

**RZN-24-5**

Rezoning Application

Status: Active

Submitted On: 1/17/2024

**Primary Location**1094 Goshen Road  
Rincon, GA 31326**Owner**CHURCH GRACE  
COMMUNITY CHURCH OF  
EFFINGHAM COUNTY  
GEORGIA INC P O BOX 1369  
RINCON, GA 31326**Applicant** McCaulea Kirkland  
 912-644-3249  
mccaulea\_kirkland@emc-  
@  
eng.com  
 5857 Hwy 21 South  
Rincon, GA 31326

## Staff Review

 **Planning Board Meeting Date\***

03/12/2024

 **Board of Commissioner Meeting Date\***

04/02/2024

 **Notification Letter Description \***

residential development.

 **Map #\***

451

 **Parcel #\***

21

 **Staff Description** **Georgia Militia District\***

9

 **Commissioner District\***

2nd

 **Public Notification Letters Mailed**

02/19/2024

 **Board of Commissioner Ads**

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

SIMCOE Investment Group, LLC (Clay Price)

Applicant Email Address\*

clay@hoiconstruction.com

Applicant Phone Number\*

912-727-2920

Applicant Mailing Address\*

PO Box 3097

Applicant City\*

Richmond Hill

Applicant State & Zip Code\*

GA 31324

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## Property Owner Information

Owner's Name\*

Grace Community Church of Effingham  
County, Georgia Inc

Owner's Email Address\*

n/a

**Owner's Phone Number\***

n/a

**Owner's Mailing Address\***

PO Box 1369

**Owner's City\***

Rincon

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

GA 31326

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## Rezoning Information

**Present Zoning of Property\***

R-1 (Single Family Residential)

**Proposed Zoning of Property\***

PD (Planned Development)

**Map & Parcel \***

04510021

**Road Name\***

Goshen Road

**Proposed Road Access\* ?**

Goshen Road

**Total Acres \***

39.94

**Acres to be Rezoned\***

29.6

**Lot Characteristics \***

includes a church, undeveloped area, and wetlands

**Water Connection \***

Public Water System

**Name of Supplier\***

Effingham County

**Sewer Connection**

Public Sewer System

**Name of Supplier\***

Effingham County

**Justification for Rezoning Amendment \***

to sell approx. 29.6 ac for residential development and keep approx. 10.34 ac for the existing church

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

North\*

I-1

South\*

R-1

East\*

R-1

West\*

R-6

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

A portion of the property is currently occupied by a church and the remainder is undeveloped woodland.

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

Yes, only limited use as woodland.

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

The proposed use is to construct a residential subdivision.

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

Properties along the east, west, and across Goshen Road to the south are currently used as residential. Property along the north are industrial.

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

Adjacent and nearby properties are currently used as residential. Additional open area/buffer is provided to limit view from Goshen Road.

**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?\***

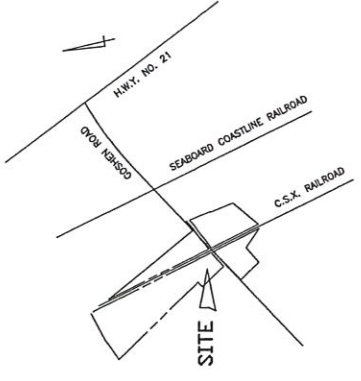
Traffic will increase, but the county is planning to improve Goshen Road. Utilities are available. Schools are planning handle growth.

