

Staff Report

Sketch Plan

Subject: Sketch Plan (Second District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: April 2, 2024
Item Description: **James Dasher** request approval of a **sketch plan** for “West Gate Phase 1” Located on Earl Lain Road, zoned **PD**. [Map# 436 Parcel# 3 & Map# 435 Parcel# 21, 21A & 21B]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **sketch plan** for “West Gate Phase 1”

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- At the February 6, 2024, Board of Commissioners Meeting, this 116.7-acre residential development PD Text Amendment was approved.
- The condition requiring an updated Sketch Plan to be submitted was not removed from the Text Amendment, however this is the same Sketch Plan that was seen during that time.
- This sketch plan covers Phase 1, showing a 172 Lot Single Family Development.
- Access is to Earl Lain Road which connects to both Hodgeville Road and Kolic Helmly Road.
- The buffer will be 25' along all sides, in addition to the wetland buffers on multiple sides.
- The proposed development is in Flood Plain A. A LOMR application to FEMA will be required.

Alternatives

- **Approve** the **sketch plan** for “West Gate Phase 1” with the following conditions:
 - Site Development Plans shall comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34-Flood Damage Prevention.
 - A Plat must be submitted recombining all parcels.
 - A LOMR application to FEMA.

2. Deny the **sketch plan** for “West Gate Phase 1”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph

SKPN-23-2

Sketch Plan Submittal

Status: Active

Submitted On: 11/9/2023

Primary Location

2084 Hodgeville Road

Guyton, GA 31312


Owner

MEDAUGH PEGGY ANN

3627 UNIVERSITY BLVD S

STE 210 JACKSONVILLE, FL

32216

Applicant Ryan Thompson 912-547-5724 thompson.r@tandh.com 50 Park of Commerce
Way

Savannah, GA 31405

Engineering Reviews

 1. Comments

Applicant Information

Applicant / Agent Name*

Fetzer Lakes (James Dasher)

