH DEPARTMENT:
 APPROVED: *Patricia R. Blandus*
 DIRECTOR
5-18-94
 DATE

SUBDIVISION SURVEY
 FOR
 HARMONY ACRES
 PHASE II
 OWNER: ONIE H. ARNSDORFF
 LOCATED IN THE 10TH G.M.D.,
 EFFINGHAM COUNTY, GEORGIA

DATE: MARCH 22, 1994
 BY: *Warren E. Poitress*
 WARREN E. POITRESS
 Reg. Land Surveyor # 1953
 EQUIPT. LIETZ SDM3E
 FIELD ERROR CLOSURE - 1/126,732
 ANGULAR ERROR - 25.7 POINT
 PLAT ERROR CLOSURE - 1/
 CLOSURE-COMPASS RULE

LINE BEARING HORIZ DIST
L1 N3°52'01"E 61.04'

FLOOD INFORMATION:
FEMA FLOOD MAP: (13103C0150E)
EFFECTIVE DATE: (03/16/2015)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

FLOOD ZONE:
"X" AREA OF MINIMAL
FLOOD HAZARD

ZONING:
AR-1

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BR66+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 16-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN, THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316 DATE 10/25/2022

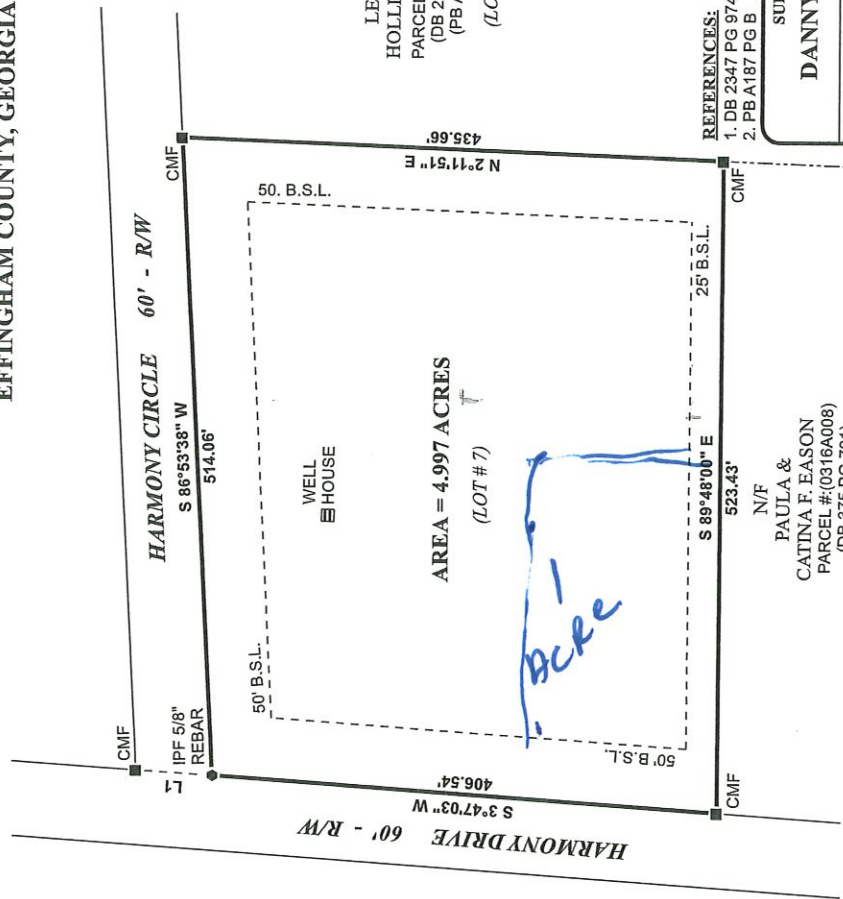


GRAPHIC SCALE 1" = 100'



STATE OF GEORGIA

**SURVEY OF LOT # 7, HARMONY ACERS SUBDIVISION
LOCATED IN THE 10th G.M. DISTRICT OF
EFFINGHAM COUNTY, GEORGIA**



N/F
LEIGHANA
HOLLINGSWORTH
PARCEL #:(0316A006)
(DB 2255, PG 946)
(PB A187 PG B)
(LOT # 6)

REFERENCES:
1. DB 2347 PG 974
2. PB A187 PG B

SURVEY FOR: DANNY CHAPMAN	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 10th	SUBD: ACRES
DATE: 10/20/2022	SCALE: 1" = 100'
FILE NUMBER: 22447	DRAWN BY: KJ
TOTAL AREA: = 4.997 ac.	LOT: 7
FIELD SURVEY DATE: 10/14/2022	

N/F
PAULA &
CATINA F. EASON
PARCEL #:(0316A008)
(DB 375 PG 721)
(PB A187 PG B)
(LOT # 8)



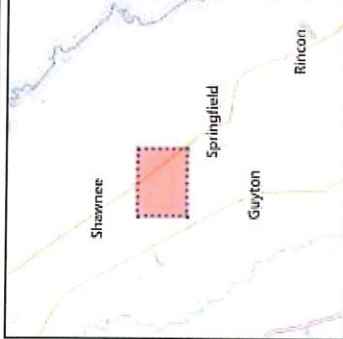
PREPARED BY:
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

107 Harmony Drive





107 Harmony Drive



Legend

- Address Points
- Tax Parcels With Labels

Zoning

- AR-1
- AR-2
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- B-1
- B-2
- B-3
- I-1
- FH
- CP
- PD
- Other

Road Names

Road Centerlines

This map is a user generated static output from rightspot.spating.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 X

DISAPPROVAL _____

Of the rezoning request by applicant **Robert & Joanne Dollar – (Map # 316A Parcels # 7)** from AR-1 to AR-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?
- 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?

BS

1/18/22

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 RET DISAPPROVAL _____

Of the rezoning request by applicant **Robert & Joanne Dollar – (Map # 316A Parcels # 7)** from AR-1 to AR-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?

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?

RET

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 **Robert & Joanne Dollar – (Map # 316A Parcels # 7)** from AR-1 to AR-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?

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?

DB

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 X

Handwritten signature
 voted to not approve

Of the rezoning request by applicant **Robert & Joanne Dollar – (Map # 316A Parcels # 7)** from AR-1 to AR-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?
- 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

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 **Robert & Joanne Dollar – (Map # 316A Parcels # 7)** from AR-1 to AR-2 zoning.

AR2

- 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?