

## **EXLEY TRACT NORTH & SOUTH**

### **PD–MU DEVELOPMENT TEXT**

**PREPARED FOR:  
T&T EXLEY PROPERTIES, LLC  
SLC ACQUISITIONS, LLC  
CHESTERFIELD, LLC**

**PREPARED BY:  
THOMAS & HUTTON ENGINEERING CO.**

EXCEPT FOR THE INCREASE IN INDUSTRIAL GROSS DENSITY AND REMOVAL OF BUFFER BETWEEN EXLEY TRACT NORTH AND EXLEY TRACT SOUTH, APPROVAL OF THE CHANGES REQUESTED IN THIS TEXT AMENDMENT SHALL ONLY CHANGE CONDITIONS AFFECTING THE PROPERTY IN EXLEY TRACT NORTH

Documents submitted for Approval:

1. Development Text – Approval of this Document with Exhibits is requested.
2. Exley Tract North & South Planned Development District– Mixed Use District Exhibit, (formerly Exhibit II dated June 11, 2008, Modified as Exhibit I May 8, 2018, Modified July 20, 2021), further modified August 2, 2023 as Exhibit A attached hereto.
3. Industrial Building Square Feet Plan Exhibit B attached hereto and further described in Paragraph 6a below
4. Industrial Setback & Berm Exhibit C attached hereto and further described in Paragraph 6b below.
5. The Stormwater Management Local Design Manual for Exley Tract North & South, (formerly Exhibit III) Exhibit D attached hereto and further described in Paragraph 6c below.
6. Description of Exhibits:
  - a) the attached Exhibit B is an illustration of the location of the proposed warehouse buildings north of the Exley Property Line and the actual location of the existing warehouse buildings south of the Exley Property Line which, when combined, may be a maximum of 9,500,000 square feet of warehouses plus 663,000 square feet of commercial. Provided there is no encroachment into the 150' Setback, the location, orientation, size and shape of

each building and stormwater detention facilities may be altered by the Developer.

- b) the attached Exhibit C is an illustration of where sections of Berms A & B will be built in relation to the warehouses, plus a diagram and a profile of Berms A & B.
- c) the attached Exhibit D is the Stormwater Management Local Design Manual for Exley Tract North & South approved in 2008, 2018 and 2021.

The provisions of this Text describing Maximum Industrial Building square feet, Buffers, Setbacks and Berms are submitted jointly and inseparably for Approval by the Effingham County Board of Commissioners, in accordance with the Effingham County Zoning Ordinance. The Exhibits described in Paragraph 6a and Paragraph 6b above shall establish the maximum development and building setbacks required for development of the Exley Tract North and the building location, orientation, size and shape are for illustration purposes only. Development Plans will be submitted for Approval as required by the Effingham County Development ordinances.

This project is being developed in phases according to the schedule included in Section K of this document. The Exhibits are submitted at a scale of one inch equals 300 feet to provide for a comprehensive view of the project on a manageable paper size.

## **A. General Description**

Project Name: Exley Tract North & South  
 PIN #: 466D-1, 466D-6, 466D-9, 466D-11, 466D-10, 466D-4, 466D-16, 466D-15, 466D-5, 466D-17, 466D-1B, 466D-3, 466D-14, 466D-7, 466D-8, 466D-12, 466D-13, 466D-1C

Size: ±1,051 Acres  
 Location: Highway 21  
 Current Zoning: PD – MU  
 Proposed Zoning: PD - MU  
 Developer: T & T Exley Properties LLC, SFG CH Master Devco LLC, SFG CH GITC Master Devco LLC, Effingham County Industrial Development Authority, SFG CH GITC 1A LLC, DE Well Group LLC, LEX Savannah 1004 TCP LLC, BBK GA Trade Center LLC, Savannah Trade Center Ind II LLC, SFG CH GITC 3A LLC, SFG CH GITC 3B LLC

Exley Tract North & South is a PD–MU consisting of Industrial, and Commercial developments and associated infrastructure. The property consists of approximately 1,051 acres, located on Highway 21 at the Effingham/Chatham County line.

### **B. Present Ownership and Property Location**

The undeveloped property in the PDMU is currently owned by T&T Exley Properties, LLC, SFG CH Master Devco LLC, SFG CH GITC 1A LLC and the Effingham County Industrial Development Authority.