Applicant Phone Number*

9126636239

Applicant Email Address*

james@jamesdasher.com

Applicant Address*

114 PENNY LANE

Applicant City*

GUYTON

Applicant State*

GEORGIA

Applicant Zip Code*

31312

Owner Information

Owner of Record*

Peggy Ann Boykin Medaugh

Owner Phone Number*

9046314182

Owner Address*

3627 UNIVERSITY BLVD S STE 210

Owner City*

Jacksonville

Owner State*

Florida

Owner Zip Code*

32216

Engineer Information

Engineer *

Mike Hughes

Engineer Phone Number*

(912) 234-5300

Engineer Address*

50 Park of Commerce Way

Engineer City*

Savannah

Engineer State*

Georgia

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Shupe Surveying

Surveyor Phone Number*

(912) 265-0562

Surveyor Address*

130 Canal Street, Suite 501

Surveyor City*

Pooler

Surveyor State*

Georgia

Surveyor Zip Code*

31322

Project Information

Proposed Name of Project*

Winwood Acres PD

Map Number*

04360003 & 04350021B and
04350021A & 04350021

Parcel Number*

04360003 & 04350021B and
04350021A & 04350021

Total Acreage of Property*

116.7

Number of Lots Proposed*

172

Current Property Zoning*

PD

Proposed Water*

Effingham

Proposed Sewer*

Effingham

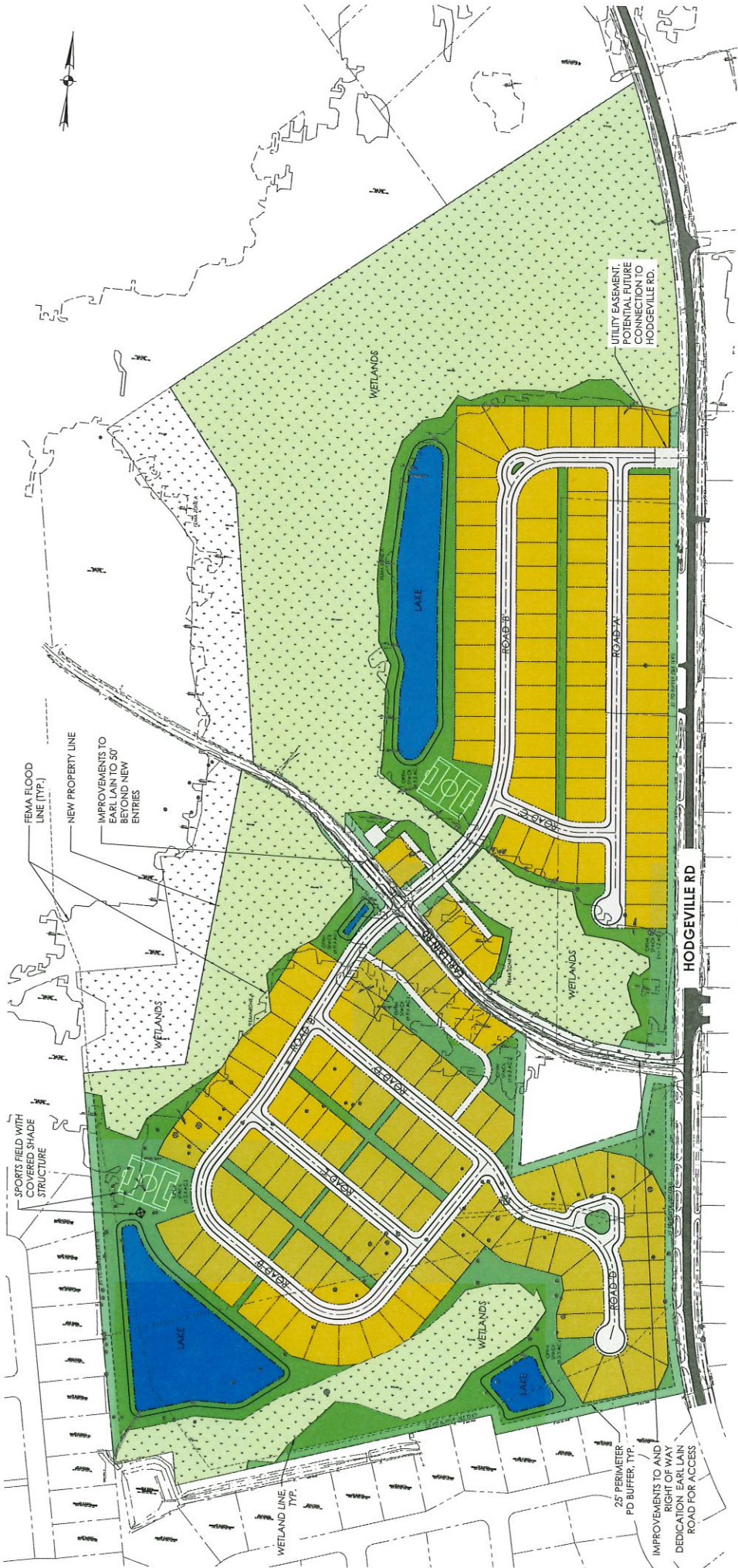
Are any variances requested?*

No

If so, please described*

None

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.



SITE INFORMATION

APPLICANT
FETZER LAKES DEVELOPMENT, LLC
114 PENNY LANE, GUYTON, GA 31312

OWNER
DOUGLAS WINWOOD BOYKIN
AND PEGGY ANN BOYKIN MEDAUGH

PIN
043460003 & 04350021B (DOUGLAS WINWOOD BOYKIN), 04350021A & 04350021 (PEGGY ANN BOYKIN MEDAUGH)

FLOOD ZONES
FLOOD ZONE A AREAS ARE TAKEN FROM THE DIRM MAP 13100C

WETLANDS/TOPO
WETLANDS AS SHOWN ARE BASED ON A PRELIMINARY WETLANDS ASSESSMENT BY RIC AND ARE SUBJECT TO FINAL DELINEATION AND PERMITTING FOR ANY NEEDED IMPACT. TOPO INFORMATION IS FROM PUBLICLY AVAILABLE LIDAR SOURCES.

GROSS DENSITY = 1.5 UNIT PER AC

172 SINGLE FAMILY LOTS

OPEN SPACE SUMMARY
 • LAKES/TOPO OPEN SPACE REQUIRED = 116.7 GROSS AC/73 NET AC.
 • MINIMUM OPEN SPACE REQUIRED = 23.5 AC. (11.7 AC. BUILDABLE)
 • BEING NON-BUILDABLE (WETLANDS AND LAKES)

OPEN SPACE PROVIDED
 = 69.4 AC.
 LAKES/TOPO WETLANDS = 57 AC.
 BUILDABLE OPEN SPACE = 43.7 AC.
 * BUILDABLE OPEN SPACE REFERENCE: THE AREA SHOWN IS 120' X 150', WHICH IS THE SIZE OF A 10-A FOOT SOCCER FIELD. THE INTENT IS TO PROVIDE TWO MULTIPURPOSE FIELDS (ONE ON EACH SIDE OF EARL LANE ROAD).

BASED ON U.S. CENSUS DATA, THERE ARE APPROXIMATELY 28 PERSONS PER HOUSEHOLD IN EFFINGHAM COUNTY, GA, AND APPROXIMATELY 27% OF THE POPULATION IS UNDER THE AGE OF 18. THIS INFORMATION IS ESTIMATED THAT THIS PD WILL HAVE 150 PERSONS AGE ZERO TO 18.

