

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 11-15-22

Applicant/Agent: FETZER LAKES DEVELOPMENT, LLC (applicant) / Thomas & Hutton (agent)

Applicant Email Address: james@jamesdasher.com / hughes.m@tand.com

Phone # 912-663-6239

Applicant Mailing Address: 114 PENNY LANE, ,

City: GUYTON State: GA Zip Code: 31312

Property Owner, if different from above: Douglas Winwood Boykin and Peggy Ann Boykin Medaugh  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 0 Hodgeville Road & 2210 Hodgeville Road (Douglas Winwood Boykin),, 2084 Hodgeville Road & 2054

Proposed Road Access: Hodgeville Road (Peggy Ann Boykin Medaugh) -Effingham County, Georgia

Present Zoning of Property: AR-1 Proposed Zoning: PD-R

Tax Map-Parcel: SEE LIST IN PD TEXT Total Acres: 129 Acres to be Rezoned: 116

Lot Characteristics: PARTIALLY WOODED MOSTLY PASTURE LAND

**WATER**

**SEWER**

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: EFFINGHAM COUNTY WILL SERVE WATER AND SEWER VIA SYSTEM EXPANSIONS

Justification for Rezoning Amendment: SEE PD NARRATIVE

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

North AR-2 South R-1 East R-1 West AR-1 & R-1W

1. Describe the current use of the property you wish to rezone.  
VACANT AND/OR PASTURE LAND

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?  
NO

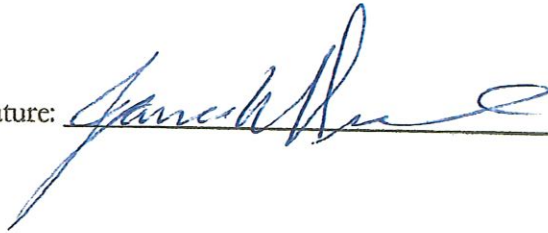
3. Describe the use that you propose to make of the land after rezoning.  
COVENANT CONTROLLED SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?  
LARGE AR LOTS TO THE NORTH AND WEST, RESIDENTIAL NEIGHBORHOODS IN R-1 TO THE EAST  
AND TO THE SOUTH.

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 PD AS PROPOSED WILL CREATE A HIGH QUALITY AND RESIDENTIAL DEVELOPMENT  
THAT WILL CONTINUE THE RESIDENTIAL LAND USE PATTERN ALONG THIS AREA OF HODGEVILLE ROAD.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?  
NO.

Applicant Signature:



Date

11/10/22

**ATTACHMENT B - OWNERSHIP CERTIFICATION**


I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

12-13-07, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 01708 page 0038.

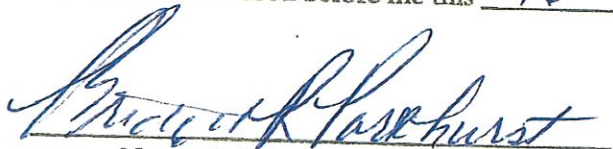
I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature   
Print Name PEGGY ANN MEDAUGH

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

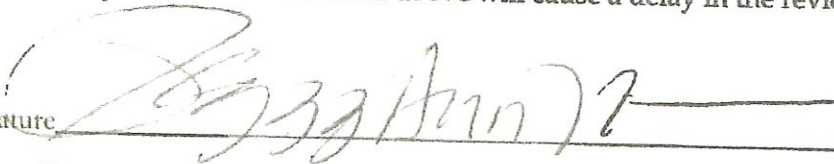
Sworn and subscribed before me this 16<sup>th</sup> day of Nov., 20 22.

  
Notary Public, State of Georgia

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 12-11-15, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2234 page 195-196.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature   
Print Name PEGGY ANN MEDAUGH

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Sworn and subscribed before me this 16<sup>th</sup> day of NOV., 20 22.

  
Notary Public, State of Georgia

**ATTACHMENT B - OWNERSHIP CERTIFICATION**


I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

2-9-05, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1232 page 041.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature   
Print Name PEGGY ANN MEDAUGH

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 16<sup>th</sup> day of NOV, 20 22.

  
Notary Public, State of Georgia

**AUTHORIZATION OF PROPERTY OWNER**

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

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

Name of Applicant/Agent: FETZER LAKES DEVELOPMENT, LLC (applicant) / Thomas & Hutton (agent)

Applicant/Agent Address: 114 PENNY LANE

City: GUYTON State: GA Zip Code: 31312

Phone: 912-663-6239 Email: james@jamesdasher.com / hughes.m@tand.com

Owner's signature 

Print Name PEGGY ANN MEDAUGH

Personally appeared before me Peggy Ann Medaugh (Owner print)

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

Sworn and subscribed before me this 16<sup>th</sup> day of NOV, 20 22.

  
Notary Public, State of Georgia

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 3-4-22, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book \_\_\_\_\_ page \_\_\_\_\_.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *Douglas Winwood Boykin Sr.*  
Print Name DOUGLAS WINWOOD BOYKIN, SR.

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Sworn and subscribed before me this 16<sup>th</sup> day of NOV., 20 22.