The above said tract or parcel of land known as Exley Tract North & South is bounded on the north by Goshen Villa Subdivision, Westwood Farms Subdivision, David Howes, Elizabeth R Huger, Alice Hurst; (additional property owners north of the said tract or parcel can be found in Section VII); on the south by lands of SFG CH Chatham Tract, LLC, SFG CH Chatham Tract II, LLC, Rice Creek Investors No. 7, LLC, Rice Creek Investors No 2, LLC, R.C. Land Associates, LLC, Rice Creek Homeowners Association of Port Wentworth, Inc, and Sam L. Varnedoe, et.al.; on the east by lands of Verizon Wireless, and Highway 21, and on the west by CSX rail road, said tract or parcel of land containing 1,051 acres more or less.

### **C. Proposed Land Uses and Development Standards**

The following are the districts and permitted uses that are included within this project. These districts are established to control the uses allowed within this development.

#### **Industrial Districts**

Industrial uses shall be consistent with the uses outlined in this document, identified in the Effingham County Zoning Ordinance I-1 District with the exception of an increased square footage allowed for warehousing.

1. Assembly or fabrication of previously manufactured parts, including but not limited to the following:

- a) Apparel and other textiles products;
  - b) Electronic and other electric equipment, electric generator, and distribution equipment;
  - c) Fabric samples;
  - d) Furniture and fixtures;
  - e) Industrial machinery and equipment;
  - f) Instruments and related products;
  - g) Lumber and wood products, excluding the processing of material for the production of paper and allied products;
  - h) Metal products;
  - i) Plastic and rubber products;
  - j) Transportation equipment.
2. Boat sales.
  3. Automotive sales and repairs.
  4. Automotive sales and repairs.
  5. Automotive storage, excluding junk yards.
  6. Florist – retail and wholesale.
  7. Manufacturing (light) of, including but not limited to the following:
    - a) Bakery products;
    - b) Beverages, including alcoholic beverages;
    - c) Communication equipment;
    - d) Computer and office equipment;
    - e) Electrical lighting and wiring equipment;
    - f) Electronic equipment;
    - g) Fabricated metals, excluding use of blast furnaces and drop forges;
    - h) Grain mill products;
    - i) Audio and visual equipment;
    - j) Appliances;
    - k) Ice;
    - l) Meat products, excluding slaughtering, dressing, and rendering;
    - m) Medical instruments and supplies;
    - n) Pharmaceutical products.
  8. Offices.
  9. Printing and publishing.
  10. Recycling centers
  11. Repair of any goods, equipment, and vehicles of which the manufacture, assembly or sales are permitting in this district.
  12. Research facilities.
  13. Vocational schools.

14. Utility operations centers
15. Warehousing less than 2,000,000 square feet per building
16. Ready-mix concrete facilities.
17. Railroad side-tracks, spurs and appurtenance.
18. Rail Spur – a sidetrack off of a mainline accessing industrial buildings for the purpose of loading and unloading goods.
19. Trailer storage.

### **Highway Commercial**

Commercial uses shall be consistent with the uses identified in the Effingham County Zoning Ordinance Highway Commercial District (B-3), as amended in this document as Land Use Highway Commercial.

### **Common Space**

Common Space shall include stormwater control measures (including, but not limited to, lagoons, swales, dry detention, infiltration areas, etc.), natural areas, lands to be donated, project buffers and/or setbacks, Public and private easements, and rights-of-way (excluding internal vehicular road rights-of-way). Common space shall be required to be a minimum of 10 percent of the Gross Acreage within land uses.

### **Green Space**

Green Space shall include wetlands and Common Space as defined above. The percentage of property in Green Space may be reduced based on permits to fill wetlands, however the percentage of Common Space cannot be reduced lower than the percentages described under the Common Space definition above.

Property owner's association and covenants shall be created for the Industrial park or a management company shall be designated to maintain common areas.

Site Development within this project will also be governed by the Effingham County Subdivision Regulations, as amended by this document and by restrictive covenants developed by T&T Exley Properties, LLC, SLG Acquisitions, and Chesterfield LLC and/or Successors for the Industrial and Commercial areas in Exley Tract South. The restrictive covenants for Exley Tract North shall be exclusively developed by T&T Exley Properties and/or Successors.