WATER AND SEWER WILL BE PROVIDED BY EFFINGHAM COUNTY. WATER EXISTS WITHIN THE HODGEVILLE ROAD RIGHT OF WAY AND SEWER IS ANTICIPATED TO REQUIRE A LIFT STATION AND FORCEMAIN CONNECTIONS VIA OFF-SITE CONNECTIONS TO THE COUNTY SYSTEM.

Table 1-1 Development Standards

Item	Described Standard	Minimum	Maximum
Site	7,200 SF minimum	8,400 SF average	**60' minimum
Width	**60' minimum	70' average	100' minimum
Depth	100' minimum		
Height	35'		
Setbacks (Minimum)	8.0'		
Front	20' (10' REAR LOAD)		
Side	7.5'		
Side (Street)	15'		
Rear	25'		

*Rear knitted lot may be 6,000 s.f. min.
 **As measured at front setback line. Minimum may be reduced to 35' for the sloped area on out-of-lot uses or flag lots.

Item	Area +/-	Percentage of Total
Residential	24.6	24.9%
Wetlands	5.7	5.7%
Earl Lane Rd.	0.0	0.0%
Right-of-Way	11.6	11.6%
Wetlands	43.7	43.7%
Non-Lake or Wetland Open	29.2	29.2%
TOTAL	116.7	100.0%

PREPARED FOR:
FETZER LAKES
DEVELOPMENT, LLC

WINWOOD ACRES
PD MASTER PLAN AMENDMENT / SKETCH PLAN
EFFINGHAM COUNTY, GA
NOVEMBER 2022
REVISED: OCTOBER 2023

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

THOMAS
HUTTON

This map illustrates a general plan of the development which is for discussion purposes only. It does not constitute an offer of property or any other financial product. The owner/developer and its agents are not responsible for the accuracy of the information presented herein. Dimensions, boundaries and position locations are for informational purposes only and are subject to an accurate survey and property description.

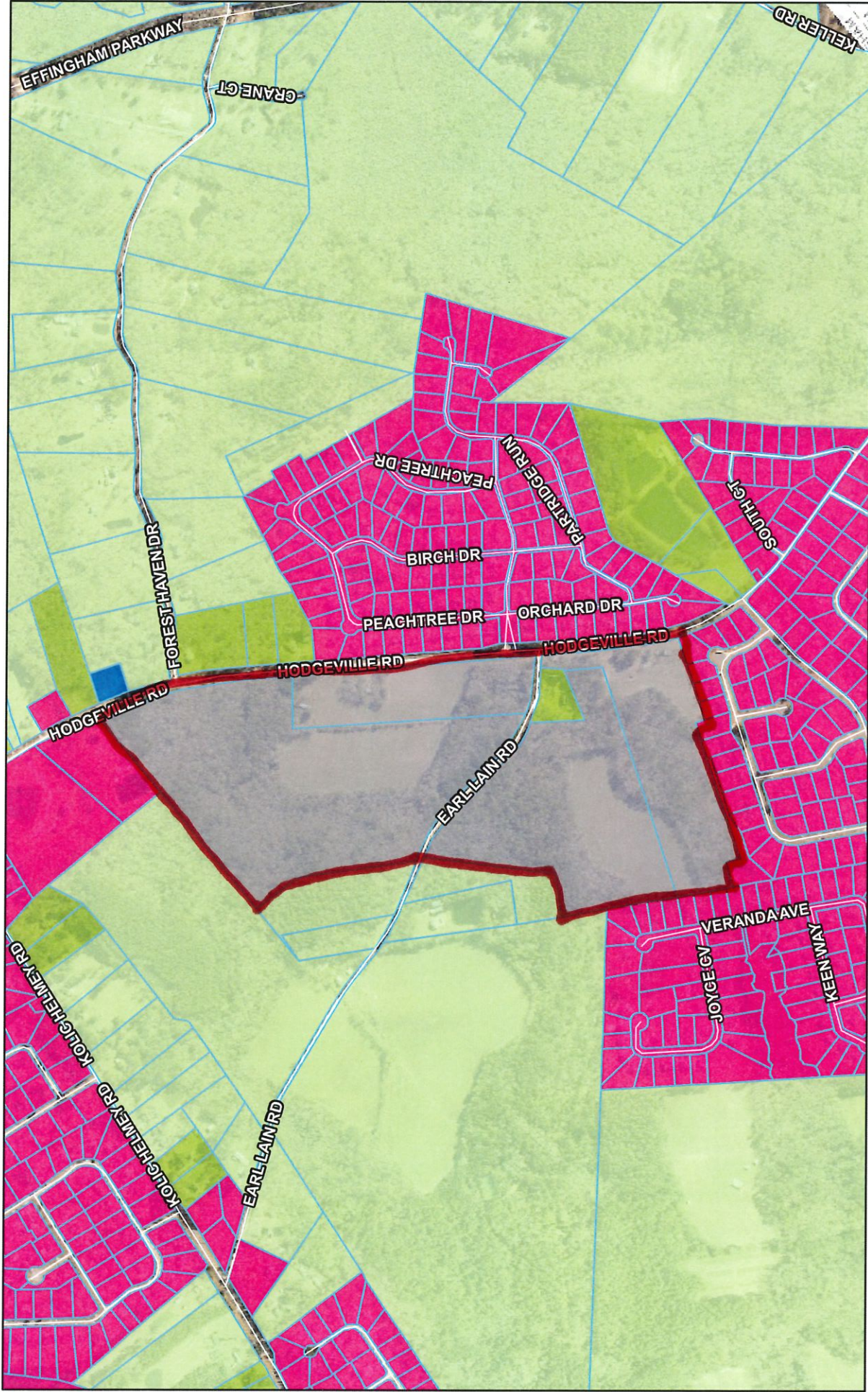
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VICINITY MAP - 1" = 1000'



