

Midland Sands Residential Planned Development (PD-R)

Prepared For:
BRD Land and Investment, GP

Submitted To:
Effingham County



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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. Midland Sands Residential Planned Development District (PD-R)



MIDLAND SANDS

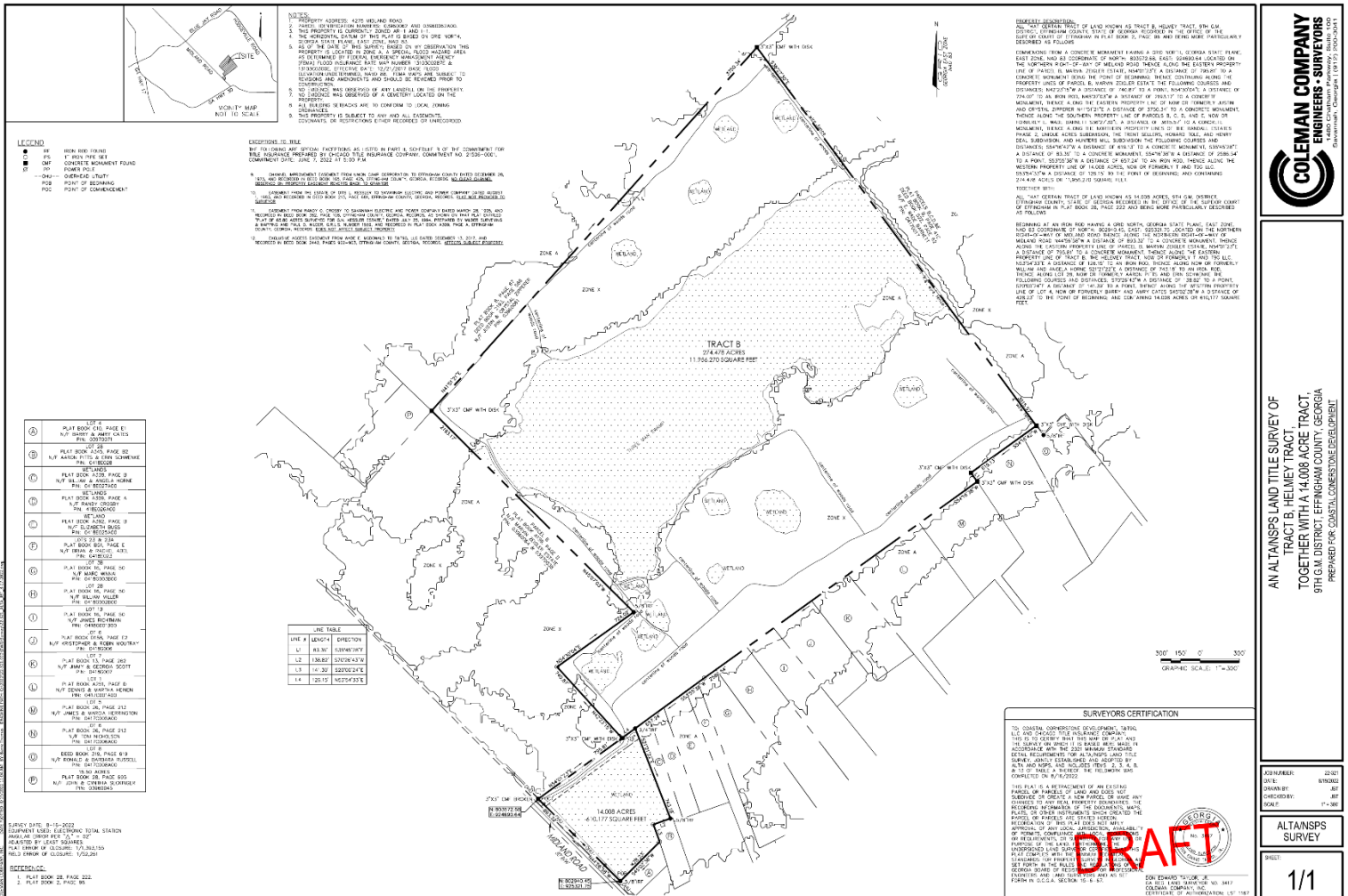
PARKS AND AMENITIES
EFFINGHAM GA
JUNE 2024



