

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: Fletcher Derick Seckinger

Applicant Email Address: dseckinger@effinghamcounty.org

Phone # 912-644-0390

Applicant Mailing Address: 116 William Way

City: Springfield State: GA Zip Code: 31329

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: Fletcher Lane, Clyo

Proposed Road Access: Fletcher Lane

Present Zoning of Property: _____ Proposed Zoning: _____

Tax Map-Parcel # 382-14,16,17 Total Acres: _____ Acres to be Rezoned: _____

Lot Characteristics: Recombined + subdivide 3 tracts

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Insufficient + Acreage for AR-1

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.

Vacant + Residential

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

No

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

No Change

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

Home Sites

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

12/16/2022

RETURN TO ADDRESS: JAMES CARLSON
405 N. LAUREL ST.
SPRINGFIELD, GA 31329

DOC# 011715
FILED IN OFFICE
9/27/2021 02:18 PM
BK:2727 PG:426-428
JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

State of Georgia
County of Effingham

PT-61 051-2021-000382

QUITCLAIM DEED

THIS INDENTURE, made and entered into this the 27TH day of September 2021, by and between **ESTATE OF SHIRLEY L. SECKINGER AND JAMES M. CARLSON AS ADMINISTRATOR OF THE ESTATE** (hereinafter referred to as "Grantor") and **FLETCHER D. SECKINGER** ((hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

NOW, THEREFORE, 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 deliver of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to all that react or parcel of land lying and being located in Effingham County, Georgia, being generally known as **1137 MORGAN CIRCLE, CLYO, GA 31303, PARCEL NUMBER 03820014, ALSO REFERENCE DEED BOOK 2220 PAGE 806 AND DEED BOOK 193 AND PAGE 77** and being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"). SEE ATTACHED EXHIBITS

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

IN WITNESS WHEREOF, THE Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered in
the presence of:

Virginia Pam Wynn
Unofficial Witness

Jason E Bragg
Notary Public / My commission expires: My commission expires:



GRANTOR:

James M. Carlson
James M. Carlson, Grantor

RETURN TO ADDRESS: JAMES CARLSON
405 N. LAUREL ST.
SPRINGFIELD, GA 31329

DOC# 011717
FILED IN OFFICE
9/27/2021 02:29 PM
BK:2727 PG:432-434
JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

State of Georgia
County of Effingham

PT-61 051-2021-003196

QUITCLAIM DEED

THIS INDENTURE, made and entered into this the 27TH day of September 2021, by and between **ESTATE OF SHIRLEY L. SECKINGER AND JAMES M. CARLSON AS ADMINISTRATOR OF THE ESTATE** (hereinafter referred to as "Grantor") and **FLETCHER D. SECKINGER** ((hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

NOW, THEREFORE, 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 deliver of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to all that react or parcel of land lying and being located in Effingham County, Georgia, being generally known as **113 FLETCHER LANE, CLYO, GA 31303, PARCEL NUMBER 03820017, ALSO REFERENCE DEED BOOK 2220 PAGE 806 AND DEED BOOK 214 AND PAGE 743** and being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"). SEE ATTACHED EXHIBITS

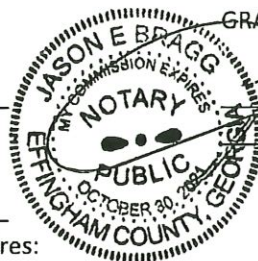
TO HAVE AND TO HOLD the said described Property, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining only to the proper use, benefit and behoove of said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, THE Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered in
the presence of:

Virginia Pam Whann
Unofficial Witness

Jason E. Bragg
Notary Public / My commission expires:



GRANTOR:

James M. Carlson
James M. Carlson, Grantor

RETURN TO ADDRESS: JAMES CARLSON
405 N. LAUREL ST.
SPRINGFIELD, GA 31329

DQC# 011714
FILED IN OFFICE
9/27/2021 02:12 PM
BK:2727 PG:423-425
JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

PT-01 051-2021-003226

State of Georgia
County of Effingham

QUITCLAIM DEED

THIS INDENTURE, made and entered into this the 27TH day of September 2021, by and between **ESTATE OF SHIRLEY L. SECKINGER AND JAMES M. CARLSON AS ADMINISTRATOR OF THE ESTATE** (hereinafter referred to as "Grantor") and **FLETCHER D. SECKINGER** ((hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