*Bridget R. Parkhurst*  
Notary Public, State of Georgia

**AUTHORIZATION OF PROPERTY OWNER**

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

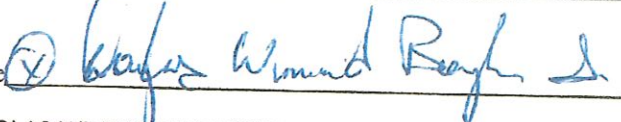
I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: FETZER LAKES DEVELOPMENT, LLC (applicant) / Thomas & Hutton (agent)

Applicant/Agent Address: 114 PENNY LANE

City: GUYTON State: GA Zip Code: 31312

Phone: 912-663-6239 Email: james@jamesdasher.com / hughes.m@tand.com

Owner's signature 

Print Name DOUGLAS WINWOOD BOYKIN, SR.

Personally appeared before me Douglas Winwood Boykin (Owner print)

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

Sworn and subscribed before me this 16<sup>th</sup> day of NOV., 20 22.

  
Notary Public, State of Georgia



## Katie Dunnigan

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**From:** Angela Theiss [angela.theiss2911@gmail.com]  
**Sent:** Thursday, December 15, 2022 11:46 AM  
**To:** Zoning Information  
**Cc:** Theiss, Brian  
**Subject:** EXTERNAL:Rezoning on Hodgeville Rd

This email is in response to the community notice of a rezoning application along Hodgeville Road. (Map #435 & Map #436). Thank you for the notice and recognition that rezoning affects all residents in the area.

I am writing to voice my concern for what this means to the immediate residential area and Effingham County as a whole.

- Traffic. #1 concern if you are leaving Effingham County to go to work on a weekday morning. I cannot even exit my neighborhood of Rabun Estates as the traffic line along Scuffletown Road is backed up from Pecan Lane all the way to Hodgeville Road. No doubt that these cars are trying to escape the already backed up Hodgeville Road & Noel Conaway Rd intersection. This is a huge problem.
- Emergency Vehicles. How on earth do emergency vehicles navigate around this morning traffic mess?
- Home Sales. In Nov 2021, homes in Effingham County were on the market for 17 days on average. In Nov 2022, the average is 56 days. (source: [rockethomes.com](https://www.rockethomes.com)). Home sales in our county are slowing down.
- Home value. Saturating a market when sales are already slowing will affect the value of all homes in our area. There are currently over 225 homes for sale in Effingham County.

I hope the Zoning Manager and the Planning Board will hear these concerns and respond accordingly.

Respectfully,

Angela Theiss

252 Veranda Avenue

\*\*\*\* This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. \*\*\*\*

## Katie Dunnigan

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**From:** Louis Manuel Jr. [mailto:louismanueljr@yahoo.com]  
**Sent:** Tuesday, December 13, 2022 12:08 PM  
**To:** Zoning Information; Roger Burdette  
**Cc:** Tiffany Manuel, Nana, Gramp  
**Subject:** EXTERNAL:Rezoning Application Maps # 435 & 436 / Meeting Dec. 19  
**Attachments:** Traffic 1.jpg; Traffic 2.jpg; Traffic 3.jpg; Traffic 4.jpg

Good afternoon-

I am writing this email to express my vehement opposition to the proposed rezoning for maps #435 & # 436 from Agricultural to Residential. I would take the opportunity to voice these concerns in person, but I am unable to attend the meeting on December 19th. It seems odd to me that a meeting this important would be scheduled for less than one week before Christmas.

My wife and I live in Rabun Estates and our property directly adjoins the land where the proposed subdivisions are going to be built 243 Veranda Ave / 436D-437. The proposed subdivision will have a substantial, negative impact on my property value. Furthermore, the additional traffic created by another subdivision will create more gridlock in the already miserable commute.

My house is less than one mile from Highway 30 and some mornings it takes me 20 minutes to get to Highway 30. Scuffletown Rd. and Pecan Lane are packed every morning with standstill traffic. I then have to sit in additional gridlock as I make my way into Chatham County. I am not sure when the last time anyone in the Planning & Zoning Department traveled near the Chatham County line during rush hour, but I can only assume it has not been anytime recently. I have attached some photos taken at 5:40 pm last night. This is of course in Chatham County, but the vast majority of these vehicles are traveling into South Effingham. Last night's commute was actually "light" compared to most nights, likely due to people being on vacation near the holidays. You will see all of the vehicles backed up on Highway 30 well towards Highway 21. The second two photos show all of the congestion at the intersection of Hodgeville and 30; where a severe accident happens at least once a week.

I know there are traffic mitigation plans being discussed and implemented but this a major concern right now. The addition of another large subdivision will only make matters substantially worse.

