



## RZN-25-42

Rezoning Application

Status: Active

Submitted On: 8/29/2025


## Primary Location



32.253459, -81.400824


## Owner

No owner information

## Applicant

 Neil McKenzie  
912-200-3041 ext.

 -----  
 residential@cci-sav.com

 1480 Chatham Pkwy  
Savannah, GA 31405

## Staff Review

 Planning Board Meeting Date\*

10/14/2025

 Board of Commissioner Meeting Date\*

11/04/2025

 Notification Letter Description \*

To allow for a PD text amendment.

 Map #\*

298

 Parcel #\*

9

 Staff Description

 Georgia Militia District

—

 Commissioner District\*

1st

 Public Notification Letters Mailed

09/15/2025

 Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required\* 

No

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Neil McKenzie

Applicant Email Address\*

nmckenzie@colemancompanyinc.com

Applicant Phone Number\*

912-200-3041

Applicant Mailing Address\*

1480 Chatham Pkwy, Suite 100

Applicant City\*

Savannah

Applicant State & Zip Code\*

Georgia 31405

## Property Owner Information

Owner's Name\*

Cassie Michele Hinely

Owner's Email Address\*

chinely305@aol.com

Owner's Phone Number\*

305-343-1114

Owner's Mailing Address\*

4455 S. Hwy 17

**Owner's City\***

Guyton

**Owner's State & Zip Code\***

Georgia 31312

## Rezoning Information

**How many parcels are you rezoning?\***

1

**Present Zoning of Property\***

PD (Planned Development)

**Proposed Zoning of Property\***

PD (Planned Development)

**Map & Parcel \***

02980009

**Road Name\***

Sand Hill Rd

**Proposed Road Access\* ?**

Sand Hill Rd

**Total Acres \***

247.2

**Acres to be Rezoned\***

247.2

**Lot Characteristics \***

Large lot off Sand Hill Rd just north of Boggy Bay Rd. Lot is wooded with some existing dirt roads, some power lines, wetlands, and existing pond from previous mining activities.

**Water Connection \***

Public Water System

**Name of Supplier\***

Effingham County

**Sewer Connection**

Public Sewer System

**Name of Supplier\***

Effingham County

**Justification for Rezoning Amendment \***

We are requesting a PD text amendment to an existing PD for Hinely Tract. The existing PD accounted for private well and sewer systems (onsite), however, since then Effingham County has provided a will serve letter for both water and sewer as part of their Marlow utility projects. We need to revise the existing PD to include both options for utilities, private onsite and county utility options as we have a plat for each version. The county option has increased density as well that needs to be included in the revised PD.

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

**North\***

AR-1

**South\***

AR-1 and Sand Hill Rd

**East\***

AR-1

**West\***

AR-1 and I-1

**Describe the current use of the property you wish to rezone.\***

The current use of the property is an undeveloped, wooded parcel with existing dirt roads / paths. It appears the existing use what for mining purposed, apparent by the existing pond on the property. There is an existing PD from previous zoning that allows for residential use that are requesting a text amendment for.

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

Yes, for the existing PD, and still will with revised PD



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

Single-family detached residential with amenity areas, parks, and greenspace (see plat)

**Describe the uses of the other property in the vicinity of the property you wish to rezone?\***

Mostly undeveloped properties under the AR-1 zoning. There is an I-1 zoning to the southeast that is currently used for mining operations.

**Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?\***

This rezoning will allow for increased density from the previous PD to the revised PD and will be the start of future development along Sand Hill Rd in this part of the county. This development will be one of many developments (residential) in the area that will come as a result of the sewer extensions the county is proposing from Marlow. Our plat also shows potential, future connections to adjacent properties upon their future development.

**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?\***

A traffic study was done and there are plans to provide left and right turn decel lanes at both driveways of the proposed residential development. With the use of future internal connections shown on the plan for future developments, this would help alleviate concerns along Sand Hill Rd.

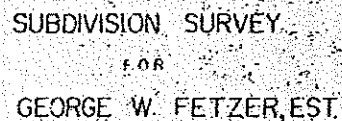
**Digital Signature\***

✓ Neil McKenzie

Aug 28, 2025



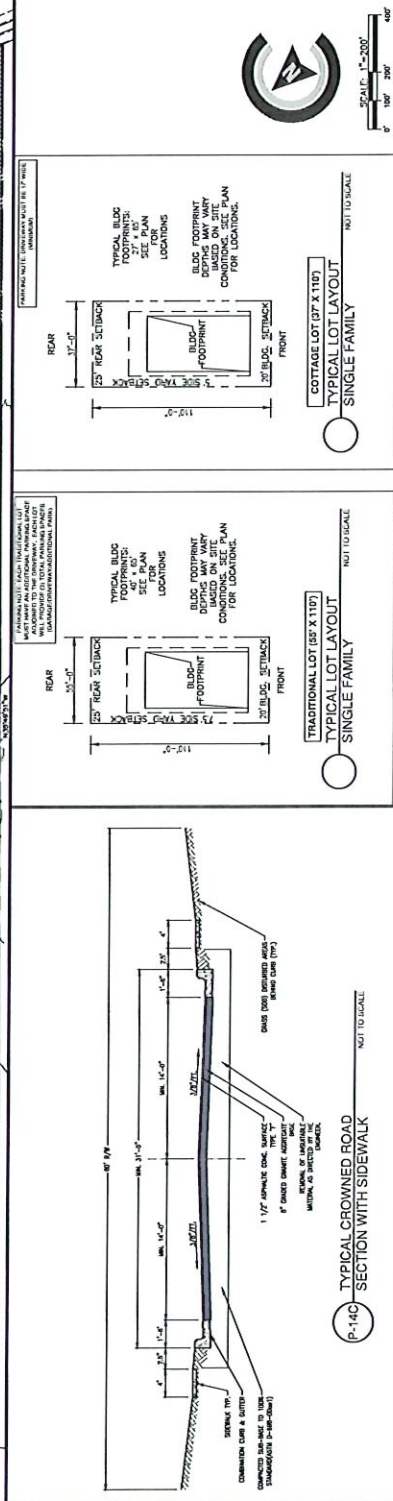
SCALE,  
INCHES = 500 FEET



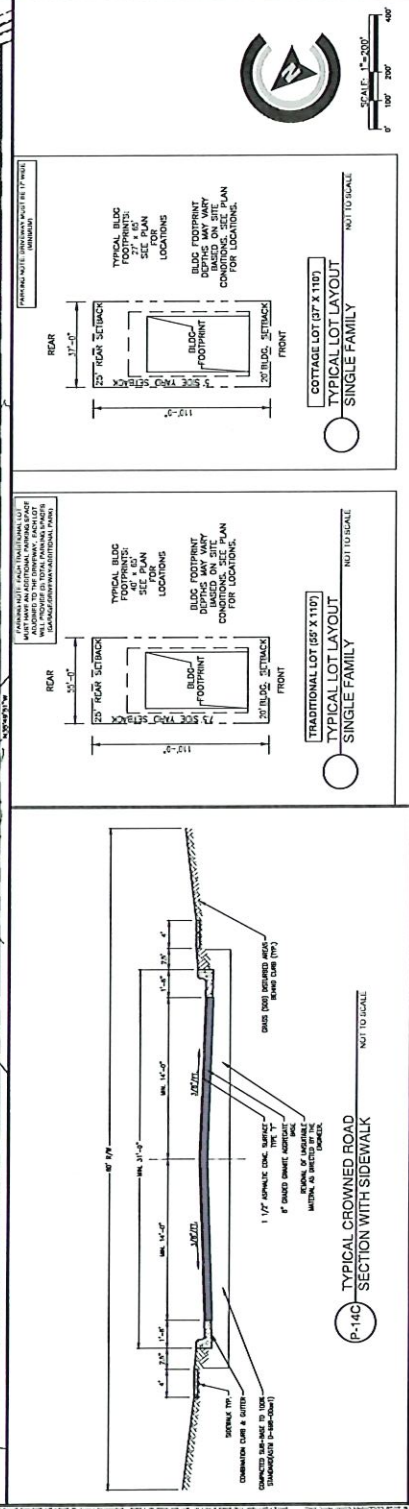
SUBDIVISION SURVEY  
FOR  
GEORGE W. FETZER, EST.