Midland Sands Planned Development (PD-R)

The Midland Sands Planned Development (PD-R) is located on Midland Road in Effingham County, Georgia, consisting of Parcel Identification Numbers 03960062 and 03960062A00. The current usage of the property is vacant/undeveloped. The parcel consists of approximately 288.50 acres and is currently zoned Effingham County AR-1 (Agricultural) and I-1 (Surface Mine). A boundary and ALTA survey of the property was completed in August 2022 and is shown below. A larger copy, along with a legal description, is also attached.

Figure 2. T&T PD-R Boundary Exhibit



Article 5.15 - Purpose

Midland Sands Planned Development (PD-R)

A zoning to PDR, 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 is 288.50 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 PD-R minimum distance between two opposite property lines is 743 linear feet and has direct access to Midland Road.

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

A DRI (DRI #3904) was previously submitted and completed for this property and will be updated accordingly to coincide with the PD-R.

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.

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

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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.

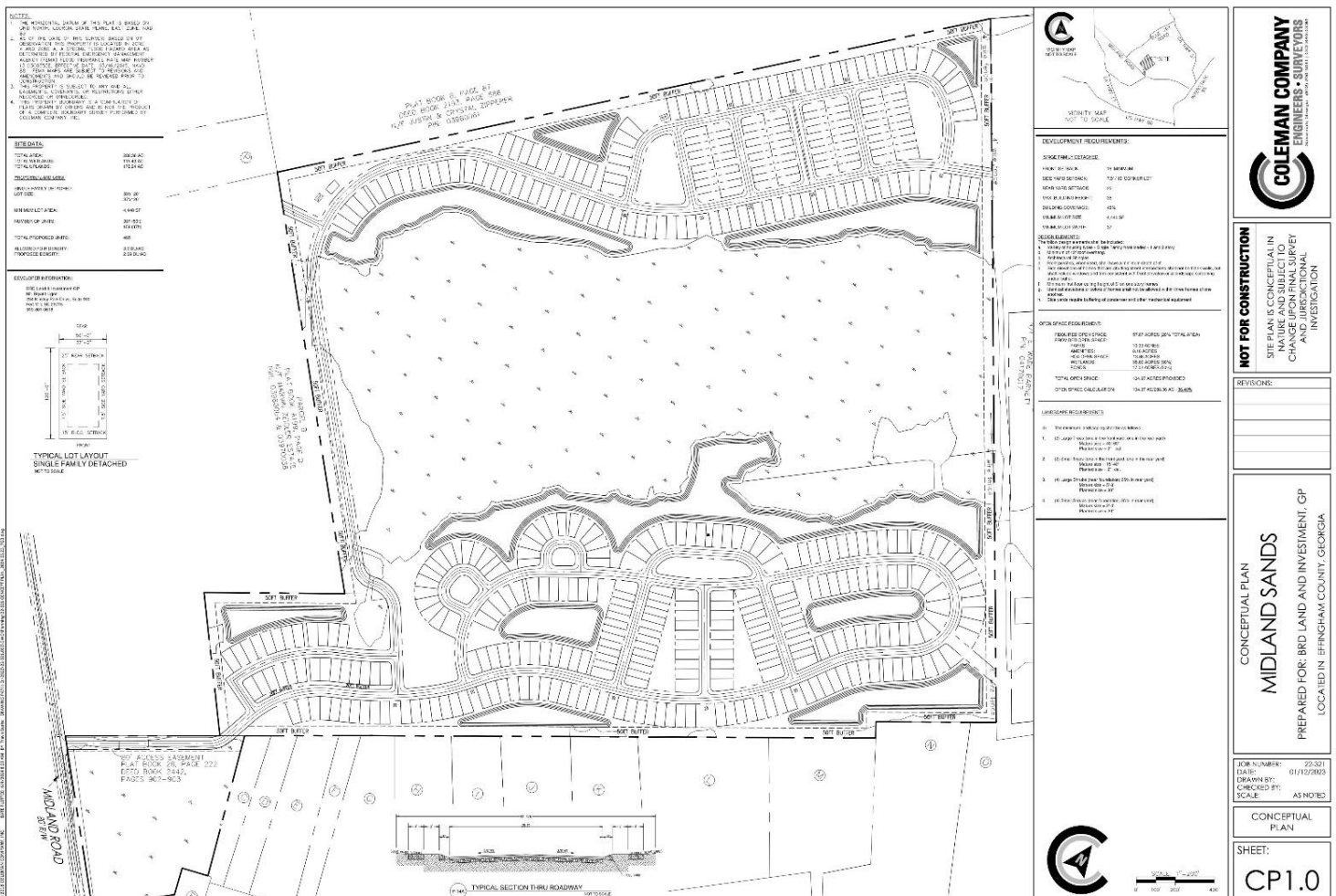
Article 5.14.4 – Permitted Uses

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

- Detached Single Family Dwelling – 50'x120'
- Detached Single Family Dwelling – 37'x120'

Figure 3. Conceptuel Plan – Midland Sands PD-R



Article 5.15.6 – Design Criteria and Development Standards

In all PD districts, the general provisions set forth in appendix B shall govern unless

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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.

A. Minimum Lot Size and Zoning Requirements