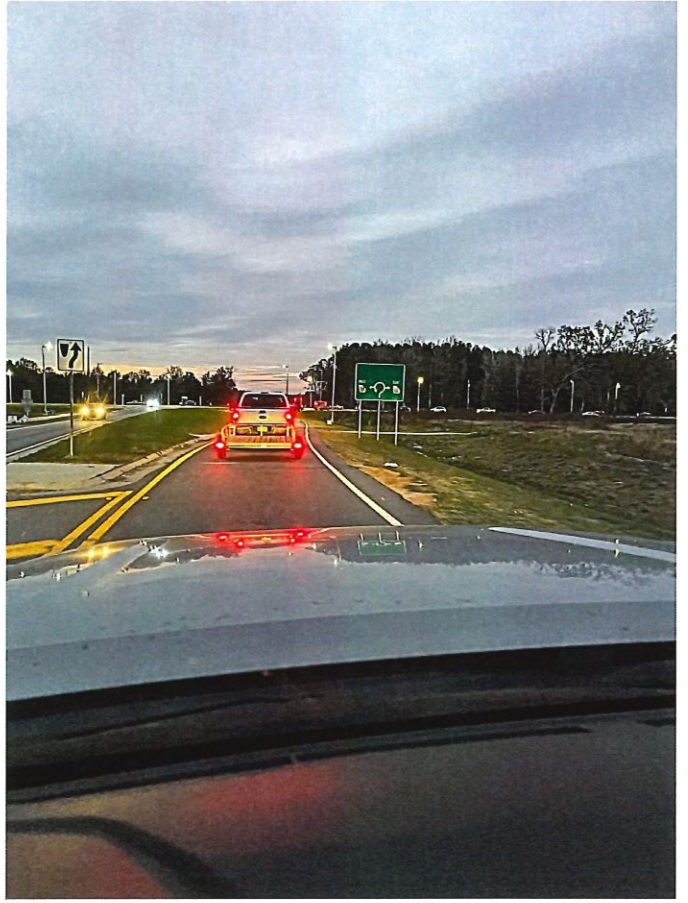
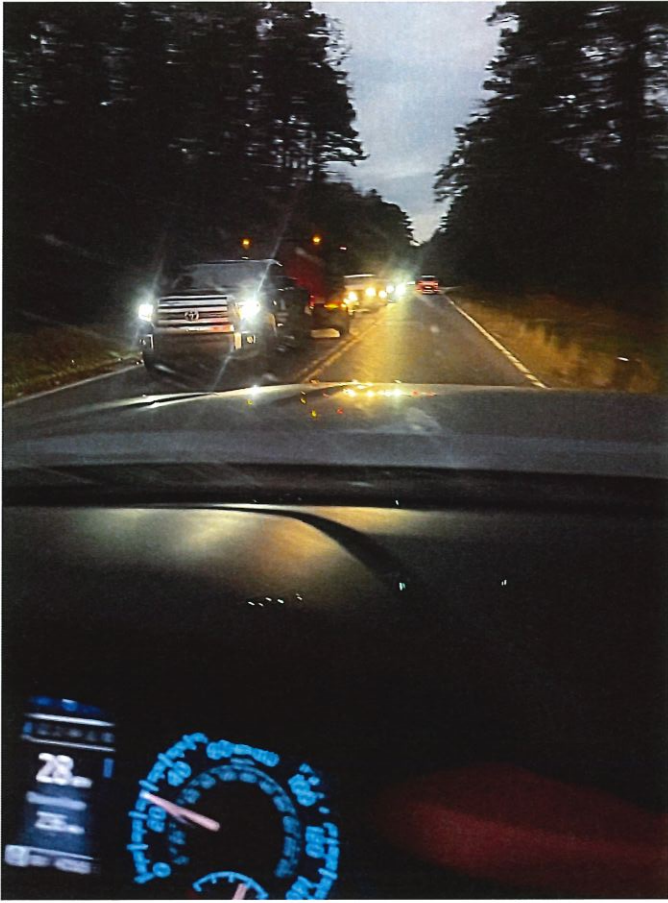
My wife and I moved to Effingham seven years ago to enjoy a quieter community, to raise our children, and enjoy a rural feel in suburbia. Now it is obvious that the County Commission has the goal of turning South Effingham into a carbon copy of Port Wentworth, which is what everyone who moved to South Effingham was trying to avoid.

Again, I am greatly disappointed in this proposed rezoning and I know all of my neighbors are as well.

I welcome any feedback.

-Louis Manuel Jr.