<b>CONTACT</b>	
<b>EMERGENCY CONTACT INFORMATION</b>	
NAME	RETTY BRYNNTT
ADDRESS	10000 10TH AVE SE LYNNWOOD, WA 98036
PHONE	972 931-0386
EMAIL	emilysbrynn@att.net
<b>EMERGENCY CONTACT</b>	
NAME	ADRIANA
ADDRESS	1400 2ND AVE NW, SUITE 150 SEASIDE, CA 94060
PHONE	(415) 326-3441
EMAIL	maria@adriana.com
<b>ADDITIONAL CONTACTS</b>	
NAME	CAROLYN JONES, PC
ADDRESS	10000 10TH AVE SE, SUITE 150 LYNNWOOD, WA 98036
PHONE	
EMAIL	carolyn@carolynjones.com









DAMON RAHN  
Chairman At Large  
STEPHANIE JOHNSON  
County Clerk  
TIMOTHY J. CALLANAN  
County Manager  
EDWARD L. NEWBERRY, JR.  
County Attorney



*Effingham County Board of Commissioners*

FORREST FLOYD  
District 1  
JAMIE DELOACH  
Vice-Chairman District 3  
BETH HELMLY  
District 4  
PHIL KIEFFER  
District 5  
ROGER BURDETTE  
District 2

August 5, 2025

Neil McKenzie, P.E.  
Coleman Company  
1480 Chatham Parkway, Suite 100  
Savannah, GA 31405

RE: Water and Sewer Utility Availability and Capacity  
Hinely Tract, Effingham County

Dear Mr. McKenzie,

It is our understanding that you represent the above-referenced project, considering the development of approximately 247.20 acres of single-family residential development on property in Effingham County, Parcel 298-9, located on Sandhill Road in Guyton, Georgia. The referenced location is within the Effingham County Public Water and Sewer system service area. The Water and Sewer systems are in full compliance with all local, state, and federal requirements. The County is currently in the process of extending its water and sewer lines in the proximity of this development. Anticipated completion is currently tracking to the first quarter of 2027. The Developer/Owner has the right to extend their service lines to connect to the County system. All extensions and associated connections to the County Water system will be at the expense of the Developer/Owner.

Upon completion of the extension, the County is agreeable to provide water service to the development via its available groundwater capacity allocated by the EPD in the Floridan Aquifer red zone. The County is also agreeable to providing sewer service to the development. Prior to connecting to the water and sewer systems, the Developer/Owner shall enter into a Development Agreement for Water and Sanitary Sewage Facilities with Effingham County. In addition, prior to construction of the new water and sewer lines and connections, the Developer/Owner must submit plans and specifications for this work to the Effingham County Engineering Office located at 804 S. Laurel St., Springfield, GA 31329. Terms of this connection to sewer and any terms or requirements related to water supply will be stipulated in the Development Agreement for Water and Sanitary Sewage Facilities. The terms contained in this letter shall expire on December 31, 2026, if the Developer has not started construction of the water and sewer infrastructure.

For further information, please contact our Project Manager, Tré Wilkins, at 912-754-8068 or [twilkins@effinghamcounty.org](mailto:twilkins@effinghamcounty.org), or feel free to reach out to me directly at 912-754-2111 or [tcallanan@effinghamcounty.org](mailto:tcallanan@effinghamcounty.org).

Sincerely,

Tim Callanan  
County Manager

cc: Brett Bennett, Greenland Developers ([brett@greenland-developers.com](mailto:brett@greenland-developers.com))

804 South Laurel Street • Springfield, Georgia 31329  
(912) 754-2123 • Fax (912) 754-4157



**Water Utility Management, LLC**  
28 Abercorn Street - Savannah, GA 31401  
PO Box 1526 - Savannah, GA 31402



October 1, 2024

Neil McKenzie  
Residential Group Leader  
Coleman Company  
1480 Chatham Parkway Ste. 100  
Savannah, GA 31405

Ref: Hinely Tract, Effingham County, GA

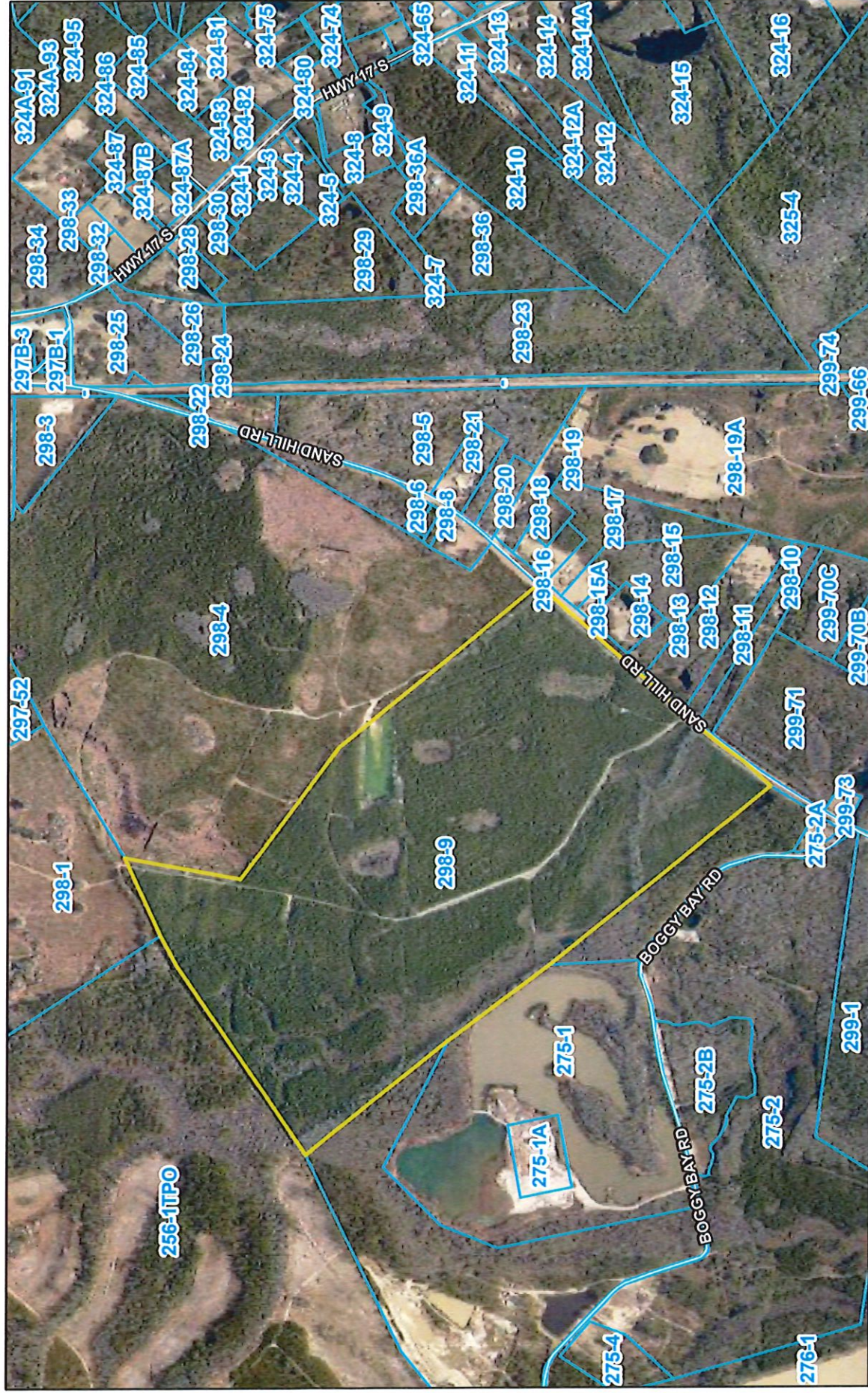
Neil,

Thank you for taking the time to meet with us regarding the proposed development of the Hinely Tract in Effingham County. Water Utility Management has the available water capacity to transfer to this project. This transfer will be based on approval from the Georgia Department of Natural Resources E.P.D division. We look forward to working with you on this development.