**Digital Signature\***

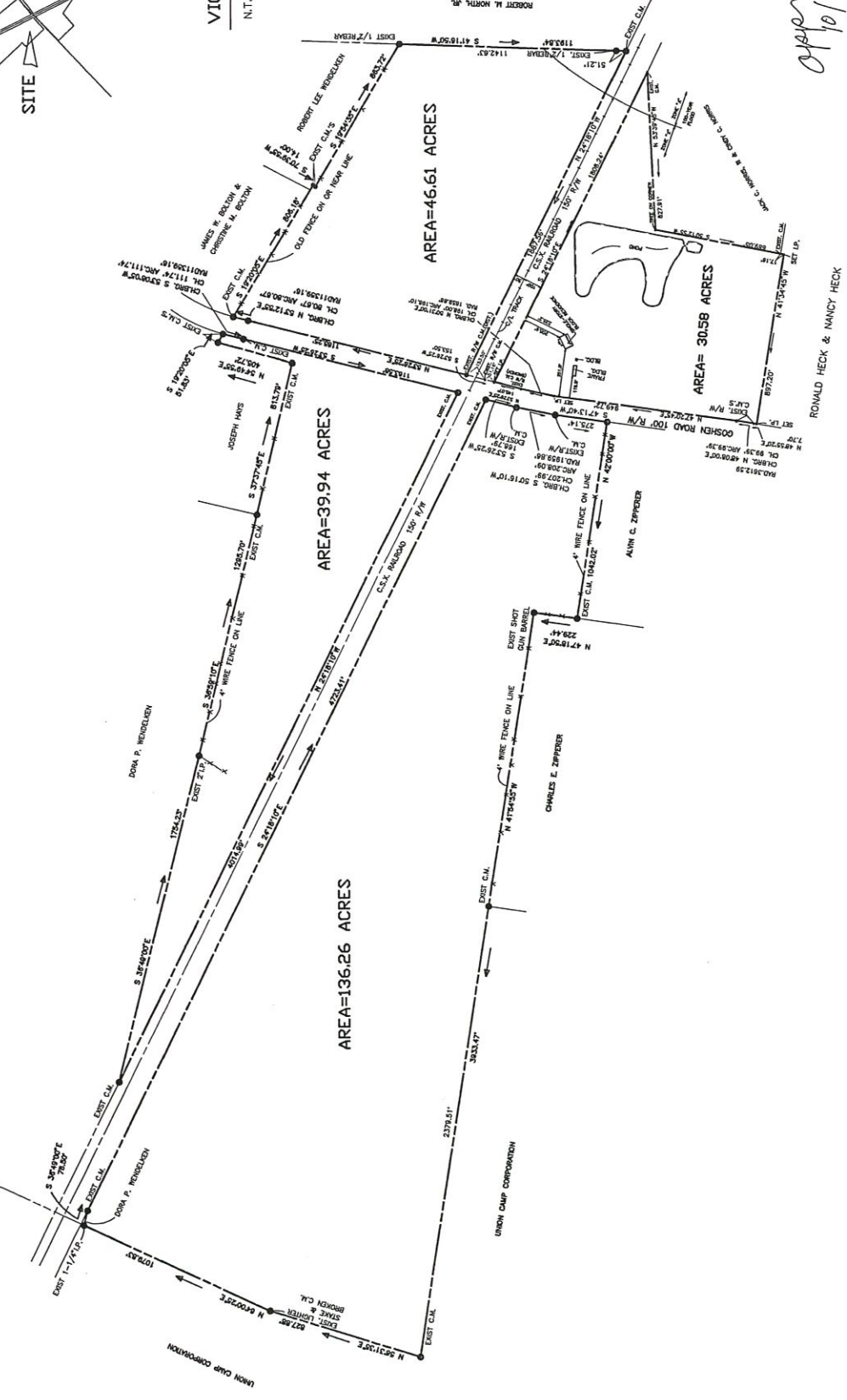
 Clay Price  
Jan 17, 2024

Filed for Record

Book A 397 Page D  
Date 11/3/1997



VICINITY MAP  
N.T.S.



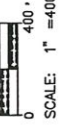
*Approved for Record  
10/30/97  
J.J. Lamin*

PLAT OF A PORTION OF THE WILLIAM EDWARD  
SICKEL TRACT AT COLDBROOK STATION, 9th. G.M. DISTRICT,  
EFFINGHAM COUNTY, GEORGIA

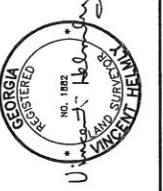
SURVEYED FOR: **MARILYN SMITH**  
SCALE: 1"=400'

JOB NO: 97-88

DATE: AUGUST 28, 1997



SCALE: 1" = 400'



NOTE:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP  
FOR THE COUNTY OF EFFINGHAM, GEORGIA,  
SURVEYED PROPERTY IS WITHIN THE 100-YEAR  
FLOOD ZONE.

ERROR OF CLOSURE:  
FIELD 11/7260 PER ANG. PT.  
ANG. ERROR 1/3 COMPASS METHOD  
PLAT 11/4 455649  
EQUIPMENT: NIKON INTD-2  
SINGLE PRISM

- REFERENCES:  
1. SURVEY PAGE 199  
2. SURVEYORS BK. I PAGE 330  
3. D.B. 351 PAGE 295  
4. P.B. 5 PAGE 185  
5. P.B. 8 PAGE 160  
6. D.B. 164 PAGE 600  
7. P.B. 5 PAGE 135  
8. PLAT OF A 222.81 ACRE  
PORTION OF THE WILLIAM  
EDWARD SICKEL TRACT  
DATED AUG. 23, 1983  
SURVEYED BY HELMLY &  
ASSOC., INC.

