

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: Bryant Ligon, BRD Land and Investment, GP

Applicant Email Address: bligon@coastalcdev.com

Phone # 919-801-0618

Applicant Mailing Address: 234 Kinsley Park Drive, Suite 110

City: Fort Mill State: SC Zip Code: 29715

Property Owner, if different from above: T and T 9G, LLC

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Wmcdonald@fwforstry.com

Phone # _____

Owner's Mailing Address: P.O. Box 295

City: Springfield State: GA Zip Code: 31329

Property Location: Midland Road

Proposed Road Access: Midland Road

Present Zoning of Property: AR-1 & I-1 Proposed Zoning: R-5 & R-3

Tax Map-Parcel # 03960062A00 Total Acres: 288.36 ac Acres to be Rezoned: R-5 = 271.36 ac
03960062 R-3 = 17.00 ac

Lot Characteristics: _____

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: To support the housing needs of south Effingham County.

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

North AR-1 South AR-1, AR-2, R-1 East AR-1 West AR-1

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

Vacant

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

No. The proposed development will have positive impact to the counties economy

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

The property will be developed Single Family Detached and Townhome Neighborhood with amenities, open space, and off street parking areas along with conservation areas.

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

To the north of the subject property the area is generally vacant undeveloped property. To the south there are several single family residential developments

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?

The proposed use fits the development pattern in the area along Hwy 30 and South Effingham County and will be compatible with the existing neighborhoods and development in the area.

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: _____

DocuSigned by:

530034AFBF83410...

Date 1/12/2023



County
Effingham
Georgia
Board of Commissioners

Completed Development Standards Submittal Form and Checklist
to be attached to applications to rezone to the
R-5: Single Family Traditional Neighborhood Design District.

Proposed Name of Project T&T Property

Name of Applicant/Agent Mr. Bryant Ligon, BRD Land and Investment, GP

Phone 919-801-0618 Email bligon@coastalcdev.com

Water provider Effingham Sewer provider Effingham Capacity letter included YES / NO

Tax map & parcel # 03960062A00 & 03960062

Total acreage of property 288.36 acres Acreage to be developed 168.77 acres

Current Zoning AR-1 & I-1 Proposed Zoning R-5 & R-3

Requirements to be shown on concept plan

Office Use	Applicant Use	
Planned Single-Family Home Communities – lot and building requirements		
	X	1. Maximum lot coverage is 45%
	X	2. Minimum lot size is 6,600sq. ft.
	X	3. Minimum lot width 50'
	X	4. Minimum front setback 15' Minimum side setback 7.5' (or 3', provided minimum separation of 15 feet is maintained) Minimum rear setback 25' Minimum side setback (street) 15'
	X	5. Common outdoor open space: 15% net usable acreage. Show proposed amenities & features (greenspace, pavilion, pool, path, etc.)
Subdivision Design Requirements – Roads, Curb & Gutter, Sidewalks, Buffers		
	X	1. Roads and ROW: -1a. Proposed road width 22' (no parking; show alley access to houses) -1b. Proposed road width 36' (show parking on both sides) -1c. Proposed road width 28' (show parking designated on one side only)
	X	2. Curb & Gutter, with min. 4' sidewalks
	X	3. Proposed lots platted parallel to arterial, collector, or local road right-of-way (see Appendix A) -3a. Show 20' landscaped strip and a residential street, with residential lot facing ROW -3b. Show 30' vegetative buffer, with rear yard facing ROW
	X	4. Two (2) off street parking spaces per dwelling PLUS one (1) space per five (5) dwelling unit overflow parking
Development Standards-Design Elements		
	X	1. Description of proposed exterior finish materials from <i>R-5 Single family Traditional Neighborhood design residential district, section 5.13.9a</i>
	X	2. Description of proposed design features from <i>R-5 Single family Traditional Neighborhood design residential district, section 5.13.9b</i> (totaling at least 4 points) ___ Dormers (functional or false) (1 point) ___ Gables (1 point) ___ Recessed entries (1 point) ___ Covered front porches, at least six (6) feet in depth (2 points) ___ Pillars or posts (1 point) ___ Two or more brick masonry pattern bond treatments (1 point) ___ Side or rear loaded garage or carport (3 points) ___ Bay windows (minimum twenty-four (24) inch projection) (1 point)
	X	3. Description of façade characteristics: - Proposed total of garage façade (maximum 40%) - Proposed front façade wall design (minimum 20% shall be windows and doors) - Proposed roof overhang (minimum 12 inches, excluding porches and patios)
	X	4. Description of proposed landscaping from <i>R-5 Single family Traditional Neighborhood design residential district, section 5.13.9f</i>