Donald S. Smith

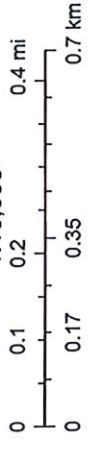


# 298-9



8/29/2025

1:16,053

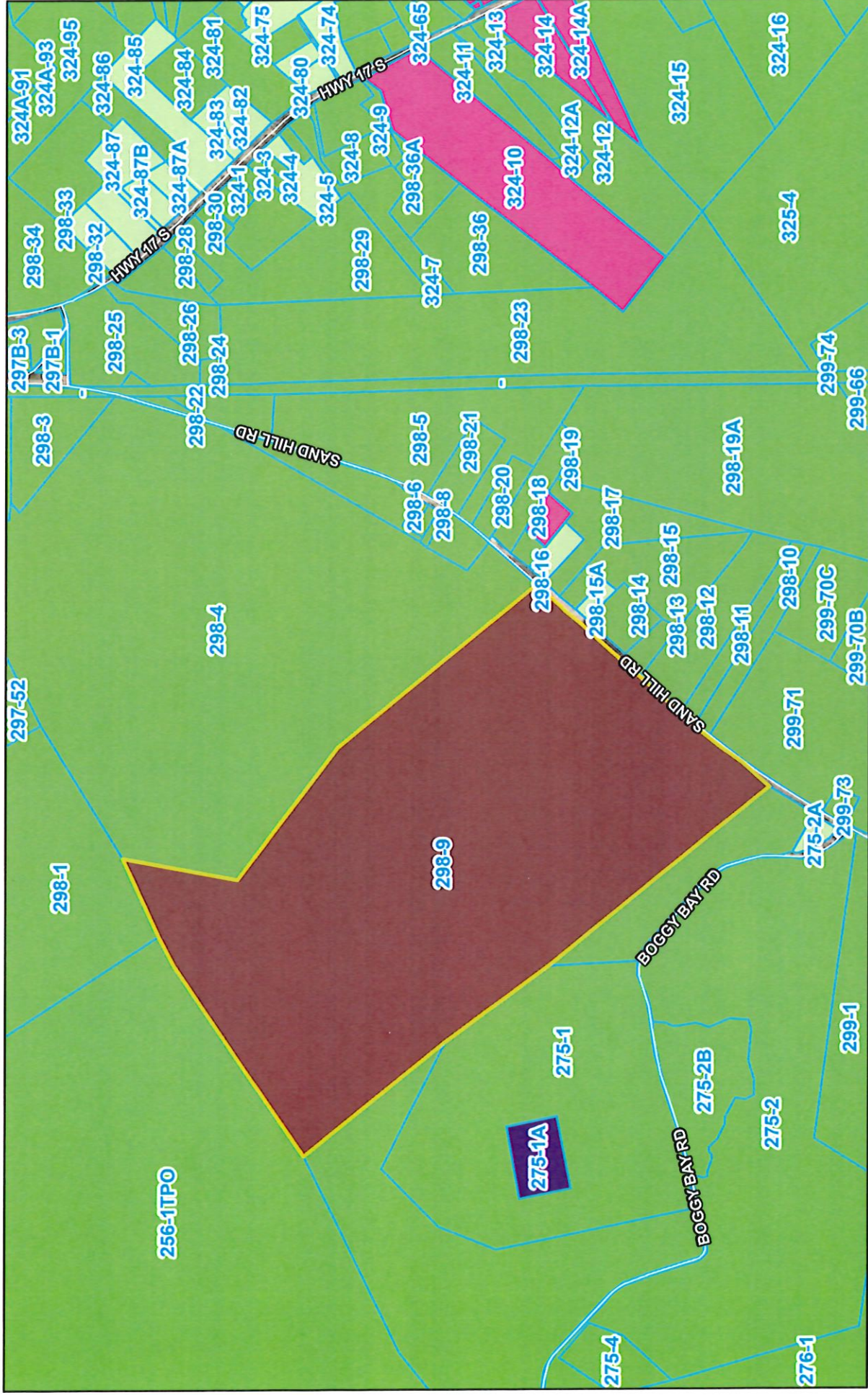


Roads Parcels Citations

Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

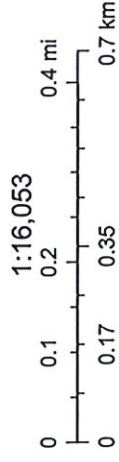


298-9



8/29/2025

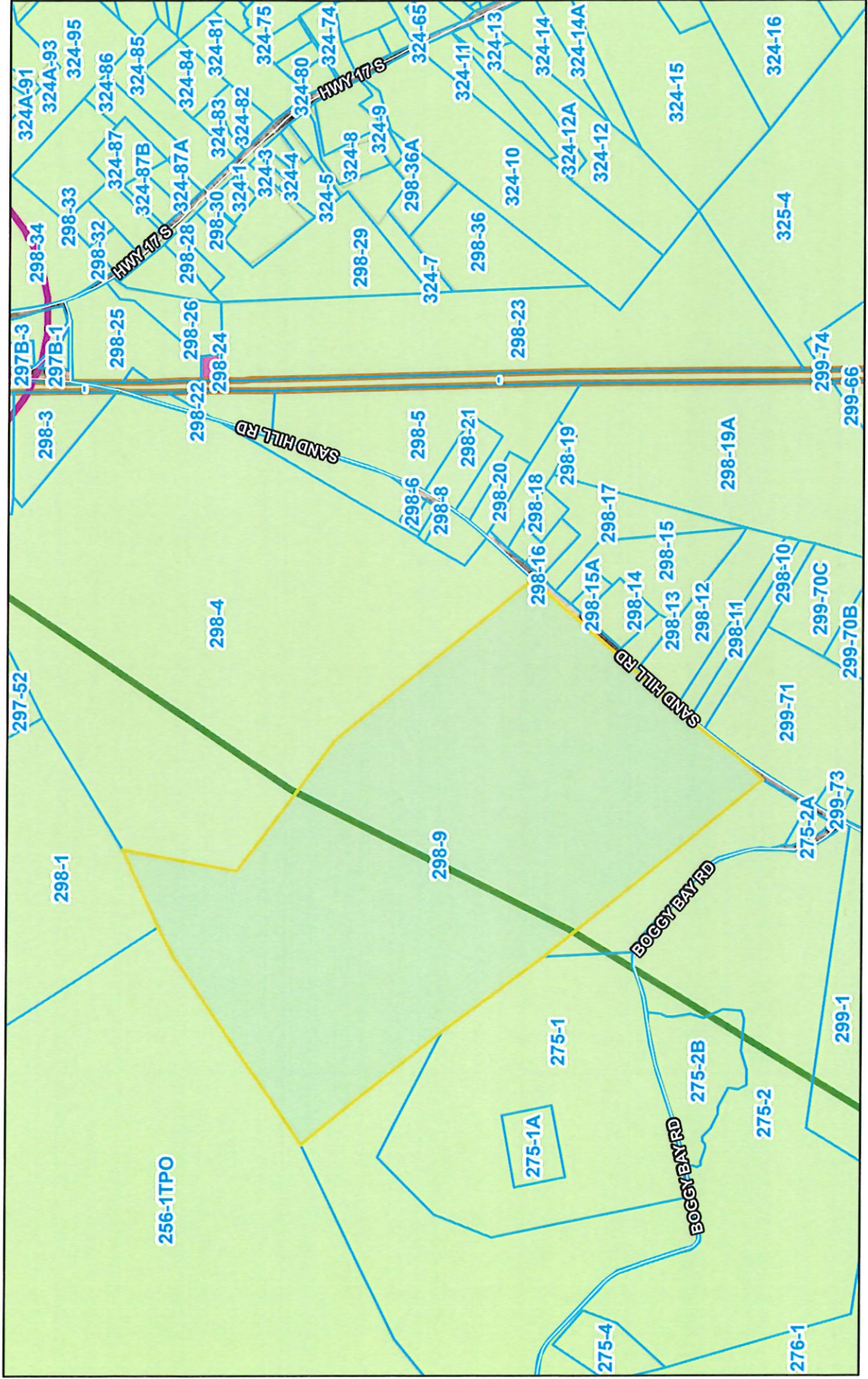
1:16,053



- Roads**
- Parcels**
- Zoning**
  - AR-1
  - AR-2
  - I-1
  - PD-R
- Citations**

Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA





8/29/2025

Roads

Parcels

Character Areas

Conservation

Development-Suburban Node

Parks-Recreation

FLUM Areas

Agricultural-Residential

Assembly Area

Citations

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

1:16,053

Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA



# National Flood Hazard Layer FIRMette

81°24'12"W 32°15'37"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, AE, AH, VE, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