Provisions for the development standards are summarized in Table C-1.

<b>Table C-1: Development Standards</b>				
	<b>Multi-Family</b>	<b>Community Recreational</b>	<b>Industrial</b>	<b>Highway Commercial</b>
Lot Size				
Width**	N/A	N/A	N/A	N/A
Depth (Minimum)	N/A	N/A	N/A	N/A
Height (Maximum)	N/A	N/A	75'*** 56'****	75'***
Setbacks (Minimum)				
Front	N/A	N/A	25'	35'
Side	N/A	N/A	See note below*	See note below*
Rear	N/A	N/A	10'	10'
Gross Density	N/A	N/A	9,500,000 square feet	630,000 square feet

\* Distance between buildings shall be as required by Effingham County adopted building codes and available fire flow.

\*\* Lot Widths are measured at the front setback line.

\*\*\* Building height shall be allowed to be a maximum of 75 feet if adequate fire flows and fire equipment are available to the site.; this stipulation only applies to the Exley Tract South.

\*\*\*\* Building height shall be allowed to be a maximum of 56 feet if adequate fire flows and fire equipment are available to the site; this stipulation only applies to the Exley Tract North.

- This project shall not be held to maximum lot coverage on a lot-by-lot basis. The project will be held to the open space and setback standards as outlined in this document.
- The industrial portion of the Exley Tract South property shall not be used for a short line railroad switchyard without at least a 300-foot vegetated buffer to the nearest residential developed property.
  - Exley Tract North rail spurs and rail sidings are prohibited.
- No railroad spur loading area shall be closer than 200 feet to a residential property line.

**Buffers:** Based on the anticipated use of the land along the existing power and gas easements that bisect this project Effingham County shall impose no buffers to those easement boundaries. Effingham County shall impose a 50 foot buffer adjacent to highway 21 (to be landscaped in compliance with the Chamber of Commerce Gateway Program or approved by the zoning administrator if the program is not yet in place), a 10 foot buffer between the Industrial and commercial use and the communication tower property, a 20 foot buffer between the Highway and Industrial Uses within this project, a 150 foot Total Setback inclusive of a 25 foot wide Buffer that is undisturbed (except for stormwater management, landscaping and maintenance), a 15 foot wide section that may be cleared if required for construction and maintenance access and a 110 foot wide section with a 25 foot tall (minimum height) Berm, that has a 5 foot +/- wide flat top, and is landscaped and irrigated (see Exhibit C berm design plus description in Section D 1 below). The 150 foot wide Total Setback shall be established along the northern property line adjacent to Goshen Villa, Goshen Hills and Westwood Farms Subdivisions and property owned by David Howes, Elizabeth R. Huger and Alice Hurst. There shall be no buffer along the CSX railroad property. Setbacks will apply to the perimeter of the property based on Table C-1 and the use approved for this project, or the buffers as stated above and shown on Exhibit B & Exhibit C, whichever is greater. The perimeter buffers may include the use of berms, fencing, plantings or a combination of these methods as determined by the Developer, subject to approval by County Manager or designee. In the event a railroad sidetrack is installed within the 25-foot buffer adjacent to the Railroad the 25-foot buffer shall be placed east of the new sideline. Railroad and road crossings across this buffer to access sidelines shall be considered an allowed use within the buffer. All tree plantings shall be in accordance with the buffer ordinance.

**Berms:** T&T Exley Properties, LLC or their successors in title acknowledge and agree that each party shall construct a berm, as required by the Terms of

this Text, having a minimum height of 25' in the areas indicated on the Industrial Setback & Berm Exhibit B dated August 2, 2023. Each party shall be responsible for constructing and maintaining the required berms in accordance with the Industrial Setback and Berm Exhibit B, dated August 2, 2023, as it corresponds to its respective property. Without limiting the foregoing, Berm A shall be installed and completed in connection with any Buildings constructed in the area of Buildings 1, 2 or 3, and Berm B shall be installed and completed in connection with any Buildings constructed in the area of Buildings 4, 5 or 6. The berms, when constructed, shall be compacted to a minimum of 25' in height with a 5'+/- flat top and with a minimum 2:1 side slope, stabilized with vegetative cover and irrigation, and otherwise completed in accordance with the berm specifications as shown in Exhibit B dated August 2, 2023. The berm, landscaping and irrigation shall be completed in phases, substantially depicted as Berm A and Berm B on the Industrial Setback and Berm Exhibit B, in each case on or before the issuance of the certificate of occupancy with respect to the corresponding building, so that each completed building is screened from the neighboring properties to the north that share a common property line with T&T Exley Properties, LLC and that are not zoned for industrial or commercial use.