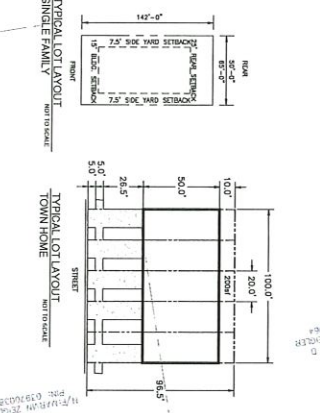


- NOTES:**
1. THE TOTAL NUMBER OF UNITS ON THIS SITE IS 179 UNITS.
 2. THE USE OF THIS SITE IS FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD.
 3. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE COUNTY OF EFFINGHAM TO INSTALL AND MAINTAIN A CUL-DE-SAC ROAD (VIA) TO ACCESS THE SITES FROM THE EXISTING ROAD NETWORK.
 4. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE COUNTY OF EFFINGHAM TO INSTALL AND MAINTAIN A CUL-DE-SAC ROAD (VIA) TO ACCESS THE SITES FROM THE EXISTING ROAD NETWORK.

PROPOSED LAND USES:

USE	LOT SIZE: 50' X 125'	LOT SIZE: 40' X 142'	PROPOSED DENSITY: 2.00/DAC	PROPOSED NUMBER OF UNITS
1. SINGLE-FAMILY TOWNHOMES	179	239		418
2. SINGLE-FAMILY RESIDENTIAL	179	239		418
TOTAL PROPOSED UNITS:				836

DEVELOPER INFORMATION:
 1500 N. LANTANA AVE
 SUITE 200
 DUBLIN, GA 31028
 404-477-7800
 WWW.T&TPROPERTY.COM



SITE DATA	
TOTAL AREA	11,931.48 SF
TOTAL BUILDING AREA (SQUARE)	61,716 SF
TOTAL PAVED AREA (SQUARE)	2,300 SQUARE
UNITS PER ACRE	7.0 UNITS/ACRE
LOT AREA	50' X 125' / 40' X 142'
UNITS PER ACRE	7.0 UNITS/ACRE
UNITS PER ACRE	7.0 UNITS/ACRE
UNITS PER ACRE	7.0 UNITS/ACRE

DEVELOPMENT REQUIREMENTS	
FRONT SETBACK	5' MINIMUM
REAR SETBACK	5' MINIMUM
LEFT SIDE SETBACK	5' MINIMUM
RIGHT SIDE SETBACK	5' MINIMUM
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	30'
MINIMUM LOT COVERAGE	40%
MINIMUM LOT WIDTH	30'

GENERAL NOTES	
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CONCEPTUAL PLAN

T & T PROPERTY

PREPARED FOR: COASTAL CORNERSTONE DEVELOPMENT

LOCATED IN EFFINGHAM COUNTY, GEORGIA

JOS SWANBERG: 22331
 DRAWN BY: 01/27/2013
 CHECKED BY: AS NOTED

SHEET: **CP1.0**

CONCEPTUAL PLAN

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

COLEMAN COMPANY
ENGINEERS • SURVEYORS

R-5 Finish and Facade:

Fiber Cement Siding



R-5 Design Elements

Dormers



Gables



Recessed entries



Covered front porches, at least six (6) feet in depth



R-5 Design Elements

Pillars or posts



Bay windows (minimum twenty-four (24) inch projection)