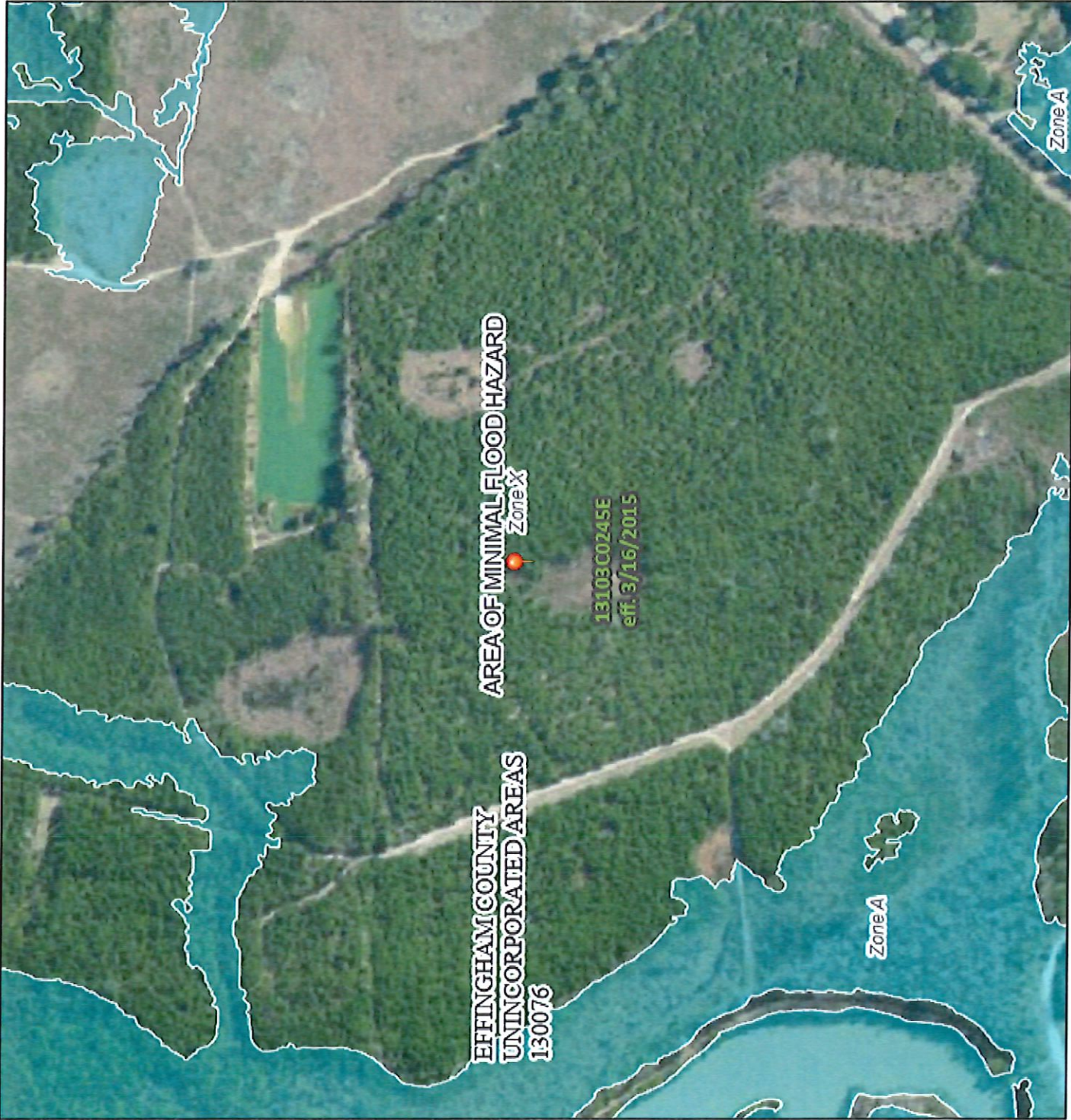
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/6/2024 at 9:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 1:6,000 Feet

81°23'50"W 32°15'6"N



# Hinely Tract Residential Planned Development (PD-R)

Submitted To:  
Effingham County



**July 2024**

***Revised August 2025***

Prepared By:  
Coleman Company, Inc.



***Hinely Tract Planned Development (PD-R)***

**TABLE OF CONTENTS**

<b>Article 5.15 – PD Planned Development District</b>	<b>1</b>
<b>Article 5.15 – Purpose</b>	<b>3</b>
<b>Article 5.15.1 – Eligibility Requirements</b>	<b>3</b>
<b>Article 5.15.2 – Procedure for Creating and Maintaining a PD District</b>	<b>4</b>
<b>Article 5.15.4 – Permitted Uses</b>	<b>6</b>
<b>Article 5.15.6 – Design Criteria and Development Standards</b>	<b>7</b>
<b>A. Minimum Lot Size and Zoning Requirements</b>	<b>8</b>
<b>B. Modification of Minimum Requirements</b>	<b>8</b>
<b>C. Common Open Space</b>	<b>8</b>
<b>D. Connectivity</b>	<b>11</b>
<b>E. Buffering</b>	<b>11</b>
<b>F. Site Lighting</b>	<b>11</b>
<b>G. Parking</b>	<b>12</b>
<b>H. Utilities</b>	<b>12</b>
<b>I. Offered Amenities</b>	<b>12</b>
<b>Exhibits</b>	
<b>Exhibit A – Minimum Architectural Requirements</b>	<b>13</b>
<b>Exhibit B – PD-R Boundary</b>	<b>16</b>
<b>Exhibit C – Property Legal Description</b>	<b>17</b>
<b>Exhibit D – PD-R County Utilities Conceptual Plan</b>	<b>18</b>
<b>Exhibit E – PD-R Onsite Utilities Conceptual Plan</b>	<b>19</b>

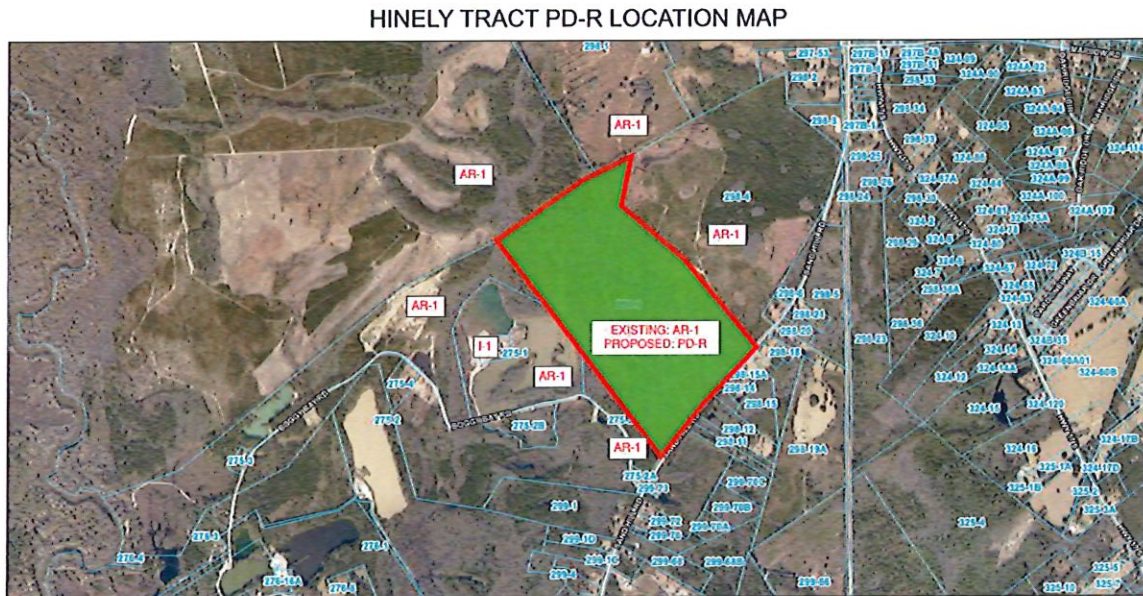
## *Hinely Tract Planned Development (PD-R)*

### **Article 5.15**

#### **PD Planned Development District**

This text and these tables and figures are included to meet the filing requirements of Article 5.15, Effingham County Zoning Ordinance.

**Figure 1. Hinely Tract Residential Planned Development District (PD-R)**

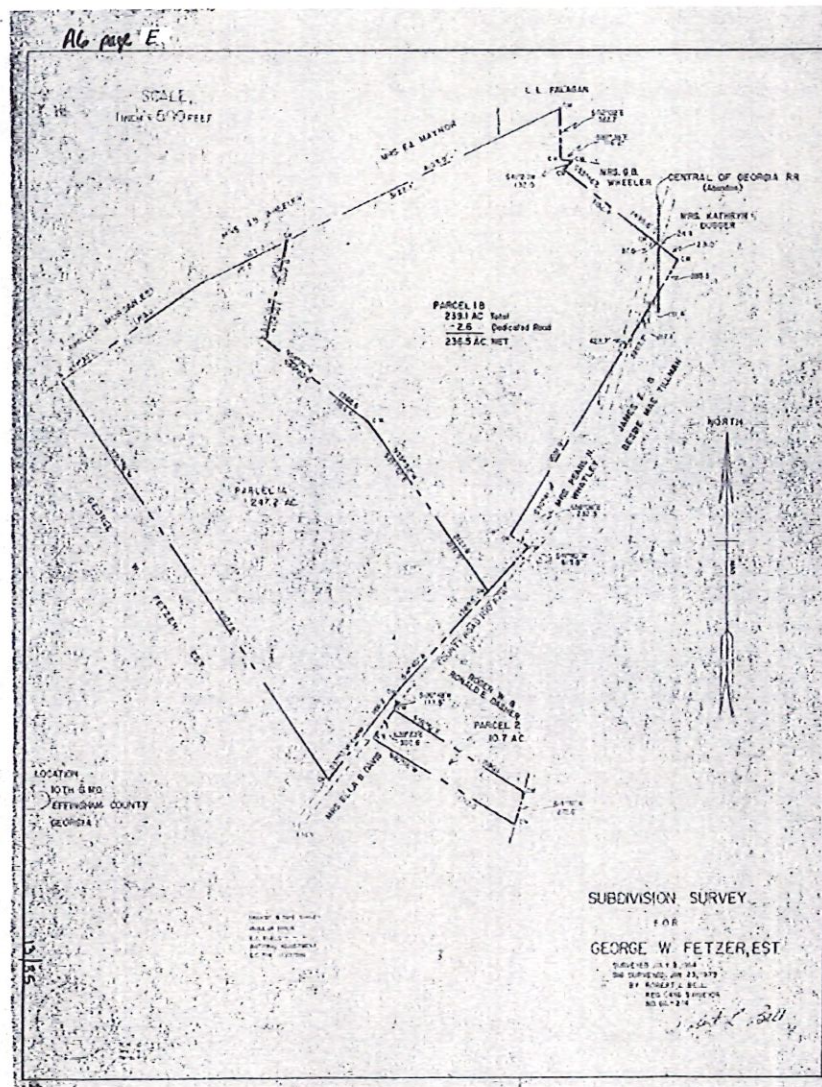




## Hinley Tract Planned Development (PD-R)

The Hinley Tract Planned Development (PD-R) is located on Sand Hill Road in Effingham County, Georgia, consisting of Parcel Identification Number 02980009. The current usage of the property is vacant/undeveloped. The parcel consists of approximately 247.20 acres and is currently zoned Effingham County AR-1 (Agricultural). A boundary survey retrieved from the Effingham County Superior Courthouse is attached below. A larger copy, along with a legal description, is also attached.