NOW, THEREFORE, 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 deliver of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to all that react or parcel of land lying and being located in Effingham County, Georgia, being generally known as **109 FLETCHER LANE, CLYO, GA 31303, PARCEL NUMBER 03820016, ALSO REFERENCE DEED BOOK 2220 PAGE 806 AND DEED BOOK 1826 AND PAGE 288** and being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"). SEE ATTACHED EXHIBITS

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

IN WITNESS WHEREOF, THE Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered in
the presence of:

Virginia Pam Wiggins
Unofficial Witness

Jason E. Bragg
Notary Public / My commission expires



GRANTOR:

James M. Carlson
James Carlson Grantor

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

9/27/2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2727 pages 423, 432, 426.

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 [Signature]

Print Name Fletcher Derick Seckinger

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 16 day of December, 20 22.

[Signature]
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Fletcher Derick Seckinger, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Fletcher Derick Seckinger

Applicant/Agent Address: 116 William Way

City: Springfield State: GA Zip Code: 31329

Phone: 912-644-0390 Email: dseckinger@effinghamcounty.org

Owner's signature [Signature]

Print Name Fletcher Derick Seckinger

Personally appeared before me Fletcher Derick Seckinger (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 16th day of December, 20 22.

[Signature]
Notary Public, State of Georgia



Effingham County Department of Inspections
 Call 24 Hours In Advance For Inspections 912-754-2128

Permit: 202202326
 Parcel Id: 03820016000
 Plan Name: _____
 Issued: 12/16/22
 Fee: \$50.00
 Owner: DERRICK SECKINGER
 Phone: (912) 644-0390
 Location: 109 Fletcher Ln, Clyo, GA 31303
 Lot Number: 16
 Type: DEMO
 Flood Zone:
 Flood Elevation Certificate Require _____
 Job Descr: 109 FLETCHER LN

TEARING DOWN OF OLD MOBILE HOME

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics' and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code Georgia Annotated. In order to protect any interest in such property and avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available at building supply home centers.

REQUIRED INSPECTIONS

Type	Date	Approved By
Property Corners		
Pad		
Sawpole		
Footing		
Plumbing - Underslab		
Stemwall		
Slab Floor System		
Subfloor		
Nailing		
Housewrap/Windowseal		
Electrical Rough-in		
Plumbing Rough-in		
Mechanical Rough-in		
Framing Dry-in		
Insulation		
Driveway and Walks		
Grading		
Temporary Power		
Final		
Skirting		



SURVEY OF PARCEL #035200140, PARCEL #03820017 AND PARCEL #03820016 BEING RECOMBINED, AND SUBDIVIDED INTO THREE TRACTS, LOCATED IN THE 11th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



SURVEY FOR:	
FLETCHER D SECKINGER	
COUNTY: EFFINGHAM STATE: GEORGIA	
GMD: 11 TH	
DATE: 11/29/2022	SCALE: 1" = 150'
FILE NUMBER: 22430	TOTAL AREA: ±18.162 AC.
FIELD SURVEY DATE: 09/29/2022	

- REFERENCES:
- DB 2727 PG 432
 - PB 862 PG A
 - PB 18 PG 110

N/F DALE T. NEIDLINGER, ST. PARCEL #03820011 (DB 1840 PG 71) (PB 13 PG 261)

N/F KURT KALISH PARCEL #03820020 (DB 2727 PG 239) (PB 861 PG E)

FLETCHER, N/F PARCEL #03820019 (DB 2727 PG 239) (PB 862 PG A)

LINDA F. PROCTOR N/F PARCEL #03820018 (DB 2236 PG 523) (PB C80 PG D1)

N/F JAMES LEE JR. & BETH AMBER VANCE PARCEL #04030033 (DB 2241 PG 92) (PB 8163 PG F)

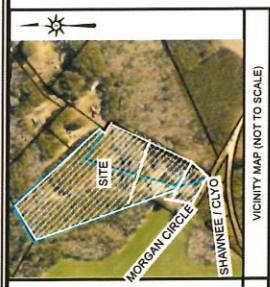
N/F VERONICA MORGAN PARCEL #03820012 (DB 2652 PG 528) (PB E PG 224)