Side loaded garage or carport










396-62&62A



2/17/2023

1:31,598

Future Land Use - Plan Date 10/1/2019

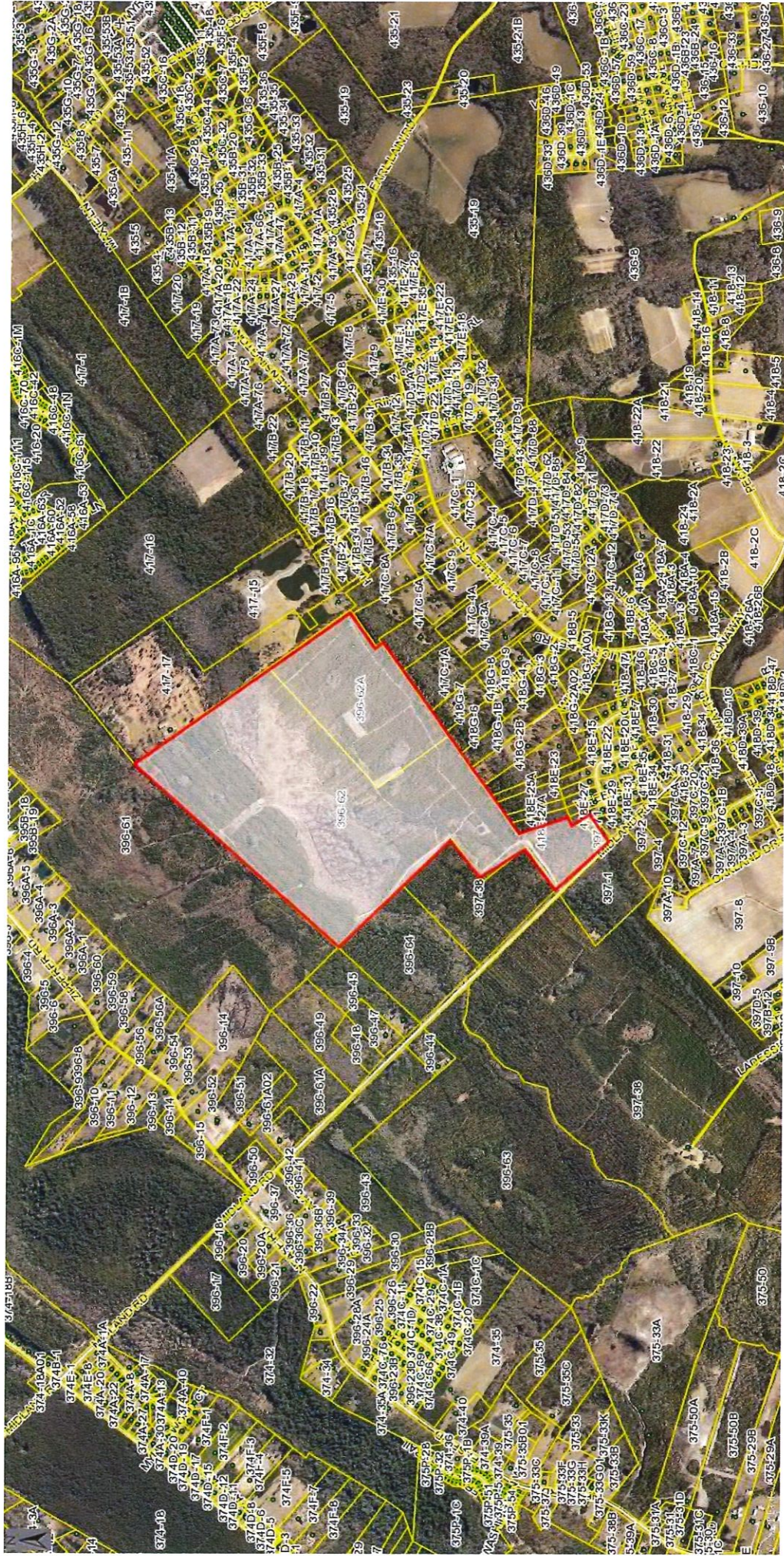
 Agriculture	 Residential
 Conservation/Recreation	 Transportation/Utilities
 Industrial	 Undeveloped
 Public/Institutional	
 Commercial	