Figure 2. Hinley Tract PD-R Boundary Exhibit



## ***Hinely Tract Planned Development (PD-R)***

### **Article 5.15 - Purpose**

A rezoning to PD-R, as allowed under Article 5.15, of the Effingham County Zoning Ordinance, is necessary to allow the uses, mixture of uses, and development standards which will govern the development of the property. Development, as proposed herein, goes “hand in hand” with the purpose statement of Article 5.15.7.5 Residential (PD-R), which states:

*Characteristics and intent: It is the intent of this ordinance that the PD-R district may be applied to any residential area where the developer wishes to apply use regulations or controls more restrictive than those required by other residential districts in this ordinance.*

*Special requirements: In addition to other information required elsewhere in this section for submission of a PD district, applications for PD-R districts shall be accompanied by any additional restrictions, limitations, conditions, plans, easements, rights, or privileges beyond those normally required in a residential district in this ordinance, which the developer proposes for application to this proposed PD district.*

### **Article 5.15.1 – Eligibility Requirements**

#### **1. Size**

The PD-R meets the minimum required site size of 20 acres for an all residential type. The total acreage of the Hinely Tract is 247.2 acres.

#### **2. The site must have a minimum width, between any two opposite boundary lines of 300 linear feet and must adjoin or have direct, adequate access (as defined by the Highway Capacity Manual, most current edition), to at least one improved public road as shown on the county road classification map.**

The Hinely Tract PD-R minimum distance between two opposite property lines is 2500 linear feet and has direct access to Sandhill Road.

#### **3. There is hereby established the requirement that development projects, as determined by the planning board staff, will submit a development of regional impact report for review by staff.**

A DRI will be required as this PD-R proposes more than 125 new homesites in a non-metropolitan area.

#### **4. Ownership and Control**

The tract of land for the PUD application is in single ownership.



**Article 5.15.2 Procedure for creating and maintaining a PD district.**

**5.15.2.1** Any request pertaining to the establishment of a PD district shall be considered a proposal for amendment to the zoning ordinance and shall be processed in accordance with the regulations set forth in article IX of appendix C of the county code (hereafter appendix C), with regards to application requirements, county planning board review (hereafter planning board), and public hearings. All data set forth in appendix C, shall be submitted to the planning board, and subsequently forwarded to county board of commissioners (hereafter board of commissioners) with the recommendations of the planning board. If approved by the board of commissioners, the master plan shall be officially delineated on the zoning districts map and such plan and all information submitted in conjunction with the proposal, as amended, shall be adopted as planned development district. All further development shall conform to the standards adopted for the district, regardless of any changes in ownership. The violation of any provision of the master plan, as submitted and approved, shall constitute a violation of this ordinance. In any event, where it is determined by the board of commissioners that development of the PD district is not in accordance with the standards adopted for that district, the board of commissioners shall be empowered to amend the ordinance to place parts or all of the property in its prior zoning classification.

**5.15.2.2** Any substantial changes in the development of the district shall be treated as proposed amendments to the zoning ordinance and must be considered in accordance with the procedures set forth in article IX. For purposes of this subsection, substantial change shall be defined as an overall change in land use, change in acreage, a change in project intent, or a change in buffers along the project's external boundary. Minor changes will not be treated as a proposed amendment to the zoning ordinance and may be approved with authorization of the county manager and/or development services official. Minor changes for the purpose of this subsection shall be defined as changes in street access or alignment, changes in public or common areas, changes in building setbacks, or changes to buffers between internal components of the project. The development services official shall be responsible for determining whether a proposed change is substantial or minor. Substantial changes must be approved by planning board and county commission. Appeals based on hardship or an alleged misinterpretation of the ordinance by the development services official shall be processed in accordance with the procedures set forth in article IX of this ordinance.

**5.15.2.3** Only after the PD zoning has been approved by the board of commissioners, may the applicant submit a site plan for development, however, no building permit shall be issued for a PD district until a site plan conforming to the requirements set forth in appendix B, entitled subdivision regulations, found within the Effingham County Code, has been submitted to and approved by the board of commissioners.

### ***Hinely Tract Planned Development (PD-R)***

**5.15.2.4** No site plan approved by the board of commissioners shall be valid for a period longer than 12 months, unless within such period a preliminary plat is submitted pursuant to Appendix B of the Effingham County Code. The planning board may recommend to the board of commissioners to grant extensions not exceeding 12 months each upon written request of the original applicant if the application submitted is substantially the same as the initial application. However, the planning board, with approval of the board of commissioners, has the power in such cases to attach new conditions to its reapproval or disapproval of the reapplication. Where the application for reapproval contains changes which the zoning administrator concludes materially alter the initial application, he shall initiate a new site plan review procedure as stated herein.



## Hinley Tract Planned Development (PD-R)

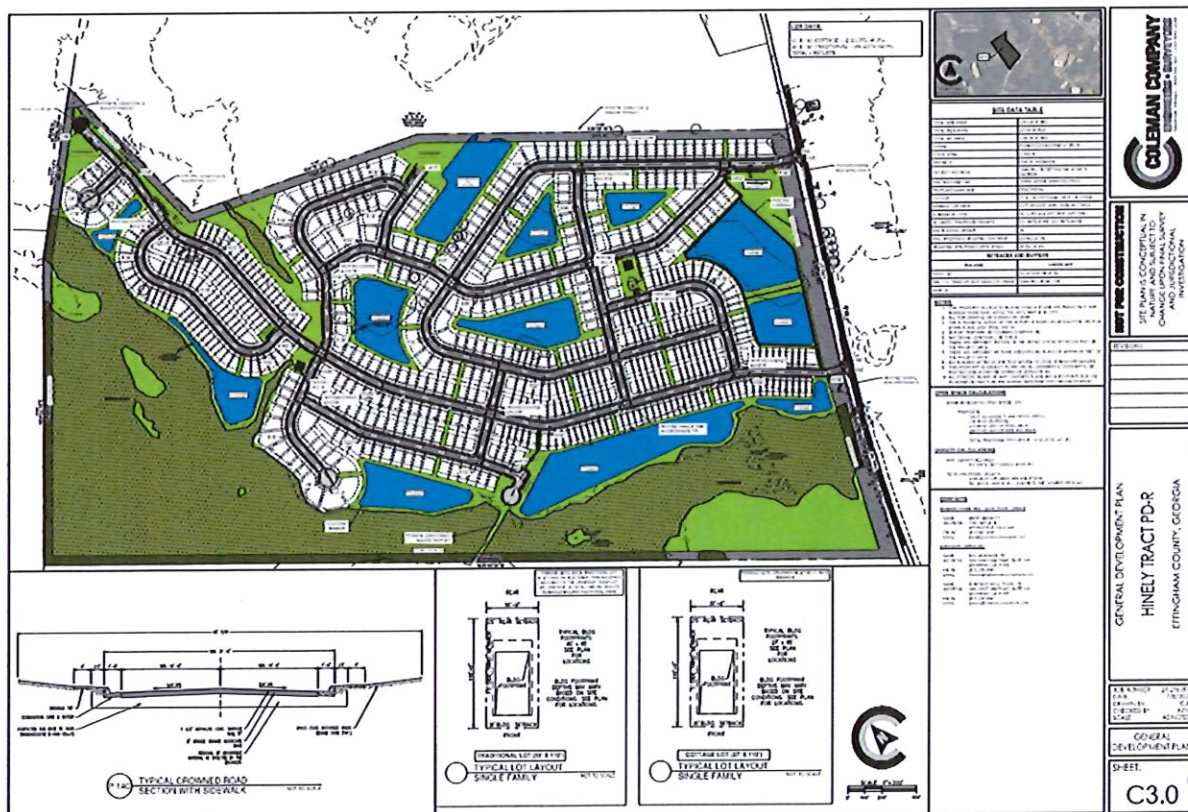
### Article 5.15.4 – Permitted Uses

The Hinley Tract PD-R has two (2) varying lot sizes as indicated on the “Conceptual Plan – Hinley Tract PUD” included below and attached. These lot sizes are:

- Detached Single Family Dwelling – 55'x110' (Traditional lots)
- Detached Single Family Dwelling – 37'x110' (Cottage Lots); the maximum allowable cottage lots for this development will be capped at 50% of the TOTAL lot count

Based on the utility service delivery method, there are two site plan options: one for onsite utilities and one for county utilities. The final option will be determined at the preliminary plat stage. See Section H for more information.