LINE "A" HAS BEEN AGREED ON BY THE FOLLOWING PARTIES AND SIGNED AS AN PROPERTY LINE AGREEMENT

VERONICA MORGAN	DATE
FLETCHER DERICK SECKINGER	DATE
WITNESS	DATE

PREPARED BY:

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



RESERVED FOR THE CLERK OF COURT

LINE	BEARING	HORIZ. DIST.	LINE	BEARING	HORIZ. DIST.
L1	S84°21'01"E	33.38'	L7	S45°47'12"E	60.59'
L2	N64°29'48"E	112.61'	L8	N54°47'37"W	70.23'
L3	N61°45'31"W	129.88'	L9	S31°33'33"W	146.30'
L4	S30°59'31"W	112.28'	L10	S17°46'29"W	214.55'
L5	S41°47'11"E	94.47'	L11	S17°27'00"E	148.17'
L6	S35°31'26"W	89.19'	L12	S18°16'30"E	88.94'

THIS THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR BY THE STATE OF GEORGIA UNLESS SUCH ROAD, AT PROPERTY OWNERS EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE COUNTY BOARD OF SUPERVISORS. THIS ROAD IS NOT TO BE RE-SUBDIVIDED UNTIL SAID ROAD, AT SUB-DIVIDERS EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE COUNTY BOARD OF SUPERVISORS. THE ROAD SURFACE SHALL BE NOT LESS THAN 18 FEET WIDE. FURTHER, I, WE UNDERSTAND AND AGREE THAT OUR RESPONSIBILITY TO PROPERTY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR OTHERWISE, INCLUDING DRAINAGE AND ROAD SURFACE, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. THE ROAD SURFACE SHALL BE NOT LESS THAN 18 FEET WIDE. FURTHER, I, WE UNDERSTAND AND AGREE THAT OUR RESPONSIBILITY TO PROPERTY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR OTHERWISE, INCLUDING DRAINAGE AND ROAD SURFACE, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS, IF THE LOCATION OF EASEMENT ON PLAT CHANGES, I, WE SHALL REVISE THE PLAT AND RESUBMIT IT TO EFFINGHAM COUNTY FOR RECORDATION. LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

SIGNING AUTHORITY TITLE DATE

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS APPLIED TO THIS PLAT, THE ENGINEER/SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THE PLAT COMPLIES WITH THE O.S.M.S REGULATIONS FOR A TYPICAL SIZE RESIDENCE BEING 3 OR 4 BEDROOMS, WITH BASIC APPLIANCES, EACH LOT MUST BE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT, MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY TITLE DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

- THE FIELD DATA WAS COLLECTED USING A TOPCON.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES BY LAND SURVEY, LOCATION OF CORNERS AS SHOWN, HAVE BEEN PROVEN BY MEASUREMENT AND CALCULATION AND THE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE RULES OF THE GEORGIA BOARD OF SURVEYORS WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
- 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 HEREOF IS PURELY A STATEMENT OF BELIEF AND OPINION BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE BELIEVED TO BE TRUE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF THE ACCURACY OF THE SURVEY.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS ENDED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREOF, SUCH APPROVALS OR CERTIFICATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCY. THIS PLAT FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