Roads

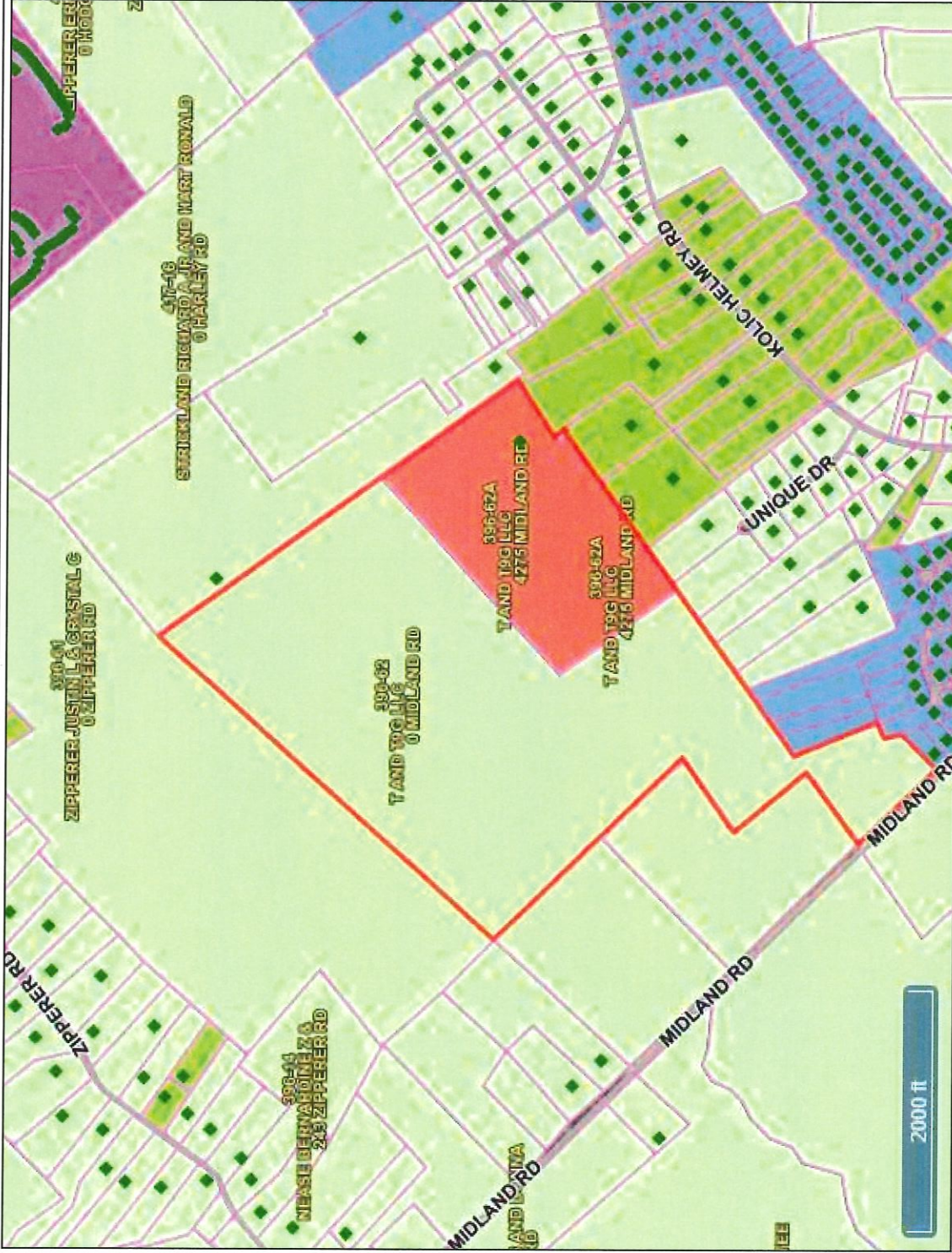
0 0.23 0.45 0.9 mi
0 0.35 0.7 1.4 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

396-62&62A



396-62&62A



- 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

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

18 Jan, 2023



2000 ft

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 **Bryant Ligon, BRD Land and Investment, GP – (Map # 396 Parcels # 62&62A)** from AR-1 & I-1 to R-5 & R-3 zoning.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
- No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- 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?
- No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- No? 7. Are nearby residents opposed to the proposed zoning change?
- No? 8. Do other conditions affect the property so as to support a decision against the proposal?

Deny

BKS

2/22/23

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DISAPPROVAL RET

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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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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

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APPROVAL _____

DISAPPROVAL

Of the rezoning request by applicant **Bryant Ligon, BRD Land and Investment, GP – (Map # 396 Parcels # 62&62A)** from AR-1 & I-1 to R-5 & R-3 zoning.

DB

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APPROVAL _____

DISAPPROVAL X

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1 single point of access