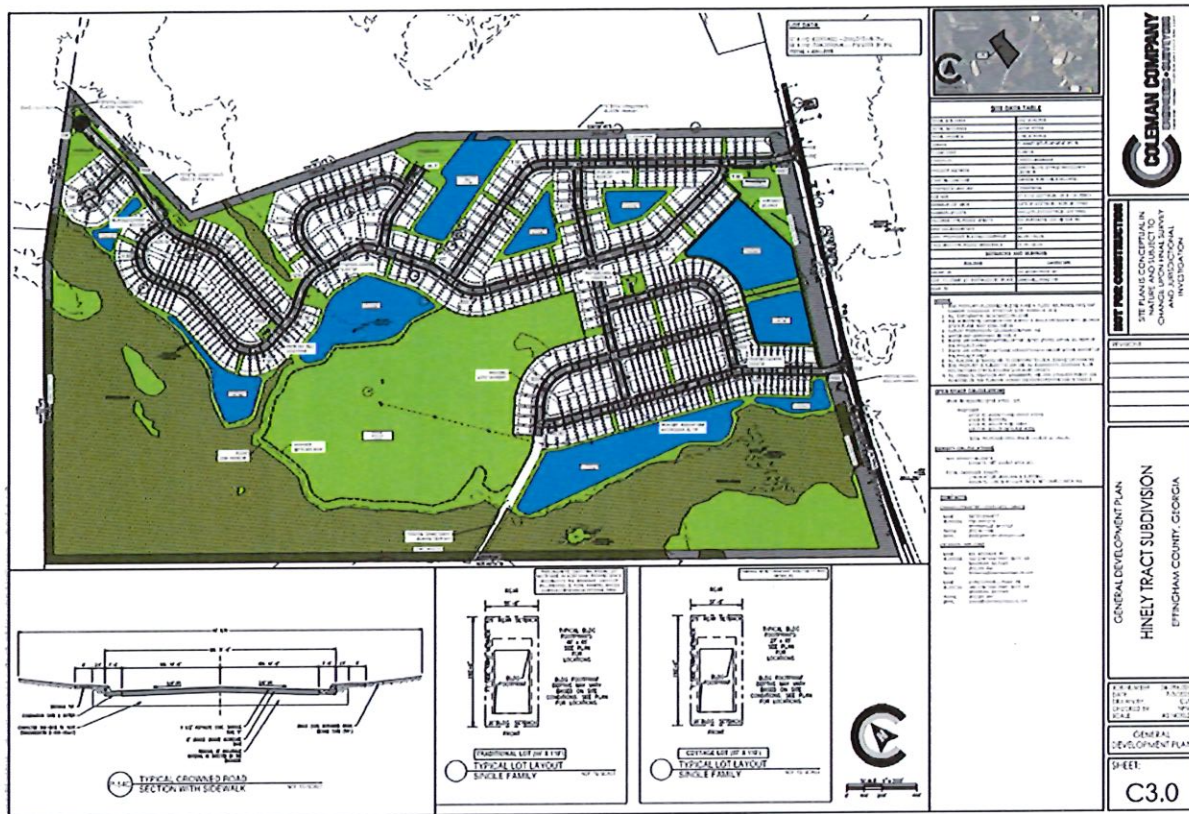
Figure 3a. Option 1: County Utilities Conceptual Plan of Hinley Tract





## Hinely Tract Planned Development (PD-R)

Figure 3b. Option 2: Onsite Utilities Conceptual Plan of Hinely Tract



### Article 5.15.6 – Design Criteria and Development Standards

In all PD districts, the general provisions set forth in appendix B shall govern unless relief is granted by the planning board and the board of commissioners.

Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, parcel sizes, street patterns, and land use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged. Common open space shall be at least 20 percent of the overall site. In a PD-R, no more than 50 percent of required common open space shall be unbuildable land.

## ***Hinely Tract Planned Development (PD-R)***

### **A. Minimum Lot Size and Zoning Requirements (Basis for PD-R)**

Land Use Type	Max. Density	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Setbacks (FT)	Max. Building Height (FT)	Max. Building Coverage (%)
Detached Single Family R-5	5 units per net acre	6,600	50	Front: 15 Rear: 25 Side (interior): 7.5 Side (street): 15	35	45

### **B. Modification of Minimum Requirements**

For the Option 1 (county utilities) of the PD-R, the overall allowed density shall not exceed 580 units (3.5 dwelling units per net acre) on 166.58 net usable acres which is less dense than the maximum allowed in current residential zoning (5.0 dwelling units per acre).

For the Option 2 (onsite utilities) of the PD-R, the overall allowed density shall not exceed 498 units (3.0 dwelling units per net acre) on 166.58 net usable acres which is less dense than the maximum allowed in current residential zoning (5.0 dwelling units per acre).

The number of cottage lots will be capped at 50% of the total lot count in the development. In the Detached Single-Family requirements, a reduction in the lot width, area, and side setback is being requested. Modifications to the minimum standards for Detached Single Family units are as follows:

#### **Detached Single Family**

1. Lot Size = 37' x 110' (Cottage Lots)
  - Lot Width = 37 ft
  - Lot Area = 4,070 SF
  - Setbacks = 20' front, 5' side, 15' street, 25' rear
2. Lot Size: 55' x 110' (Traditional Lots)
  - Lot Width = 55 ft
  - Lot Area = 6,050 SF
  - Setbacks = 20' front, 7.5' side, 15' street, 25' rear

### **C. Common Open Space**

For purposes of the PD-R requirements, "common open space" is defined as an area of land, wetlands or water, or a combination of land, wetlands, and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the public. Common open space may contain accessory structures and



## ***Hinely Tract Planned Development (PD-R)***

improvements necessary or desirable for educational, noncommercial, recreational, or cultural uses. A variety of open space and recreational areas is encouraged such as: children's informal play areas in close proximity to neighborhoods or dwelling unit clusters; formal parks, picnic - areas and playgrounds; pathways and trails; scenic open areas and communal, noncommercial recreation facilities; and natural conservation areas.

### **PROJECT TOTALS**

Property area:	247.20 ac
Wetland area:	61.54 ac
Uplands area:	185.66 ac
Net usable area: (minus buffers)	166.58 ac

Minimum required common open space = 49.44 AC (20.0% Total Land Area)

### **Common Open Space Option 1 (County Utilities)**

Proposed = 102.22 Acres (41.4% of Total Property Area)

Amenity Areas:	5.34 AC
Park Area:	1.27 AC
HOA Common Area/Greenspace:	31.96 AC
Perimeter Buffers	19.08 AC
Pond Area (50% of 27.60 ac):	13.80 AC
Wetland Area (50% of 61.54 ac):	30.77 AC

### **Common Open Space Option 2 (Onsite Utilities)**

Proposed = 129.06 Acres (52.4% of Total Property Area)

Amenity Areas:	4.76 AC
Park Area:	0.75 AC
HOA Common Area/Greenspace:	61.99 AC
Perimeter Buffers	19.08 AC
Pond Area (50% of 24.50 ac):	12.25 AC
Wetland Area (50% of 61.54 ac):	30.77 AC

At a minimum, the following regulations shall apply to all common open space within a PD-R:

1. The area of common open space shall not be less than 20 percent of the overall site, no more than 50 percent of the required common open space shall be unbuildable land
2. All common open space shown on the final development plan must be reserved or dedicated by conveyance of title to a corporation, association, or other legal entity, by means of a restrictive covenant, easement or through other legal

### ***Hinely Tract Planned Development (PD-R)***

instruments. The terms of such legal instrument must include provisions guaranteeing the continued use in perpetuity of such open space for the purposes intended and for continuity of proper maintenance of those portions of the open space requiring maintenance.

3. The open space shall meet the following minimum dimensions, contiguity, and connectivity requirements:
  - a. The required open space shall be centrally located, along the street frontage of the development to protect or enhance views, located to preserve significant natural features, adjacent to dwellings, and/or located to interconnect other open spaces throughout the development or on contiguous properties.
  - b. Required open space areas shall be of sufficient size and dimensions and located, configured, or designed in such a way as to achieve the applicable purposes of these regulations and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the rear yard of those lots abutting it.
  - c. If the site contains a lake, stream or other body of water, the county may require that a portion of the required open space shall abut the body of water.
  - d. All required open space areas shall be configured so the open space is reasonably accessible to and usable by residents, visitors and other users of the development. The minimum size of a required open space area shall be 15,000 square feet; provided, however, that the required open space abutting a public street may be less than 15,000 square feet; and, further provided, that the Board of Commissioners, upon recommendation of the Planning Board, may approve other open space areas of less than 15,000 square feet if these areas are designed and established as pedestrian or bicycle paths or are otherwise determined to be open space reasonably usable by residents, visitors and other users of the development. The minimum average dimension of the required open space area shall be 100 feet.
  - e. Open space areas are encouraged to be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.
  - f. Grading in the open space shall be minimal, with the intent of preserving existing topography, trees and other natural features, where practical.
  - g. A sign, structure, or building may be erected within the required open space if it is determined to be accessory to recreation or conservation use or an entryway. These accessory structure(s) or building(s) shall not exceed, in the aggregate, one (1) percent of the open space area. Accessory structures or uses of a significantly different scale or character than present in abutting residential districts shall not be located near the boundary of the development if they may negatively impact the residential use of adjacent lands as determined by the planning commission. Pathways or sidewalks shall be exempt from this limitation.
  - h. The following areas shall not qualify as required common open space for



## ***Hinely Tract Planned Development (PD-R)***

the purposes of this section.