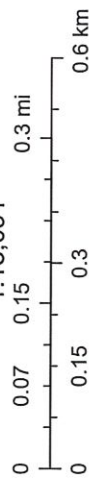
WINWOOD ACRES



11/27/2023

- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
- Efn_fin_cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- B-2
- AR-2
- R-1
- AR-1
- Other

1:13,091



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

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____	Reviewed by: _____	

Proposed Name of Subdivision Winwood Acres PD

Name of Applicant/Agent James Dasher Phone 912 663 6239

Company Name Fetzer Lakes, LLC

Address 114 PENNY LANE GUYTON, GEORGIA 31312

Owner of Record Peggy Ann Boykin Medaugh Phone _____

Address 2084 Hodgeville Road & 2054 Hodgeville Road

Engineer Mike Hughes, Thomas & Hutton Phone (912) 721 - 4191

Address 50 Park of Commerce Way, Savannah, GA 31405

Surveyor Shupe Surveying Company, P. C. - Grant Gammon Phone (912) 265-0562

Address 130 Canal Street, Suite 501 - Pooler, Georgia 31322

Proposed water Yes Proposed sewer Yes

Total acreage of property 116.7 Acreage to be divided n/a Number of Lots Proposed 172

Current Zoning PD Proposed Zoning PD Tax map – Block – Parcel No 04350021A & 04350021

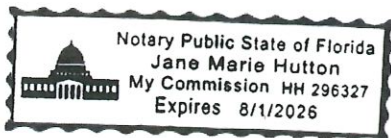
Are any variances requested? No If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 3rd day of November, 2023

Jane Marie Hutton
Notary

Peggy Ann Boykin
Applicant
Peggy Ann Boykin
Owner



Front	20' (10' Rear Load)
Side (interior)	7.5'
Side (street)	15'
Rear	25'
<p>*Rear loaded lots may be 6,000 s.f. min. **As measured at front setback line. Minimum may be reduced to 55' for pie shaped lots on cul-de-sacs or tight radii.</p>	

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. The following exceptions shall apply and will be allowed within this setback area:

- Sidewalks, trails or other pedestrian features
- Areas of permitted wetland crossings/impacts
- Alleys and/or lanes for rear loaded lots
- Retaining walls

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 Coad 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.)	34.6	29.6%
Lakes	5.7	4.9%
Earl Lain Rd. Right-of-Way Dedication	0.9	0.8%
Right-of-Way Dedication	11.6	10.0%
Preserved Wetland	43.7	37.4%
Non-Lake or Preserved Wetland Open Space (buildable area open space)	20.2	17.3%
TOTAL	116.0	100.0%

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	Gross Density	Net Density
172	116.7	1.5 d.u./gross acre	2.4 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	5.7	4.9 %
Preserved Wetland	43.7	37.4 %
Buildable Common Area	20.2	17.3 %
TOTAL	69.6	60.0 %

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:

PROJECT ENTRANCES SIGNS



<p>USE:</p> <p>Identifies the community along Hodgeville Road and Earl Lain Road</p>	<p>*MAXIMUM SIZE:</p> <p>8 foot height x width to be determined based on individual projects.</p>	<p>COLORS:</p> <p>To be determined by developer.</p>
<p>LOCATIONS:</p> <p>Allowed at each new entrance location and at intersection of Earl Lain Road and Hodgeville Road</p>	<p>ALLOWABLE SIGN AREA:</p> <p>50 square feet / face (per side for a median type sign)</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</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>VENEER MATERIALS:</p> <p>Brick, stucco, wood, or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</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.

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.