VINCENT HELMLY  
115 BURTON ROAD  
SAVANNAH, GEORGIA 31405

DISC

NO.	REVISION DESCRIPTION	DATE
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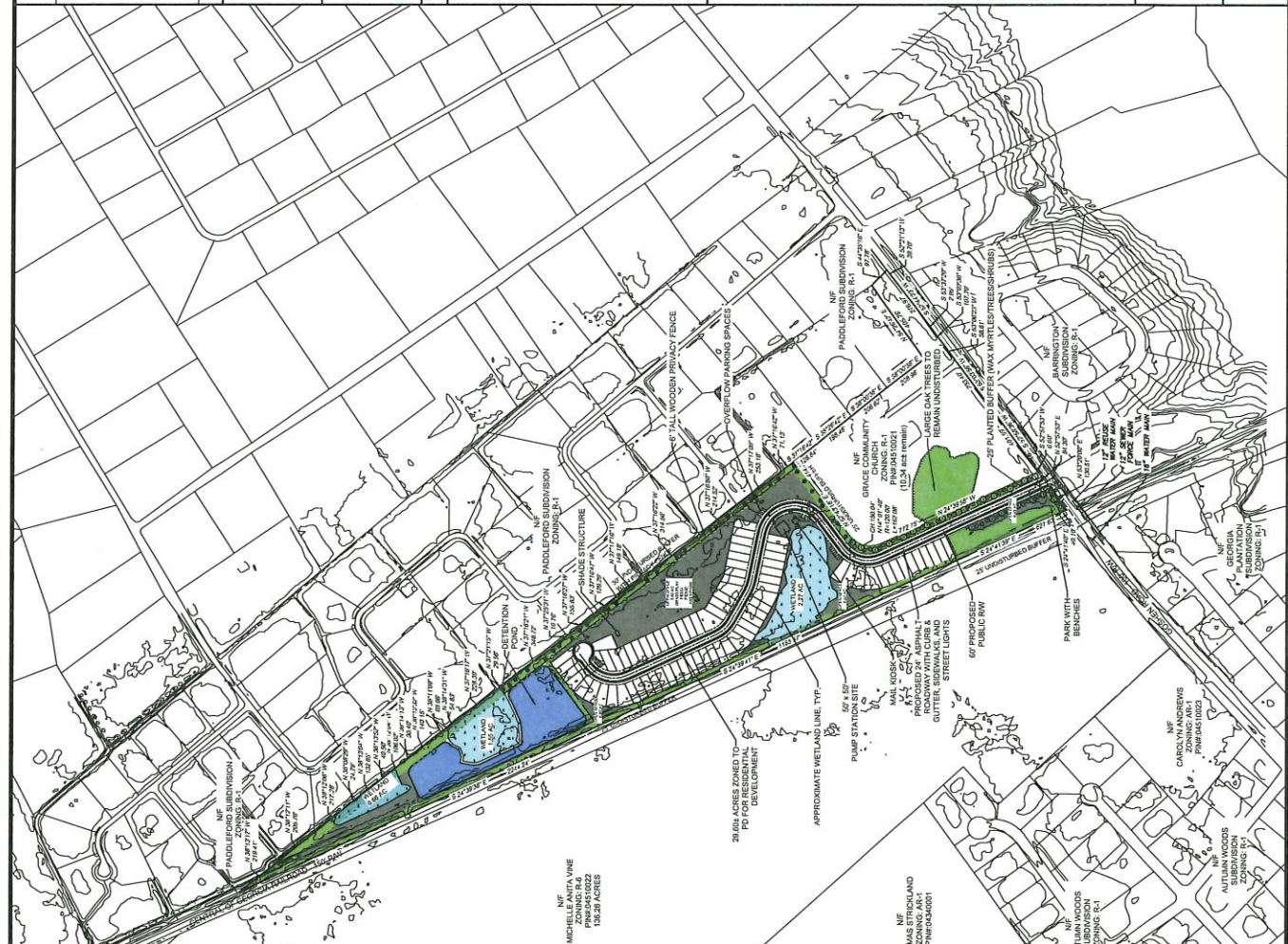


**EMO ENGINEERING**  
 2777 Peachtree Dunwoody Road, Suite A  
 Atlanta, GA 30328  
 (770) 233-2500  
 www.emo-engineering.com

**MASTER PLAN**  
 PD - RESIDENTIAL SUBDIVISION - 29.6 ACRES  
**GOSHEN CHURCH TRACT**  
 EFFINGHAM COUNTY, GA  
 Prepared for:  
**SIMCOE INVESTMENT GROUP, LLC.**