- i. The area within any public street right-of-way.
  - ii. The area within private road easements.
  - iii. The area within a subdivision lot.
  - iv. Land within any required yard or setback area.
  - v. Parking and loading areas.
  - vi. Fifty percent of any easement for overhead utility lines.
  - vii. Fifty percent of any steep slopes (12 percent or over).
4. Fifty percent of all lakes, streams, detention ponds, wetlands or floodplains that are not generally accessible within the development. Accessible shall mean that the feature is bordered by a substantial open space area, park, playground, pathway or reasonable means of access for enjoyment of all owners, visitors or others, in which case the total area may qualify as required common open space. Timber Trails shall qualify as affording connectivity of PUD to the common open space.

### **D. Connectivity**

Pathways for bicycles and pedestrians shall be incorporated throughout the PD-R and along all perimeter streets to ensure connectivity between uses and with the public right-of-way. Pathways and sidewalks shall be constructed in accordance with the County Design Guidelines.

A traffic study has been completed for this development. The study identified that left and right turn lanes would be warranted for both entrances onto Sandhill Road. The Developer has committed to installing these improvements.

There are multiple opportunities to provide connectivity to adjacent properties; these locations will be identified on the Preliminary Plat, prior to land disturbance permits.

### **E. Buffering**

The development will have a 50' perimeter undisturbed buffer to adjacent properties. Additionally, the site will have a 100' undisturbed buffer along the Sandhill Road frontage. Lots shall not back up to this buffer along Sandhill Road. All undisturbed buffers will be allowed to grow naturally to keep the natural aesthetic of the Sandhill Road Corridor.

### **F. Site Lighting**

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind. Downcasting and shades must be used to keep lighting impacts from affecting adjacent properties.



## ***Hinely Tract Planned Development (PD-R)***

### **G. Parking**

Adequate parking facilities are a focal point of this development. Per County standards, the pavement width will be increased to 28' to allow traffic to flow if on-street parking occurs. Traditional lots will be offered with (3) off-street parking spaces per lot. The parking spaces include garages, driveway, and an additional parking pad adjoined to each driveway. Cottage lots will offer a 17' wide (minimum) driveway width for additional parking opportunities. Overflow (parallel) parking will be offered in designated areas around the subdivision. Community amenity areas will also have off-street parking for residents and guests.

### **H. Utilities**

Water and sewer facilities will either be provided through a private community system (onsite utilities) or through Effingham County utilities. Domestic and fire protection water service will be provided through a GA EPD approved well and distribution system. The sanitary sewer system method will vary depending on the option:

#### Option 1 (County Sewer)

- Gravity conveyance to an approved lift station (on Hinely Tract) that will convey wastewater through future, extended municipal county sewer, eventually connecting into a future regional lift station North of the proposed property, up Sand Hill Rd in Marlow.

#### Option 2 (Onsite Sewer)

- Pressured conveyance through the site to a GA EPD approved onsite Land Application System (LAS) for treatment disposal.

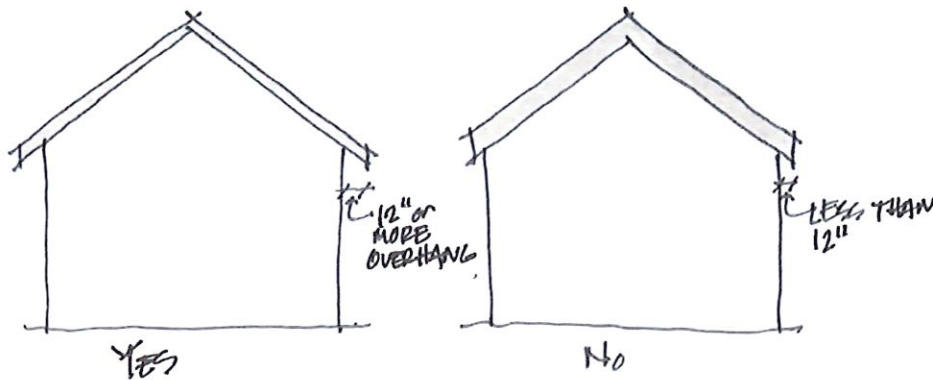
### **I. Offered Amenities**

- Pool/clubhouse
- Playground
- Pocket parks (w/ benches)
- Dog park
- Walking trails around some ponds
- Overflow parking areas
- Open fields for play

## ***Hinely Tract Planned Development (PD-R)***

### **Exhibit A – Minimum Architectural Requirements**

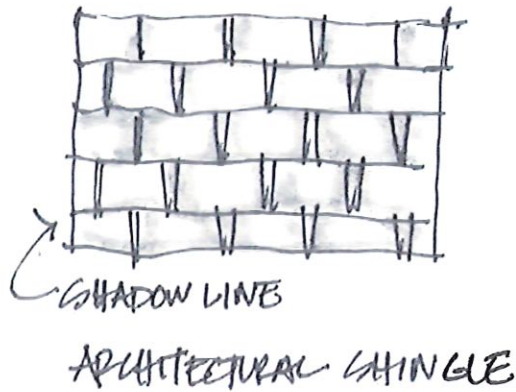
1. Variety of housing types:
  - a. Single family front loaded – 1 and 2 story
2. Minimum 12" roof overhang



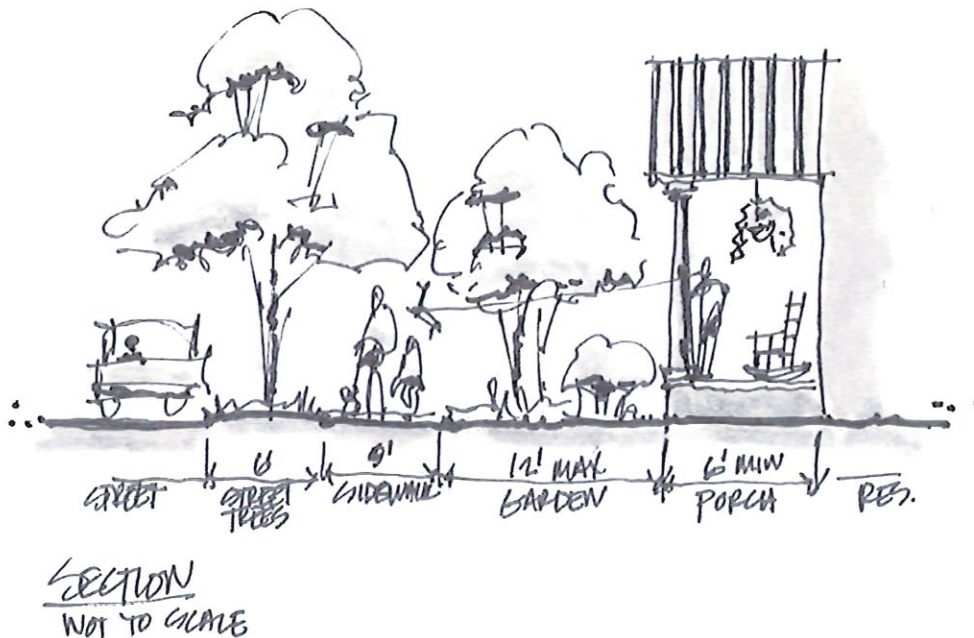
3. Siding
  - a. Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone; manufactured stone including imitation field stone, marble terrazzo, and other similar materials.
  - b. Manufactured finish stone; and wood, cement plank, fiber plank, traditional three coat stucco or other materials of like appearance.
  - c. Vinyl thicker than 0.40mm
    - i. In addition, any time vinyl siding is used, the front elevation must contain a minimum of 2 vinyl siding profiles from the list below:
      1. Clapboard
      2. Dutchlap
      3. Beaded
      4. Vertical
      5. Shake Vinyl Siding
      6. Shingle and Scallop Vinyl Siding
      7. Log Siding

## Hinely Tract Planned Development (PD-R)

### 4. Architectural shingles

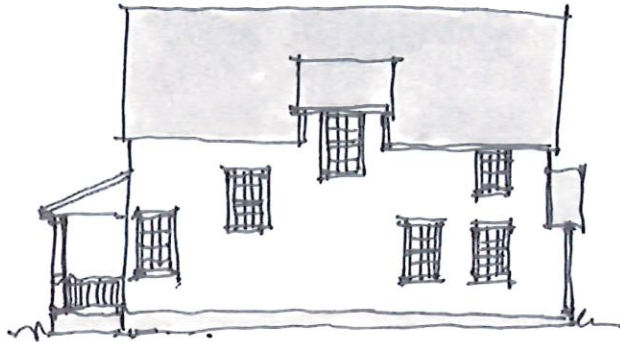


### 5. Front porches, when used, shall have a minimum depth of 6'



6. Side elevations of homes that are abutting street intersections shall not be blank walls, but shall include windows and trim consistent with front elevation or a landscape screening and/or buffer.