**D. Except for Sections E and F below which are included for Approval in the amended text described in Paragraph 1 above, each of the Sections below are Exceptions that were Requested and Previously Approved by the Effingham County Commission in 2008, 2018 and 2021**

The information included in this Development Text shall govern the Zoning and Subdivision regulations for this project. In the event of any conflict this document shall govern. (See Section C for additional exceptions)

Due to the nature of this development, the applicant shall reserve the right to negotiate shared parking facilities between similar uses. The benefits of reducing parking areas include:

- minimizing stormwater runoff from parking areas, thus reducing potential water quality impacts;
- Varying time periods of use;

Changes to the street layout, individual building size and shape shall be at the sole choice of the Developer.



Article VII. Section 7.1.13 – Street right-of-way widths.

The table shown below replaces the requirements of section 7.1.13:

**Curb & Gutter Streets:**

	<b>Street Classification</b>	<b>Pavement Width</b>	<b>Right-of-Way Width</b>
(a)	Local Street		
	2-lane	22'	50'
	2-lane with parking (1-side)	31'	50'
	2-lane with parking (2-sides)	40'	60'
(b)	Collector Street		
	2-lane	24'	60'
	2-lane with left turn	36'	60'
	2-lane Blvd. Section	12' lanes 8' median	60'
	4-lane Blvd. Section	24' of lanes (2 @ 12' each) 8' median	80'
(c)	Arterial Street	N/A	N/A

**Roadside Swale:**

	<b>Street Classification</b>	<b>Pavement Width</b>	<b>Shoulder Width</b>	<b>Ditch</b>	<b>Right-of-Way Width</b>
(a)	Local Street				
	2-lane	22'	4'	12'	60'
(b)	Collector Street				
	2-lane	24'	6'	16'	80'

	4-lane	48'			104'
(c)	Arterial Street	N/A			N/A

**Restatement of approved PD–MU Waiver of the Water Resources Protection Ordinance**

**Section 3. Waivers to Stormwater Management Requirements:**

All of the conditions listed in section 3 of the Water Resource Protection Ordinance are waived on the sole basis of section 3.1b. This section allows for the County or its Agent to waive the requirements of the Water Resource Protection Ordinance and the Stormwater Management Local Design Manual and replace them with alternative minimum requirements for on-site management of stormwater discharges.

The Stormwater Management Local Design Management Design Manual for Exley Tract North and South (formerly approved in 2008, 2018 and 2021 as Exhibit III) is included as Exhibit D in this PD Zoning application package as the alternate minimum requirements for on-site management of stormwater discharges. This document takes precedent over Effingham County’s current Water Resource Protection Ordinance and Stormwater Management Local Design Management Design Manual. In event of a conflict between any of the documents the governing document shall be in the following order: governing – Stormwater Management Local Design Management Design Manual for Exley Tract North and South, 2<sup>nd</sup> – Water Resource Protection Ordinance and 3<sup>rd</sup> – Stormwater Management Local Design Manual.

**THE BALANCE OF THIS PAGE IS LEFT BLANK**

**E. Percentage of Land Uses**

Table E-1 indicates acreages of land uses planned for Exley Tract North and South.

<b>TABLE E-1: LAND USES</b>					
	<b>TOTAL ACRES (+/-)</b>	<b>UPLAND ACRES (+/-) Wetland Impacts</b>	<b>COMMON SPACE ACRES (+/-)</b>	<b>TOTAL GREEN SPACE ACRES (+/-)</b>	<b>PERCENT OF TOTAL ACRES IN GREEN SPACE (+/-) *</b>
Industrial	989	718	99 (10%)	370	37%
Multi-family	N/A	N/A	N/A	N/A	N/A
Highway Commercial	62	55	6** (10%)	13**	21%**
Future Highway 21 Connector	N/A	N/A	N/A	N/A	N/A
Total	1,051	773	105	383	36%

\* Values are based on current planning and may vary based on Green Space definition as outlined in Section C.