DRAWN BY: CHM  
 DESIGNED BY: ABM  
 SURVEYED BY: ABM  
 CHECKED BY: ABM  
 SCALE: 1" = 200'  
 DATE: 01/20/24

SHEET 1 OF 1



EFFINGHAM COUNTY INDUSTRIAL ZONING I-1 (PUD) PROVISION

MICHÈLE ANITA VINE  
 ZONING R-1  
 PD# 20151022  
 138.29 ACRES

29.60 ACRES ZONED TO PD FOR DEVELOPMENT

APPROXIMATE WETLAND LINE TYPE

PUMP STATION SITE

60' PROPOSED ASPHALT GUTTER, SIDEWALK, AND STREET LIGHTS

60' PROPOSED PUBLIC BAY

25' PLANTED BUFFER (W/ACK W/RETILES/FRESHWATER)

REMAIN UNDEVELOPED

20' PLANTED BUFFER (W/ACK W/RETILES/FRESHWATER)

REMAIN UNDEVELOPED

APPROXIMATE WETLAND LINE TYPE

60' PROPOSED ASPHALT GUTTER, SIDEWALK, AND STREET LIGHTS

60' PROPOSED PUBLIC BAY

25' PLANTED BUFFER (W/ACK W/RETILES/FRESHWATER)

REMAIN UNDEVELOPED

NET OPEN SPACE PROVIDED = 5.88 AC (25.37%)

GREENSPACE PROVIDED = 18.88 ACRES (63.14%)

WETLAND = 2.40 AC (8.09%)

OPEN SPACE = 4.69 AC (15.85%)

NET OPEN SPACE PROVIDED = 5.88 AC (25.37%)

GREENSPACE PROVIDED = 18.88 ACRES (63.14%)

WETLAND = 2.40 AC (8.09%)

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WETLAND = 2.40 AC (8.09%)

OPEN SPACE = 4.69 AC (15.85%)

**SITE INFORMATION**

APPLICANT: CLAY FRIED, SIMCOE INVESTMENT GROUP, LLC, RICHMOND HILL, GA 31324

OWNER: GRACE COMMUNITY CHURCH, 104 GOSHEN ROAD, EFFINGHAM COUNTY, GA 31032

PIN: 04510001

PROPERTY ADDRESS: 104 GOSHEN ROAD

TOTAL AREA: 29.60 ACRES

WETLAND: 2.40 ACRES

FLOOD ZONE: ZONE X

EX. ZONING & USE: R-4, CHURCH AND UNDEVELOPED

PR. ZONING & USE: PD, SINGLE FAMILY

BUILDING SETBACKS: 15'

SIDE INTERIOR: 7.5'

REAR: 15'

APPROXIMATELY 3 PERSONS IN A HOUSEHOLD

78 LOTS @ 6.60-8.32 HOUSEHOLDS WITH CHILDREN

30 CHILDREN ESTIMATED

**MARKING CALCULATIONS:**  
 SINGLE FAMILY: 20 SPACES PROVIDED  
 OVERFLOW: 20 SPACES PROVIDED

ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF GOSHEN ROAD.

PER EFFINGHAM COUNTY GIS THERE IS A REUSE MAIN A FORCE MAIN, AND A WATER MAIN LOCATED ALONG GOSHEN ROAD. A PUMP STATION WILL BE PROVIDED. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE FONDS.

PRELIMINARY WETLAND ASSESSMENT HAS BEEN COMPLETED AND THE RESULTS ARE AS FOLLOWS. FLOODING HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.

SIDEWALKS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC.