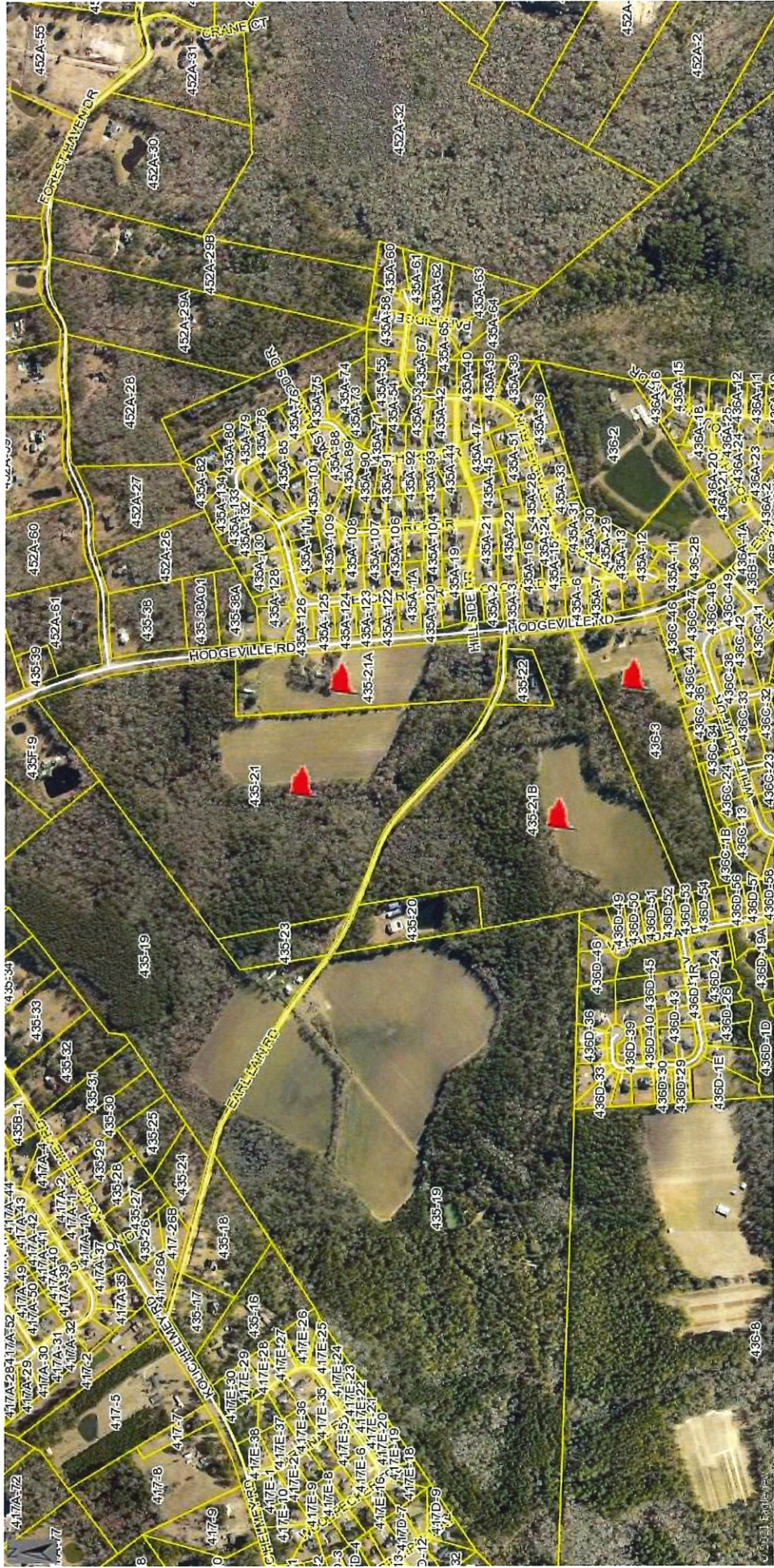
\*\*\*\* This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. \*\*\*\*





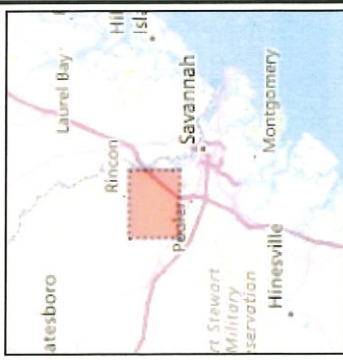
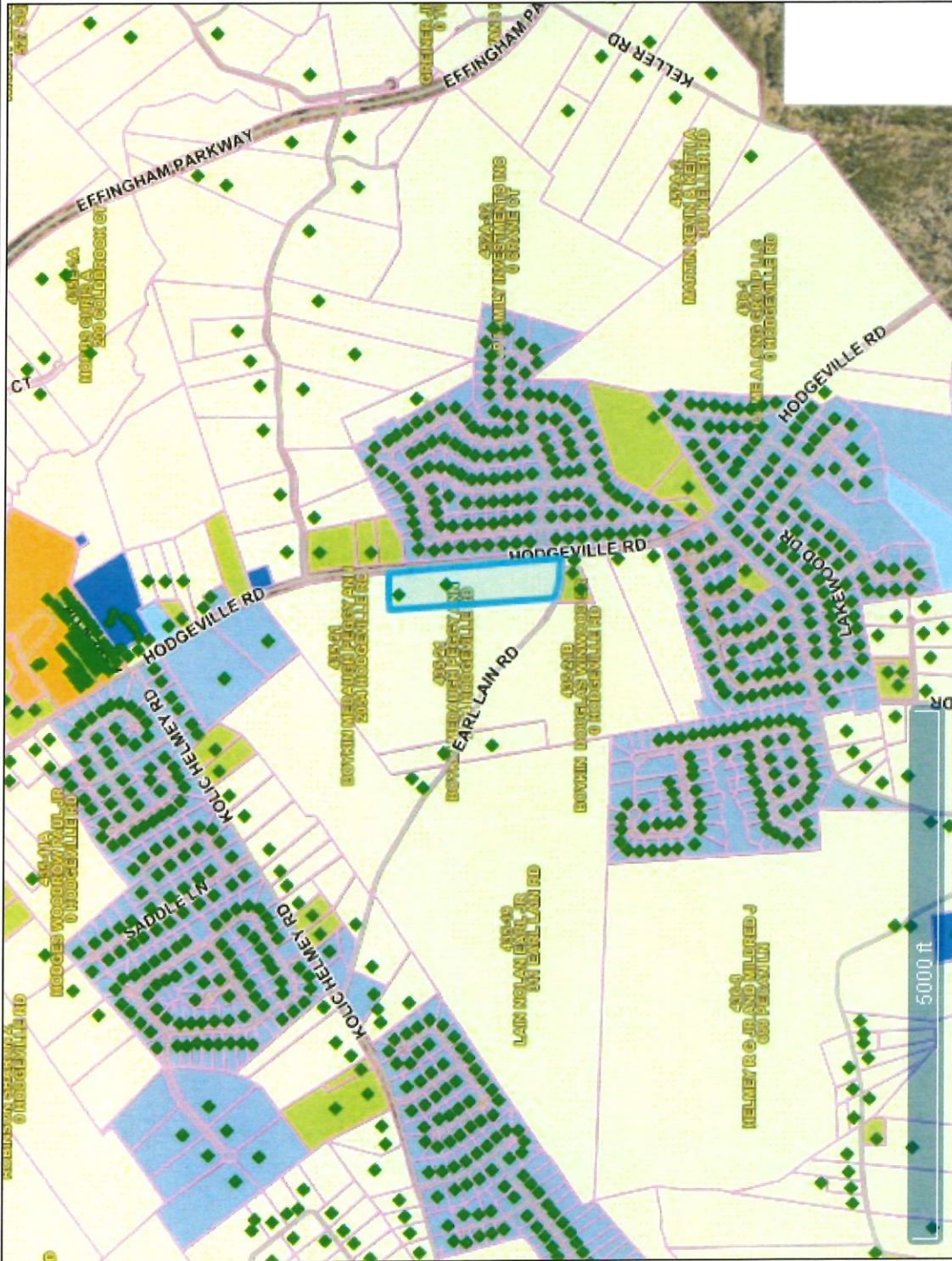