\*\* Common space and green space is currently assumed to be 10% of total acreage until site development plans for these areas are proposed. The 10% assumption is to anticipate appropriate detention and/or drainage infrastructure areas.

THE BALANCE OF THIS PAGE IS LEFT BLANK

**F. Proposed Maximum Units and Building Square Footage**

Table F-1 summarizes the maximum building square footage and project gross density are listed at the bottom of the table.

<b>TABLE F-1: Maximum Units and Building Square Footage</b>	
<b>Land Use</b>	<b>Units or Building Square Footage</b>
Multi-family	N/A
Highway Commercial	630,000 sf
Industrial	9,500,000 sf

**G. Proposed Dedication of Public Use**

Streets and Utility Easements:

All streets and utility easements will be presented to the Effingham County Board of Commissioners for acceptance as public streets and easements or dedicated to the Property Owners Association. Street dedications shall be at the discretion of the Effingham County Board of Commissioners.

**H. Open Space, Courts, Walks, and Common Areas**

Wetlands

US Army Corps of Engineers Jurisdictional Wetlands will be owned by the developer until presented to Effingham County for dedication or dedicated to the Property Owners Association. Acceptance of these dedications shall be at the discretion of the Effingham County Board of Commissioners. No machine clearing, or logging shall be allowed in the preserved wetland portion of the property without the expressed written approval of the zoning administrator.

## Lakes

Lakes will be located throughout Exley Tract to manage stormwater runoff for both quantity and quality. The lakes will be designed to aid in attenuating the design storm events to pre-development flow rates. Lakes shall be owned and maintained by the developer until such time as these facilities are dedicated to the Property Owners Association or Effingham County. Acceptance of these dedications shall be at the discretion of the Effingham County Board of Commissioners.

### **I. Utilities**

Water and sewer will be provided by Effingham County. These utilities within this development will be installed by the developer and dedicated to Effingham County upon acceptance by the Board of Commissioners or designee.

Stormwater management will be handled through a series of detention ponds. These ponds shall be designed based on the Stormwater Management Local Design Manual included as Exhibit III to this application. All plans will be reviewed and approved by the Effingham County Engineer prior to construction.

### **J. Access, Parking, Signs and Buffers**

Access to the site will be from Highway 21. Improvements required to provide access to the project will be permitted, designed, and constructed by the Developer.

A tenant/property owner identification sign shall be located at the entrance of the industrial park. The sign shall be in place no later than the occupancy of the last available parcel.

As mentioned in section D, shared parking is anticipated among the uses in order to decrease the amount of unproductive surface parking needed. These shared parking arrangements will be presented in conjunction with subsequent development plans.

Any lighting used for this development will be designed in a manner to avoid any negative impacts to adjacent properties. All pole lighting shall be shielded, downward facing, no taller than the nearest building and maximum height of 35 feet.

Buffers for the project are shown on Exhibit B and Exhibit C and further described in Section C of this document.

**K. Development Schedule**

Based on historical sales in surrounding areas, it is anticipated this project will be built out in approximately 8 years for Industrial and 10 years for Multi-Family excluding commercial. This schedule is based on current market conditions and may vary over time.

**L. Installation of Improvements**

The developer of any parcel within this PD-MU shall be responsible for improvements (excluding any utilities specifically agreed to be installed by Effingham County) required to develop the parcel consistent with this application. This requirement shall be met as market conditions warrant and are not set to a specific timetable.

THIS REVISED PLANNED DEVELOPMENT TEXT INCLUDING EXHIBITS is hereby Approved this \_\_\_ day of \_\_\_\_\_, 202\_\_\_ by the Board of Commissioners, Effingham County, Georgia.

\_\_\_\_\_  
Wesley Corbitt  
Chairman,  
Effingham County Commission

\_\_\_\_\_  
Stephanie D. Johnson  
Effingham County Clerk