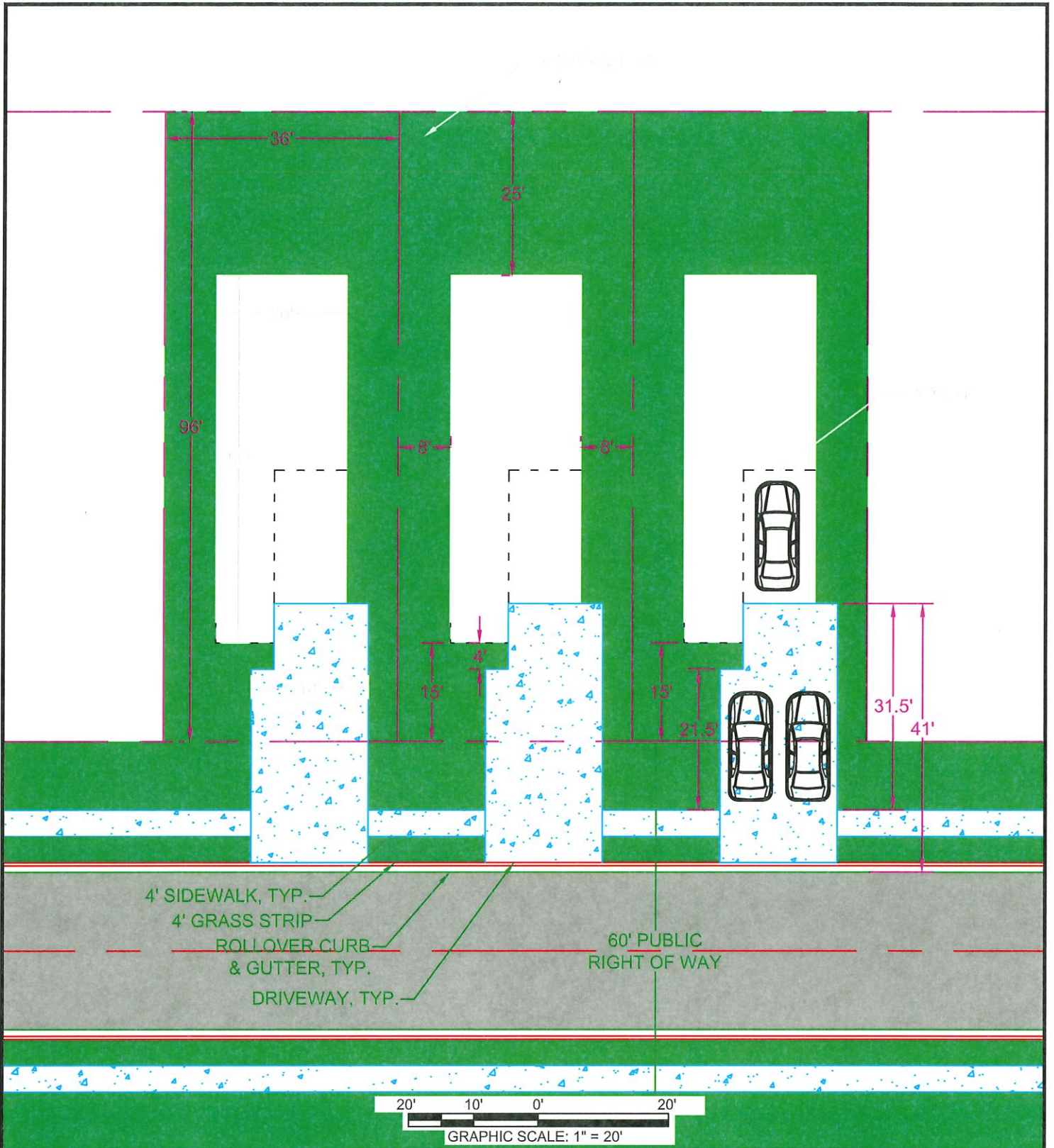
AMENITIES WILL BE PROVIDED AND CONSTRUCTED BEFORE CONSTRUCTION OF LOTS. THESE AMENITIES INCLUDE GRASS PLAY FIELD, WALKING TRAIL, PARK SPACES WITH BENCHES, AND A SHADE STRUCTURE WILL BE PROVIDED.

BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED.



VICINITY MAP  
 NOT TO SCALE

01/20/24 11:16 PM 8102121-0057 GOSHEN ROAD GRACE COMMUNITY TRACT/01/23-0537-001-001-GRACE COMMUNITY CHURCH 1/1/2024 2:16 PM



EMC ENGINEERING SERVICES, INC.  
 27 Chatham Center South,  
 Suite A  
 Savannah, GA 31405  
 Ph: (912) 232-6533  
 Fax: (912) 233-4580  
 savannah@emc-eng.com  
 www.emc-eng.com

**emc**  
 CIVIL  
 MARINE  
 ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK  
 COLUMBUS • GREENVILLE • SAVANNAH  
 STATESBORO • THOMASTON • VALDOSTA

**TYPICAL LOT PLAN**

Goshen Church Tract  
 Goshen Road  
 Effingham County, Georgia  
 Prepared for:  
 SIMCOE Investment Group, LLC

PROJECT NO:	23-0057
DRAWN BY:	DJG
DESIGNED BY:	-
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	June 2023



**Planned Development District - Development Text  
Submitted for Goshen Church Tract – Goshen Rd.  
on behalf of  
Simcoe Investment Group, LLC.**

Prepared by  
EMC Engineering Services, Inc.