# 435-21, 21A, 21B 436-3





# Fetter Lakes



## 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
- L-1
- FH
- CP
- PD
- Other

- Road Names
- Road Centerlines

This map is a user generated static output from [rightspot.com](https://rightspot.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

28 Nov, 2022









**EOM Operations**

*Your solution to a better tomorrow*

OPERATIONS

7. If applicable, an approved Conditional Letter of Map Revision Based on Fill (CLOMR-F) by Fema shall be required before a LDA is issued.
8. The site design must comply with all the County's standards, ordinances and regulations.
9. During the site review phase, each submittal must have a date of revision and must include a cover letter listing all the comments from the previous review. The letter should include how each comment was addressed. All revisions in the plans must be clearly identified. The final electronic plans must be formatted so they can be exported into the GIS system.
10. The site design must comply with all State and Federal standards and regulation, including ADA standards.
11. Per the Effingham County Subdivision Ordinance, maximum block lengths shall be 800-ft and minimum block lengths are 400-ft.
12. This site design must include: existing boundaries, benchmark(s) with datum, pre-existing conditions, layout plans, grading pre and post construction, water & sewer plans, landscaping plans, and lighting plans. Plans shall also include signing & marking for proposed upgraded roadways and new development roads.
13. All water, sanitary sewer, storm water and E&SC notes and details must be included in the plans.
14. Please submit a Geotechnical Report for the proposed development.
15. All buffers, easements and building setbacks must be clearly identified. Ensure that minimum requirements are met.

Sincerely,

**Cynthia Y. Phillips**  
Sr. Engineer Manager  
EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882

**Planned Development District - Development  
Text Submitted for Winwood Acres PD**

Prepared by  
**Fetzer Lakes Development LLC**

Prepared by  
**Thomas & Hutton**

Documents submitted:

1. Development Text - Approval requested
2. Planned Development District Master Plan - Approval requested

This development text and the attached Planned Development District Master Plan are submitted for approval by the Effingham County Board of Commissioners, in accordance with the Effingham County Zoning Ordinance. This development text serves as the original development text, for the property. The attached Master Plan is submitted as an exhibit to convey the intended scale of the development to aid to the County Staff, Commissioners, and the public to have a better understand what is being proposed. Amendments to the master plan or this text shall follow the process defined in Section 5.15.2.2 of the Effingham County Zoning Ordinance.

***A) General Description***

Project name: Winwood Acres PD  
PIN(s) 04360003 & 04350021B (Douglas Winwood Boykin), 04350021A & 04350021 (Peggy Ann Boykin Medaugh)  
Size: 116.0 acres  
Location: 0 Hodgeville Road & 2210 Hodgeville Road (Douglas Winwood Boykin),, 2084 Hodgeville Road & 2054 Hodgeville Road (Peggy Ann Boykin Medaugh) - Effingham County, Georgia  
Current zoning: AR-1  
Proposed zoning: PD-R  
Developer: Fetzer Lakes Development LLC

Boykin Prop/Hodgeville Road will be a Residential (PD-R) development consisting of detached single- family homes and community recreational facilities. The development has been planned, and its final design will be completed, with the intent to provide a project that is cohesive and in keeping in terms of landscaping, street patterns, and land use relationships with the adjacent communities.

***B) Present Ownership***

The property is under the ownership of Douglas Winwood Boykin and Peggy Ann Boykin

Medaugh (see section of above for specific parcel information).