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 this PD-R the overall allowed density shall not exceed 465 units (2.69 dwelling units per acre) which is less dense than the maximum allowed in current residential zoning (5.0 dwelling units per acre). 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 = 37x120
 - Lot Width = 32 ft
 - Lot Area = 4,400 SF
 - (Max 35% of total lots)
2. Lot Size: 50x120
 - Lot Width = 50 ft
 - Lot Area = 6,000 SF

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

Midland Sands Planned Development (PD-R)

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 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.

MINIMUM REQUIRED COMMON OPEN SPACE = 57.67 Acres (20.0% Total Land Area)

PROPOSED COMMON OPEN SPACE = 104.97 Acres (36.40% Total Land Area)

Amenity Areas:	8.16 AC
Park Area:	10.33 AC
HOA Common Area:	13.86 AC
Pond Area (50%):	17.01 AC
Wetland Area (50%):	55.60 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 instrument. 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 dimension 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

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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 city council, upon recommendation of the planning commission, 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 a 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 to preserve 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 a 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 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 any 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 adjacent properties. Pathways and sidewalks shall be constructed in accordance with the City Design Guidelines.

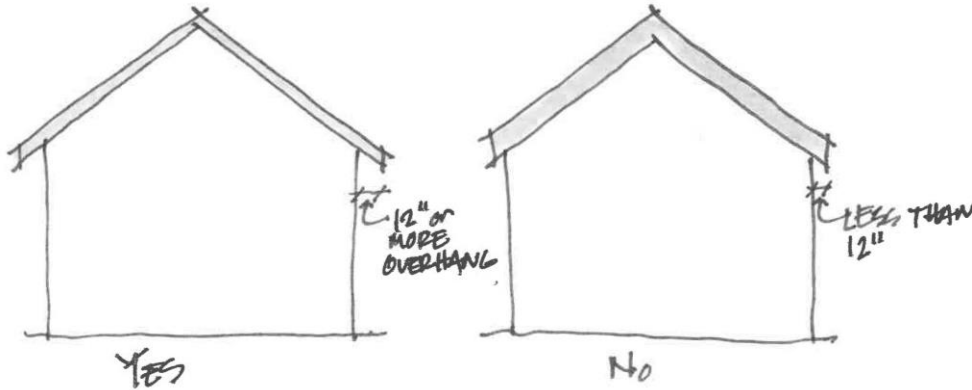
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E. Conditions

1. No CO's until roundabouts completed.
 2. No CO's until parkway is completed.
 3. Adding 2nd culvert under Midland Road.
 4. No more than 465 units total.
 5. No CO's until emergency access is acquired.
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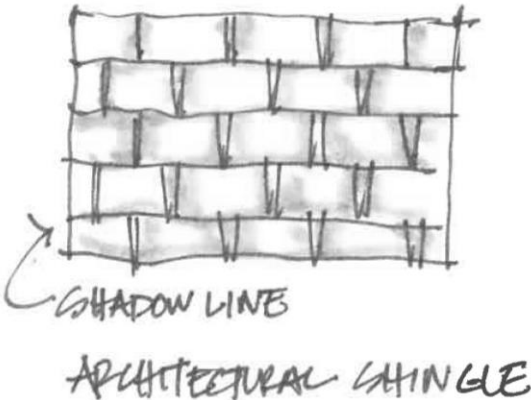
Exhibit A – Minimum Architectural Requirements