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 only to convey the intended character and scale of the development. The detail illustrated in the Master Plan is intended to serve as an aid to the County Commissioners and the public in visualizing the development.

**A) General Description**

Project name: Goshen Church Tract – Goshen Road  
PIN: 04510021  
Size: 39.94 acres total – 29.60 acres to be rezoned  
Location: 1094 Goshen Road  
Current zoning: R-1  
Proposed zoning: PD  
Developer: Simcoe Investment Group, LLC.

Goshen Church tract 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 this is harmonious in terms of landscaping, parcel sizes, street patterns, and land use relationships.

**B) Present Ownership**

The property is under the ownership of Grace Community Church of Effingham County, Georgia, Inc. and is under contract with Simcoe Investment Group, LLC.

Legal  
Description

All that certain lot, tract or parcel of land, lying and being in the 9<sup>th</sup> GMD, Effingham County, Georgia, containing 29.60 acres of the 39.94 acre total parcel, more or less, and being designated as a portion of the William Edward Sickel Tract at Coldbrook Station shown on that certain plat of survey prepared by Vincent Helmly, registered land surveyor, dated

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Goshen Church Tract Development Text	1	EMC Engineering Services, Inc.
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November 3, 1997, and recorded in Plat Book A397, page D, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

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

The proposed development will consist of a variety of compatible uses in order to produce a balanced, attractive community. Proposed uses include detached single-family residential and community recreational facilities as outlined herein.

*Detached Single Family*

Covenants will be established which require that all detached single-family homes be designed in such a manner (i.e.. Mixed building materials, a variety of building heights, facades, and setbacks) to mitigate uniform appearances for the project as much as practical. The proposed development will consist of detached single-family residential homes, ponds, and community recreational facilities as outlined herein.

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 55 percent of the building width.
- 1.8. Entries shall be located at the front of the building and connected to a paved driveway or sidewalk by a clearly delineated pedestrian walkway.
- 1.9. Entries for single-family homes shall be covered by a roof measuring not less than three feet in depth.

- 1.10. 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 one vehicle and driveways that are 18 ft wide that are sufficient width for the parking of two vehicles, for a total of 3 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, sidewalks, and other assets turned over to the HOA. In addition to the normal operation and maintenance responsibilities, landscaping and lawn maintenance will also be provided by the HOA. Due to the size, layout, and close proximity of the houses in the neighborhood, this will ensure that uniform landscaping and lawn maintenance is the same throughout.

#### *Community Recreational Facilities*

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

- 1) Grass Play Field with Shade Structure
- 2) Walking Trail
- 3) Park space with benches and picnic tables
- 4) Preserved public spaces and passive recreation spaces throughout

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

	Detached Single-Family
Lot Size	3,456 SF minimum
Width	36'
Depth	96' minimum
Height (Maximum)	35'
Setbacks (Minimum)	
Front	15'
Side (interior)	7.5'
Side (street)	15'
Rear	25'

\*Net Density (maximum) 4.0 units/acre

Buffers will be provided around the entire perimeter of the property and will vary from 25' to 30'. Undisturbed preserved wetlands will provide significantly larger buffers in several locations around the perimeter. All buffers regardless of size will remain undisturbed. Areas of buffers without existing vegetation or along the west property line with the church adjacent to the entrance road shall plant a minimum of 3 – 2" caliper canopy trees, 6 – 2" caliper evergreen understory trees and 10 – 3-gallon evergreen shrubs per 100' l.f. of buffer. 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.

**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.7.3.1 Blocks. To be amended to allow block lengths up to 2,800 L.F. measured from center line to center line. No road stub outs to undeveloped property are available, no secondary entrance is available, and the width of the

property doesn't allow conventional block layout.

- Zoning Ordinance Sec.3.38.9 Freestanding sign size limits shall be defined as described herein.
- Minimum road centerline radius to be 100'.

**E) Percentage of Land Uses**

Table 1-2 indicates the approximate acreages of land uses planned for Goshen Church tract. Ranges of size are indicated to accommodate for flexibility in refinement of the final engineered site development plan. At no time shall the common open space fall below 15% of the net usable acreage with a minimum of 50% of that area being in buildable/usable area.

<i><b>Table 1-2: Land Uses</b></i>		
	Acres	Percentage of Site
Detached Single-Family	7.02	23.72
Wetland	4.50	15.20
Stormwater Pond/Lake	2.99	10.10
Right-of-Way Dedication	3.89	13.14
Buffers/Greenspace	5.52	18.65
Open space	5.68	19.19
<b>TOTAL</b>	<b>29.6</b>	<b>100.00</b>

**F) Dwelling Units**

Table 1-3 summarizes the areas of the Goshen Church tract. Gross density refers to the number of units divided by the total land area. Net density equals the number of units divided by the developable/useable site area.