A general description of the properties included is:

**TRACT #1**

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATE LYING AND BEING IN EFFINGHAM COUNTY, GEORGIA SHOWN AS “**TRACT #1 AREA=58.49 AC.**”, “**TRACT #2 AREA=37.46 AC.**”, AND “**TRACT #3 AREA =19.96 AC.**” UPON THAT CERTAIN PLAT ENTITLED “SURVEY OF 115.91 ACRES BEING SUBDIVIDED INTO THREE TRACTS BEING KNOWN AS THE DOW BOYKIN ESTATE LOCATED IN THE 9<sup>TH</sup> G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA” PREPARED BY GLISSON LAND SURVEYING DATED NOVEMBER 19, 2015 RECORDED IN PLAT BOOK D164, PAGE D IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA;

**AND ALSO,**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING EFFINGHAM COUNTY, GEORGIA CONTAINING SHOWN AS “**10.01 ACRES**” UPON THAT CERTAIN PLAT ENTITLED “PROPERTY SURVEY FOR PEGGY ANN MEDAUGH” MADE BY WARREN E. POYTHRESS DATED MAY 24, 2007, RECORDED IN PLAT BOOK C183, PAGE F2 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA;

**AND ALSO,**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING EFFINGHAM COUNTY, GEORGIA CONTAINING SHOWN AS “**PARCEL I- 3.0 AC.**” UPON THAT CERTAIN PLAT ENTITLED “PROPERTY SURVEY FOR PEGGY ANN MEDAUGH” MADE BY WARREN E. POYTHRESS DATED MAY 24, 2007, RECORDED IN PLAT BOOK C183, PAGE F2 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA;

**LESS AND EXCEPT:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE LYING AND BEING IN EFFINGHAM COUNTY, GEORGIA SHOWN AS “**AREA=5.196 ACRES**” UPON THAT CERTAIN PLAT ENTITLED “SURVEY OF 5.196 ACRES BEING SUBDIVIDED FROM PARCEL #:(04350021B00) LOCATED IN THE 9<sup>TH</sup> G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA” PREPARED BY GLISSON LAND SURVEYING DATED OCTOBER 12, 2022 RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_ IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA; AND

**LESS AND EXCEPT:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE LYING AND BEING IN EFFINGHAM COUNTY, GEORGIA SHOWN AS “**AREA=7.739 ACRES**” UPON THAT CERTAIN PLAT ENTITLED “SURVEY OF 7.739 ACRES BEING SUBDIVIDED FROM PARCEL #:(04350021) LOCATED IN THE 9<sup>TH</sup> G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA” PREPARED BY GLISSON LAND SURVEYING DATED OCTOBER 16, 2022 RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_ IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

See attached exhibits, surveys, and deeds for further property clarification.

***C) Proposed Land Uses and Development Standards***

The proposed development will consist of detached single-family residential, lakes and community recreational facilities as outlined herein.

*Detached Single Family*

Covenants and Restrictions, which shall be recorded and referenced on final plats, will be established which require the following:

- 1.1. Exterior walls shall be finished in brick, tabby, stone, stucco, or composite shake, lap siding, wood or fiber-cement siding. Metal or aluminum may be used as an accent material. The use of vinyl or other plastic siding or metal siding is strictly prohibited except as provided for in paragraph (1.4) of this section.
- 1.2. Not more than two building materials shall be used for exterior walls (excluding trim and cornices) on sides of buildings facing or visible from a road. If a single material is proposed, but there are multiple textures and/or colors, the development services official shall determine if the overall effect is inconsistent with the intent of this provision.
- 1.3. Roofs shall be galvanized (standing seam or v-crimp), slate, wood or composite/manufactured shingle, architectural shingle, or other similar roofing material
- 1.4. A maximum of two additional materials may be used for accents, but the material used must be listed in paragraph a. Fascia, soffits, and other house trim materials may be vinyl.
- 1.5. Windows shall have exterior trim.
- 1.6. The following materials are prohibited and may not be modified:
  - 1.6.1. Metal or aluminum siding as a primary building material;
  - 1.6.2. Unfinished concrete block, concrete tilt slab, or block siding; and
  - 1.6.3. Vinyl siding. However, fascia, soffits, and other trim materials may be vinyl.
- 1.7. Front entry garage doors shall not exceed 50 percent of the building width.
- 1.8. Where side entry garages are provided there shall be windows comprising at least ten percent of the wall facing the street.
- 1.9. All slabs shall be elevated for development. The finished floor elevation at the front façade shall be located a minimum of 18 inches above grade in relationship to the elevation of the top of curb in front of the lot.
- 1.10. Entries shall be located at the front of the building and connected to a paved driveway or sidewalk by a clearly delineated pedestrian walkway.
- 1.11. Entries for single-family homes shall be covered by a roof measuring not less than four feet in depth by five feet in length.
- 1.12. Front home elevations shall not have large expanses of blank walls. This elevation shall be broken up by features such as windows, doors, window reveals,

offsets, balconies, projections, recessed or covered entrances, porches or similar elements that comprise not less than 15 percent of the street-facing wall.

All homes will be designed with garages that will allow for the parking of two vehicles and driveways that are 18 ft wide that are sufficient width for the parking of two vehicles, for a total of 4 vehicles per unit.