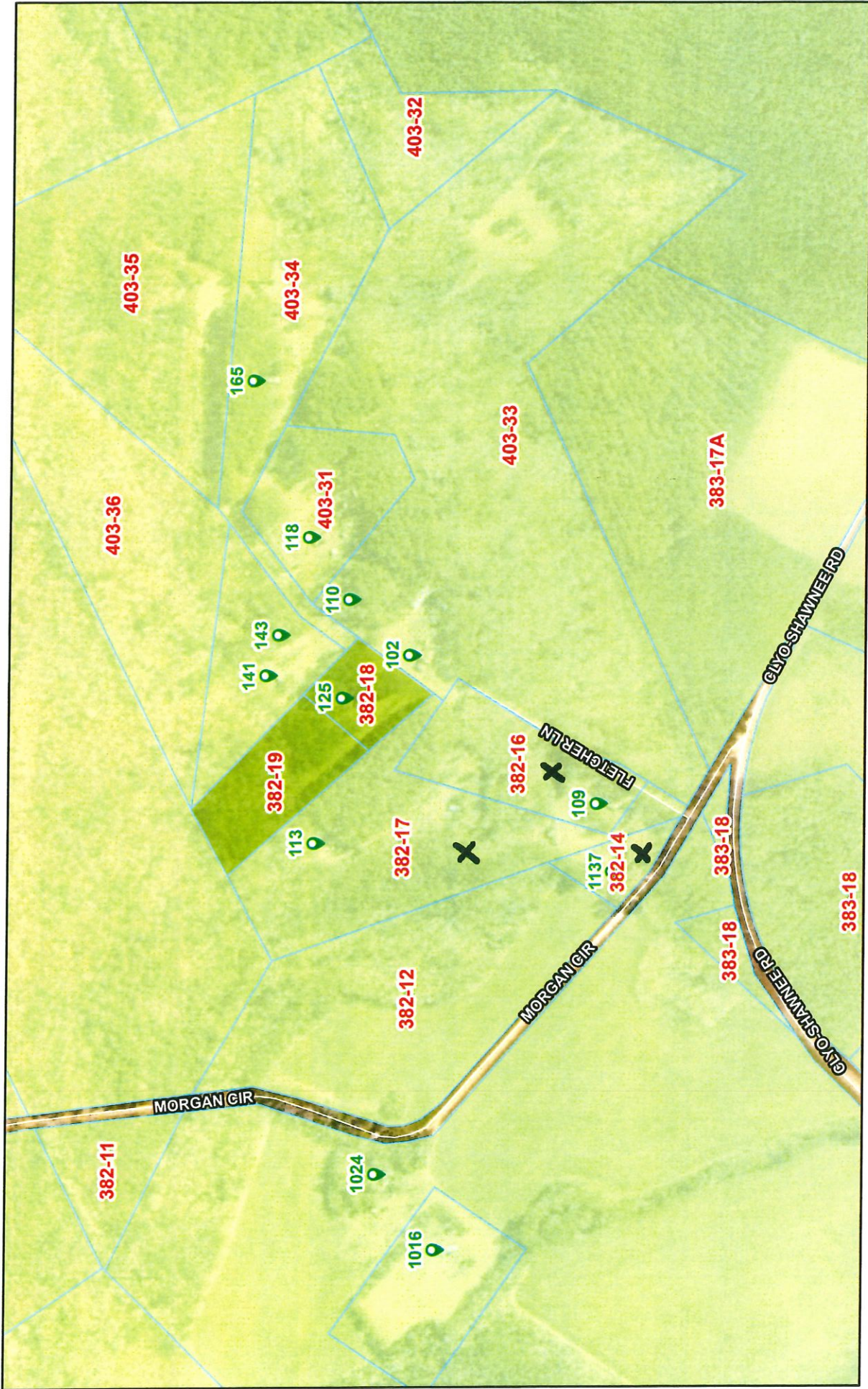
WILLIAM MARK GLISSON RLS #3316 DATE

GRAPHIC SCALE 1"=150'









STATE OF GEORGIA

382-14,16,17

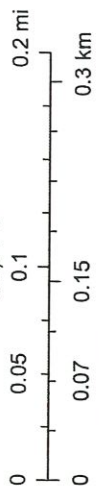




12/16/2022

-  Address Points
-  AR-2 Efn_fin_cache
-  Tax Parcels
-  Roads
-  Red: Band_1
-  Green: Band_2
-  Tax Parcel Labels
-  Effingham County Zoning
-  AR-1

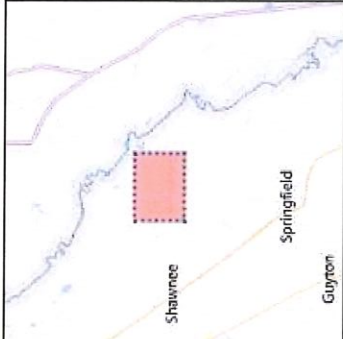
1:6,771



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC



382-14,16,17



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

19 Dec, 2022



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 **Fletcher Derick Seckinger – (Map # 382 Parcels # 14,16,17)** 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

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL REK DISAPPROVAL _____

Of the rezoning request by applicant **Fletcher Derick Seckinger** – (Map # 382 Parcels # 14,16,17) 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?
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REK

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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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.

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CHECK LIST:



The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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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?

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 **Fletcher Derick Seckinger – (Map # 382 Parcels # 14,16,17)** 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?

Handwritten initials 'AZ' in blue ink.