<i><b>Table 1-3: Dwelling Unit Summary</b></i>				
Number of Units	Total	Useable	Gross Density	Net Density
78	29.60	25.10	2.64 units/acre	3.11 units/acre

\*Max net density requested is 4.00 units per acre

\*\*Net density of 5 units/acre is allowed in R-5 zoning

**G) Proposed Dedication of Public Use**

Streets & Utility Easements:

All streets and utility easements will be presented to the Effingham County Board of Commissioners for acceptance as public streets and easements. Roads will be within a 60' right of way and constructed to the County's local street standards with curb and gutter, sidewalks, and street lights. Sidewalks located within the right-of-way will be dedicated to the Home Owners Association.

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

Community Recreation Facilities:

Recreational facilities and common areas will be owned and maintained by the developers until dedicated to a Homeowner Association

Parks:

All parks, open spaces, amenities, and wetlands will be accessible to the residents of Goshen Church tract for recreational purposes. In addition, public spaces and passive recreation areas are scattered throughout the community for use by its residents.

Any trails or paths located within the development, not located within a public right-of-way shall be located within an access easement. Any neighborhood parks and trails will be owned and maintained by the developer until such time as these amenities are dedicated to a Homeowners Association. Large wetland acreages outside the permitted development area and provided buffer are to be preserved and used to provide additional natural buffer and green space. These areas will also be owned and maintained by the developer until such times as these areas are dedicated to a Homeowners Association.

Lakes:

Lakes will be located as an amenity to the community and to manage stormwater runoff. Stormwater will generally be collected into common detention areas, creating open water features and allowing for the settling of pollutants. 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 in Goshen Church tract. As pre

<i><b>Table 1-4: Open Space Summary</b></i>		
	Acres	Percentage of Site
Pond	2.99	10.10
Preserved Wetland	4.50	15.20
Buffers/Greenspace	5.52	18.65
Open Space	5.68	19.19
<b>TOTAL</b>	<b>18.69</b>	<b>63.14</b>

\*Open space required is 15% net useable area (3.77 acres required)

\*\*Open space provided is 5.68 acres/25.10 useable acres = 22.63% provided

\*\*\*50% or more of open space area is buildable.

***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 15’ utility easement will be provided across the frontage of all lots. Stormwater management will be handled through a series of detention ponds. 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 overall street network of Goshen Church tract is designed to provide options for both vehicular and pedestrian access. The street network enhances mobility and provides for more efficient delivery of services to the community. Through the placement of sidewalks throughout the community, residents are encouraged to walk or ride a bike to visit the neighbors, to access community recreation areas, or simply for exercise. Depending on the size/use of the community amenity areas, accommodations for additional parking beyond those provided on each lot may be provided. Streets that are in front of amenity areas and mail kiosks may be widened enough to provide on street parking directly adjacent to the amenity or mail kiosk. As off-street parking has been provided on each lot and in several areas throughout the project, a prohibition for on street parking in undesignated areas will be incorporated into the covenants for the project.

The property shall be accessed primarily by one ingress/egress point on Goshen Road. This access shall meet the minimum standards of a 60’right of way for a local street. The road design will be subject to a traffic impact analysis (TIA) and conformance with the access management and encroachment regulations for Effingham County Roads. A secondary access point was investigated, but no additional land is available for development or is cut off by the rail road. The property is also narrow where it abuts Goshen Road; therefore, no secondary access point is available.

***K) Signage***

It is anticipated that the development will include signs at the access point along Goshen Road. 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:

- 8 foot height x width determined by individual project constraints.
- Colors and materials to be determined by the developer.



- Letter size and style to be determined by the developer.
- Allowable sign area shall be 50 square feet per face
- Height shall be measure from elevation of adjacent roadway pavement or adjacent grade to sign, whichever is higher.