A Homeowner’s Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities and other assets turned over to the HOA.

*Community Recreational Facilities*

The development amenities will be developed with a variety of recreational opportunities to the residents. These facilities will be located at various locations throughout the development and will consist of:

- 1) Lakes that are available to all for fishing
- 2) Lakeside community gathering spaces that will be directly accessible from the neighborhood roads.
- 3) Multipurpose Field
- 4) Pavilion type shade structure
- 5) Sidewalks, streetlights, and street trees within right-of-ways
- 6) Open spaces throughout with passive uses such as swings, benches, and other small gathering spaces.

Provisions for the proposed development standards are summarized in the table below.

<i>Table 1-1: Development Standards</i>	
	Detached Single-Family
Size	7,200 SF minimum 8,400 SF average
Width	*60' minimum 70' average
Depth	100' minimum
Height (Maximum)	35'
Setbacks (Minimum)	

Front	20'
Side (interior)	7.5'
Side (street)	15'
Rear	25'
*As measured at front setback line. Minimum may be reduced to 55' for pie shaped lots on cul-de-sacs or tight radii.	

Buffers will be provided around the entire perimeter of the property of a minimum of 25'. Areas where there are preserved wetlands will provide significantly larger buffers in many locations. Where noninvasive vegetation exists within the buffer areas it shall be preserved. Areas of buffers without existing vegetation and where adjacent to the Hodgeville Road right-of-way shall plant a minimum of 3 – 3” caliper canopy trees, 6 – 2” caliper evergreen understory trees and 15 – 3-gallon evergreen shrubs per 100’ l.f. of right-of-way frontage. It is encouraged that any buffer that is planted is done in a natural manner versus regularly spaced, uniform plantings. The intent of the buffers is to visually soften the view from the adjacent properties/roads and is not to completely block views.

A minimum setback of 20’ shall be provided to preserved wetlands. Grading shall be allowed within this area, but no impervious surfaces shall be constructed.

**D) *Exceptions requested***

In order to allow for the development of the plan as shown on the PD master plan the following exceptions to the subdivision regulations are requested:

- Subdivision Regulations Sec.7.1.11 Cul-de-sacs. Dead ends of 150’ or less, meeting the International Fire Code standards, shall be allowed without requiring a cul-de-sac.
- Subdivision Regulations Sec.7.3.1 Blocks. To be amended to allow block lengths up to 1,100 L.F. measured from center line to center line.
- Zoning Ordinance Sec.3.38.9 Freestanding sign size limits shall be defined as describe herein.

**E) Percentage of Land Uses**

Table 1-2 indicates the approximate acreages of land uses planned for Winwood Acres PD. The acreages below may vary upon development of a final engineered site plans. At no time shall the common open space fall below 20% of the total acreage with a minimum of 50% of that area being in buildable area.

<i>Table 1-2: Land Uses</i>		
	Acres +/-	Percentage of Site +/-
Standard Single-Family Lots (8,400 s.f. avg.)	33.4	28.8%
Lakes	5.0	4.3%
Earl Lain Rd. Right-of-Way Dedication	1.1	1.0%
Right-of-Way Dedication	10.8	9.3%
Preserved Wetland	46.2	39.8%
Non-Lake or Preserved Wetland Open Space (buildable area open space)	19.5	16.8%
<b>TOTAL</b>	<b>116.0</b>	<b>100.0%</b>

**F) Dwelling Units**

Table 1-3 summarizes the areas of Boykin Prop/Hodgeville Road. Gross density refers to the number of units divided by the total acreage of the parcel. Net density equals the number of units divided by the developable area (gross minus preserved wetlands).

<i>Table 1-3: Dwelling Unit Summary</i>			
Number of Units	Acres	Max. Gross Density	Max. Net Density
152	116.0	1.3 d.u./gross acre	2.2 d.u./net acre

**G) Proposed Dedication of Public Use**

Streets & Utility Easements:

All streets and water/sewer/storm utility easements will be presented to the Effingham County Board of Commissioners for acceptance as public streets and easements. Roads A thru E shown on the PD master plan shall be constructed to the County's local street standards with curb and gutter, as defined by Section 7.1.13 of the County Subdivision Regulations and shall have curb and gutter. Sidewalks, streetlights and street trees located

within the right-of-way will be dedicated to the Homeowners Association.

Additionally, up to 30' of additional right of way will be dedicated along the entire frontage of the property of Earl Lain Road to allow for the creation of a county standard 60' right-of-way for this portion of the road. Earl Lain Road will be improved to county standards for local streets, as defined by Section 7.1.13 of the County Subdivision Regulations, by the developer from the intersection of Earl Lain Road/Hodgeville Road west to a point 50' beyond the newly constructed community entrances.

**H) Open Space, Walks, and Common Areas**

Community Recreation Facilities:

All amenity and recreational facilities will be owned and maintained by the developer until such time as it is dedicated to a Homeowner Association. All open spaces, amenity areas and natural preserve areas will be available for access by the residents of Winwood Acres for their enjoyment. Any trails or paths located within the community will either be constructed within a right-of-way, easement or common dedicated area.