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

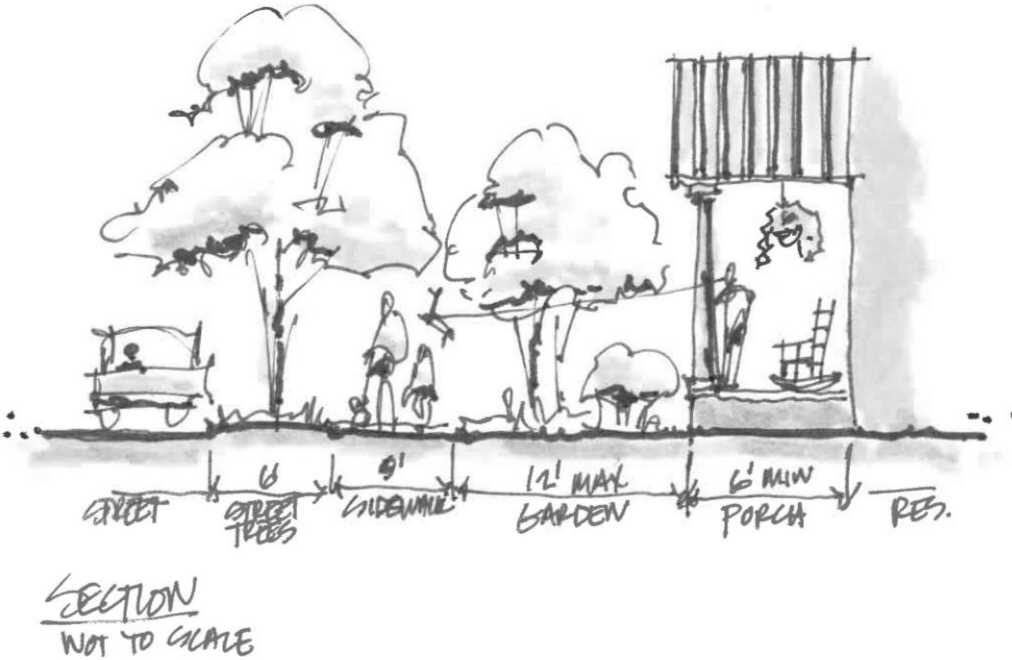


3. Siding
 - a. Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone; manufactured stone including imitation field stone, marble terrazzo, and other similar materials.
 - 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

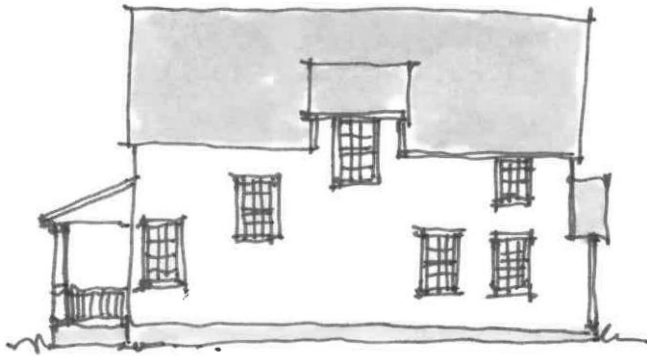
4. Architectural shingles



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.