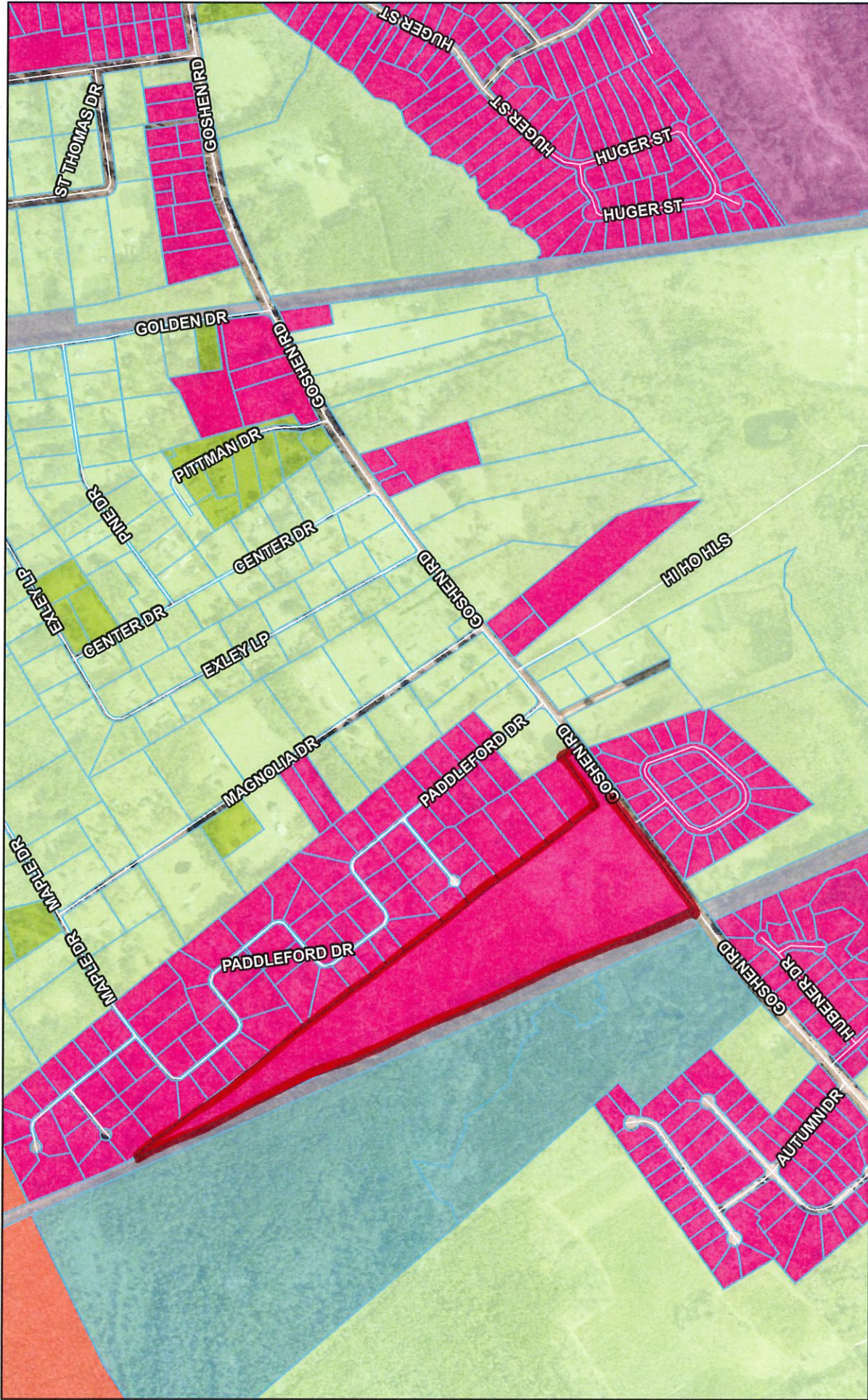
***L) Schedule***

It is the developer's intent to have started construction on the roadways, storm drainage, water system, and sewer system during the first quarter of 2025. It is planned to have the development proceed in 2 or 3 phases. The engineering and permitting for site development will be done all at once. As the development infrastructure is constructed, each phase will be platted and homes constructed. Based upon current market conditions, subsequent phases are expected to begin approximately 12 months following the previous phase. This development schedule may be modified based on market conditions, unforeseen delays in constructions schedules, or other factors outside the control of the developer.

***M) Installation of Improvements***

The developer ensures that the installation of improvements indicated in this Development Text will be completed in timely manner. The sanitary sewer pump station and force main will be installed during phase 1 with all other infrastructure being installed for each phase as outlined in the schedule outlined in section L. The amenity areas will begin construction prior to the beginning of the second phase.

451-21



1/23/2024

Roads

Tax Parcels

Tax Parcel Labels

Effingham County Zoning

- R-1
- AR-1
- AR-2
- AR-3
- R-6
- I-1

Efn\_ftn\_cache

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- PD
- Other

Scale: 1:13,091

0 0.07 0.15 0.3 0.6 km

0 0.07 0.15 0.3 0.6 mi

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# 451-21