***Hinely Tract Planned Development (PD-R)***



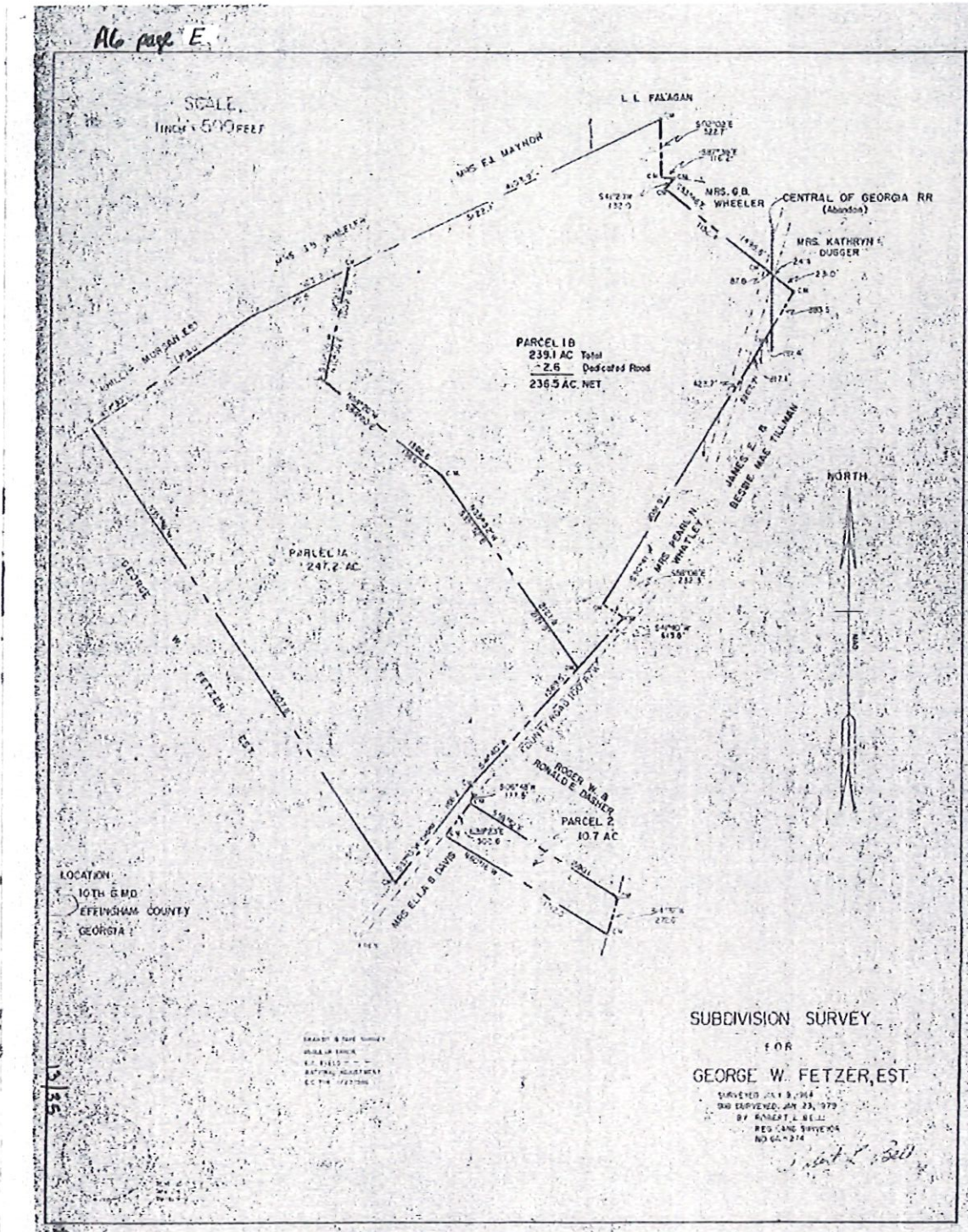
**SIDE ELEVATION**

7. Minimum first floor ceiling height of 9' on one story homes.
8. Identical elevations or colors of homes shall not be allowed within three homes of one another.
9. Side yards require buffering of condenser and other mechanical equipment.



# Hinely Tract Planned Development (PD-R)

## Exhibit B – PD-R Boundary





## ***Hinely Tract Planned Development (PD-R)***

### **Exhibit C – Property Legal Description**

#### LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

ALL that certain tract of parcel of land situate, lying and being in the 1559<sup>th</sup> G.M. District of Effingham County, Georgia, containing of One Hundred (100) acres, more or less, being bounded on the north by a paved county public access road across which are lands of the Estate of Mrs. Evalina F. Dasher; on the east by Parcel "B" of the subdivision of the Home Place Estate land of W.R. Fetzer; on the south by lands of the Estate J.R. Heidt, lands of Paul W. Heidt, and lands of W.M. Conaway; and on the west by Georgia State Highway 17. Said tract of land being designated as Parcel "A" upon the map or plat of the subdivision of the Home Place Estate lands of W.R. Fetzer, according to survey made by Robert L. Bell, R.L.S., dated March 20, 1964, which plat is recorded in Map Book 3, page 131.

LESS AND EXCEPT, one (1) acre of said lands which was conveyed by deed from Mrs. Clyde F. Hinely to Glen Noel Conaway, which is recorded in Deed Book 333, page 552.

This being the same property conveyed by Deed of Assent from James Warren Hinely as Executor of the Last Will and Testament of William R. Hinely to James Warren Hinely, dated May 5, 2006, recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 1451, page 185.

ALSO, ALL that certain lot, tract or parcel of land situate, lying and being in the 10<sup>th</sup> G.M. District of Effingham County, Georgia, containing Two Hundred Forty-Seven and Two Tenths (247.2) acres, more or less, shown as Parcel 1A on the map hereinafter referred to. Said parcel of land being bounded on the northwest by lands of Phillip Morgan Estate and by lands of Mrs. G.B. Wheeler; on the northeast by 1B; on the southeast by a county public road; and on the southwest by land of George W. Fetzer Estate, according to a map of plat of a sub-survey made by Robert L. Bell, dated January 25, 1979, recorded in said Clerk's office in Plat Record Book 13, page 35.

This being the same property conveyed by Deed of Assent from James Warren Hinely as executor of the Last Will and Testament of William R. Hinely to James Warren Hinely, dated May 5, 2006, recorded in said Clerk's office in Deed Book 1451, page 183.

ALSO, ALL that certain lot or parcel of land situate, lying and being in the 1559<sup>th</sup> G.M. District of Effingham County, Georgia, shown as Parcel Two (2), on the map or plat hereinafter referred to, containing Ninety-Two and Five Tenths (92.5) acres, more or less, being bounded on the north by lands of Helena P. Woods; on the southeast by lands of Mrs. Harriet E. Davis Estate; on the southwest by the Ogeechee River; and on the northwest by Parcel 1, according to a map or plat made by Robert L. Bell, R.L.S., dated December 29, 1978, recorded in Plat Record Book 13, page 48, in the office of the Clerk of the Superior Court of Effingham County, Georgia.

This being the same property conveyed by deed from Clyde F. Hinely and J. Ray Hinely to James Warren Hinely, dated January 5, 1982, recorded in said Clerk's office in Deed Book 203, page 534.

*Hinely Tract Planned Development (PD-R)*

**Exhibit D – PD-R County Utilities Conceptual Plan**



Option 1 (County Utilities)



37'-0"

25' REAR SETBACK

5' SIDE SETBACK

20' BLDG SETBACK

FRONT

57'-0"

27' x 37'

TYPICAL BLDG FOOTPRINTS:  
27' x 37' BLDG  
FOR LOCATIONS

BLDG FOOTPRINTS  
BASED ON SETBACKS  
FOR LOCATIONS

BLDG FOOTPRINTS  
MAY VARY  
BASED ON SETBACKS  
FOR LOCATIONS

COTTAGE LOT (D X TYP)

TYPICAL LOT LAYOUT  
SINGLE FAMILY

[illegible]



*Hinely Tract Planned Development (PD-R)*

**Exhibit E – PD-R Onsite Utilities Conceptual Plan**

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_  
ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_  
FAX \_\_\_\_\_  
E-MAIL \_\_\_\_\_