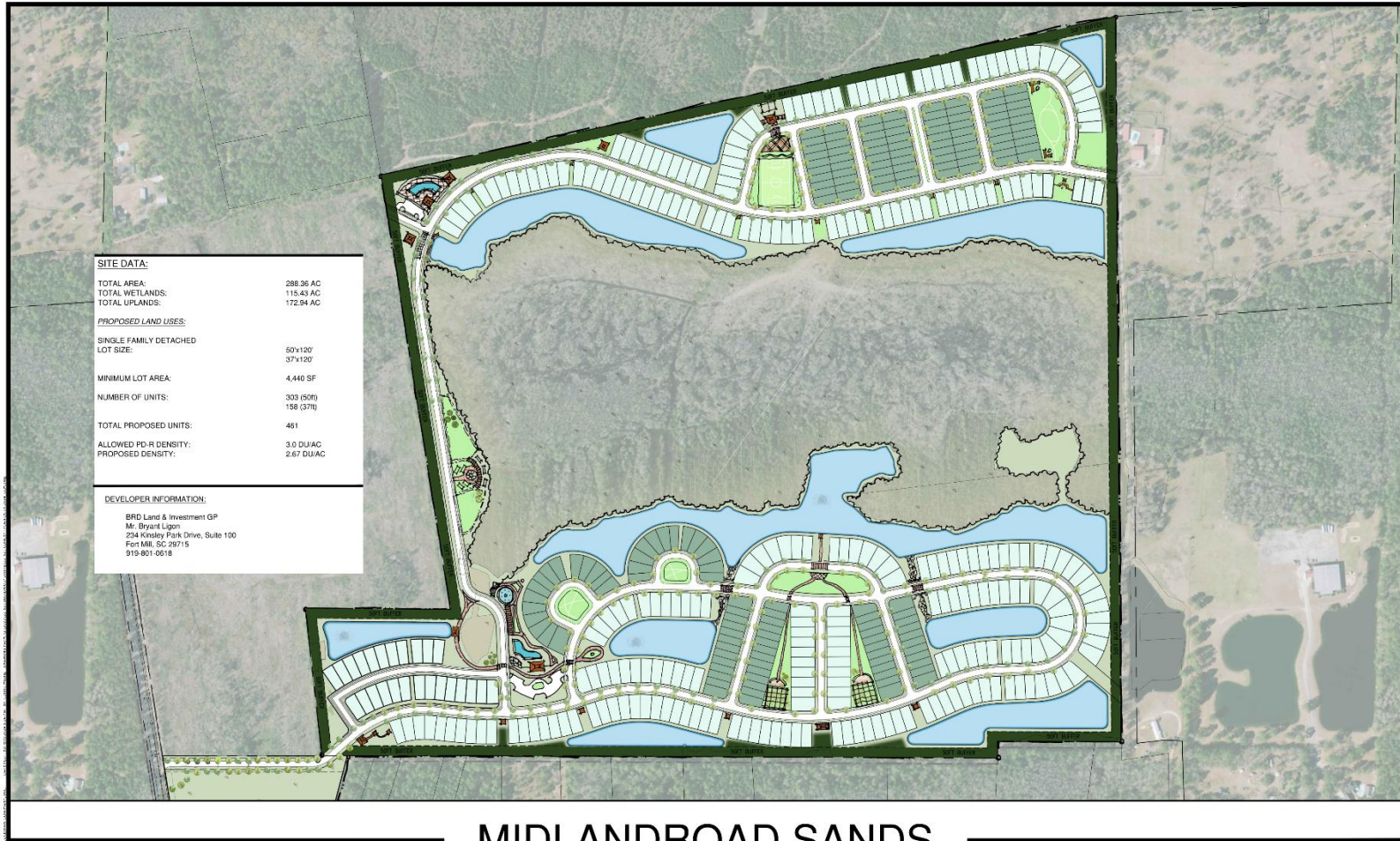


SIDE ELEVATION

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.

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Exhibit B – PD-R Boundary



MIDLANDROAD SANDS

CONCEPTUAL DESIGN PLAN
EFFINGHAM GA
JUNE 2024



Exhibit C – Property Legal Description

Midland Sands Planned Development (PD-R)

PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OF LAND KNOWN AS TRACT B, HELMEY TRACT, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA RECORDED IN THE OFFICE OF THE SUPEIOR COURT OF EFFINGHAM IN PLAT BOOK 2, PAGE 96 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING FROM A CONCRETE MONUMENT HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 803572.68, EAST: 924690.64 LOCATED ON THE NORTHERN RIGHT-OF-WAY OF MIDLAND ROAD THENCE ALONG THE EASTERN PROPERTY LINE OF PARCEL B, MARVIN ZEIGLER ESTATE, N54°01'23"E A DISTANCE OF 795.81' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE PROPERTY LINES OF PARCEL B, MARVIN ZEIGLER ESTATE THE FOLLOWING COURSES AND DISTANCES; N42°23'15"W A DISTANCE OF 740.87' TO A POINT, N54°30'04"E A DISTANCE OF 724.02' TO AN IRON ROD, N45°07'03"W A DISTANCE OF 2193.17' TO A CONCRETE MONUMENT, THENCE ALONG THE EASTERN PROPERTY LINE OF NOW OR FORMERLY JUSTIN AND CRYSTAL ZIPPERER N41°51'21"E A DISTANCE OF 3750.34' TO A CONCRETE MONUMENT, THENCE ALONG THE SOUTHERN PROPERTY LINE OF PARCELS B, C, D, AND E, NOW OR FORMERLY E. WADE BARNETT S36°27'30"E A DISTANCE OF 3615.57' TO A CONCRETE MONUMENT, THENCE ALONG THE NORTHERN PROPERTY LINES OF THE RANDALL ESTATES PHASE 2, UNIQUE ACRES SUBDIVISION, THE TRENT SELLERS, HOWARD TOLE, AND HENRY DEAL SUBDIVISION, AND HUNTERS MILL SUBDIVISION THE FOLLOWING COURSES AND DISTANCES; S54°16'42"W A DISTANCE OF 619.13' TO A CONCRETE MONUMENT, S35°45'28"E A DISTANCE OF 83.39' TO A CONCRETE MONUMENT, S54°16'38"W A DISTANCE OF 2586.54' TO A POINT, S53°55'38"W A DISTANCE OF 657.24' TO AN IRON ROD, THENCE ALONG THE WESTERN PROPERTY LINE OF 14.008 ACRES, NOW OR FORMERLY T AND T9G LLC. S53°54'33"W A DISTANCE OF 126.15' TO THE POINT OF BEGINNING; AND CONTAINING 274.478 ACRES OR 11,956,270 SQUARE FEET.

TOGETHER WITH:

ALL THAT CERTAIN TRACT OF LAND KNOWN AS 14.008 ACRES, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA RECORDED IN THE OFFICE OF THE SUPEIOR COURT OF EFFINGHAM IN PLAT BOOK 28, PAGE 222 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON ROD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 802940.45, EAST: 925321.75 LOCATED ON THE NORTHERN RIGHT-OF-WAY OF MIDLAND ROAD THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF MIDLAND ROAD N44°56'58"W A DISTANCE OF 893.32' TO A CONCRETE MONUMENT, THENCE ALONG THE EASTERN PROPERTY LINE OF PARCEL B, MARVIN ZEIGLER ESTATE, N54°01'23"E A DISTANCE OF 795.81' TO A CONCRETE MONUMENT, THENCE ALONG THE EASTERN PROPERTY LINE OF TRACT B, THE HELEMEY TRACT, NOW OR FORMERLY T AND T9G LLC. N53°54'33"E A DISTANCE OF 126.15' TO AN IRON ROD, THENCE ALONG NOW OR FORMERLY WILLIAM AND ANGELA HORNE S21°21'22"E A DISTANCE OF 743.18' TO AN IRON ROD, THENCE ALONG LOT 28, NOW OR FORMERLY AARON PITTS AND ERIN SCHWENKE THE FOLLOWING COURSES AND DISTANCES; S70°26'43"W A DISTANCE OF 138.82' TO A POINT, S20°00'24"E A DISTANCE OF 141.39' TO A POINT, THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 4, NOW OR FORMERLY BARRY AND AMRY CATES S45°02'38"W A DISTANCE OF 428.23' TO THE POINT OF BEGINNING; AND CONTAINING 14.008 ACRES OR 610,177 SQUARE FEET.

Exhibit D – PD-R Conceptual Plan



MIDLAND SANDS

PARKS AND AMENITIES
EFFINGHAM GA
JUNE 2024