Multiple access points to the community lakes are planned for easy access by all residents and not just limited to those that back up to the lakes. Most of the lakes will be located in such a manner as to be a community wide open space while also serving as a stormwater mitigation best management practice (BMP). Stormwater will generally be collected into common wet detention lakes, creating open water features and allowing for the settling of pollutants. Similar to all the other open spaces and amenities within the community, the lakes shall be owned and maintained by the developer until such time as these amenities are dedicated to the Homeowners Association.

Table 1-4 provides a summary of open space per the current plan. As noted previously, these acreage/percentages may change during the final design process, but at no time shall the total percentage of the site in common open space fall below 20% of the gross PD acreage.

<i>Table 1-4: Open Space Summary</i>		
	Acres +/-	Percentage of Site +/-
Lakes	5.0	4.3 %
Preserved Wetland	46.2	39.8 %
Buildable Common Area	19.5	16.8 %
<b>TOTAL</b>	<b>70.7</b>	<b>60.9 %</b>

**I) Utilities**



Water and sewer will be provided by Effingham County. Water, sewer, reuse lines, and sewer pump station will be installed by the developer and dedicated to Effingham County upon acceptance by the Board of Commissioners or designee. A minimum 15' dry utility easement will be provided across the frontage of all lots. As per the Effingham County Code requirements for PD districts, all plans will be reviewed and approved by the Effingham County Engineer prior to construction and will meet or exceed the requirements of Effingham County.

***J) Access and Parking***

The main access to the development is proposed via improvements to Earl Lain Road to the two new community main entries located off Earl Lain Road. Such improvements shall meet the minimum standards of a 60' local street with the determination of either curbed or ditch to be made upon future study. Also, it is anticipated that additional secondary and/or emergency access point to Hodgeville road will be desirable and potentially required for safety reasons. Therefore, subject to a Traffic Impact Analysis (TIA) and conformance with the Access Management and Encroachment Regulations for Effingham County Roads, such additional access may be allowed subject to providing acceptable improvements as defined by the TIA are constructed.

Depending on the size/use of the community amenity area, accommodations for additional parking beyond those provided on each lot may be provided. Streets that are in front of amenity areas and mail kiosks are planned to be wide enough to accommodate parking on the street side directly adjacent to the amenity area or mail kiosk.

***K) Signage***

It is anticipated that multiple community identification signs will be requested. Free standing monument signage shall be allowed in the locations as shown on the PD master plan. The PD reserves the right to propose standards that may deviate from the typical zoning standards for signage so long as all building code issues are addressed. Such deviations may be approved at staff level. Should staff not agree, the matter may be brought to the planning board and county commission appeal.

The following standards shall apply:

***L) Schedule***

It is the developer's intent to have started construction on the infrastructure in the first or second quarter of 2023. Three or four phases are anticipated and based upon current market conditions; subsequent phase is expected approximately one year after the previous phase. This development schedule may be modified based on market conditions, unforeseen delays in constructions schedules, county availability of water/sewer capacity or other factors outside the control of the developer.

***M) Installation of Improvements***

The improvements to Earl Lane Road, sewer pump station and force main connections to existing county system will be installed during phase 1. Other infrastructure serving future phases will be installed with that phase. The amenity areas will be installed during the phase of the project where the amenity is located.

## PROJECT ENTRANCES SIGNS



<p><b>USE:</b></p> <p>Identifies the community along Hodgeville Road and Earl Lain Road</p>	<p><b>*MAXIMUM SIZE:</b></p> <p>8 foot height x width to be determined based on individual projects.</p>	<p><b>COLORS:</b></p> <p>To be determined by developer.</p>
<p><b>LOCATIONS:</b></p> <p>Allowed at each new entrance location and at intersection of Earl Lain Road and Hodgeville Road</p>	<p><b>ALLOWABLE SIGN AREA:</b></p> <p>50 square feet / face (per side for a median type sign)</p>	<p><b>COPY / LETTER SIZE:</b></p> <p>Letter size and style to be determined.</p>
<p><b>QUANTITY:</b></p> <p>For wall type signs, one allowed on each side of new entrances, and one allowed at the intersection of Earl Lain Road and Hodgeville Road. For median type signs, one double sided sign allowed per entrance.</p>	<p><b>VENEER MATERIALS:</b></p> <p>Brick, stucco, wood, or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p><b>MISC:</b></p> <p>Property Owner Association will be responsible for maintenance of sign. Illumination if provided shall prevent light source from being visible to</p>

\* This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the “allowable sign area” shall not be exceeded. Height shall be measure from elevation of adjacent roadway pavement or adjacent grade to sign, whichever is higher.

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 **Fetzer Lakes Development, LLC – (Map # 435 Parcels # 21, 21A, 21B Map # 436 Parcels # 3)** from AR-1 to PD-R 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?

*BKS, 12/19/22.*

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*AKZ*

Yes  No ? 1. Is this proposal inconsistent with the county’s master plan?

Yes  No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes  No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes  No ? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes  No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

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APPROVAL \_\_\_\_\_

DISAPPROVAL 

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Yes No ? 1. Is this proposal inconsistent with the county’s master plan?

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DISAPPROVAL \_\_\_\_\_

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RT

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?

Abstained

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

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