

RZN-23-14

Rezoning Application



Status: Active

Submitted On: 12/6/2023

Primary Location

0

Owner

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

Savannah, GA 31405

Staff Review

 **Planning Board Meeting Date***

01/09/2024

 **Public Notification Letters Mailed**

12/18/2023

 **Planning Board Ads**

12/20/2023

 **Board of Commissioner Meeting Date***

02/06/2024

 **Board of Commissioner Ads**

01/17/2024

 **Commissioner District***

2nd

 **Staff Description**PD TEXT AMENDMENT 436-3,435-
21B,435-21A,435-21 **Request Approved or Denied**

-

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

James Dasher

Applicant Email Address*

james@jamesdasher.com

Applicant Phone Number*

912-663-6239

Applicant Mailing Address*

114 PENNY LANE

Applicant City*

GUYTON

Applicant State*

GA

Applicant Zip Code*

31312

Property Owner Information

Owner's Name*

Peggy Ann Boykin Beck (formerly
Medaugh)

Owner's Email Address*

peggy@rbeckmd.com

Owner's Phone Number*

914-631-4182

Owner's Mailing Address*

8006 Oak Hammock Court

Owner's City*

JACKSONVILLE

Owner's State*

FL

Owner's Zip Code*

32256

Rezoning Information

Present Zoning of Property*

PD (Planned Development)

Proposed Zoning of Property*

PD (Planned Development)

Proposed Road Access*	Total Acres *
Off of Earl Lain Road with improvement to such	116

Acres to be Rezoned*
116

Lot Characteristics *
See PD text

Water Connection *	Name of Supplier*
Public Water System	Effingham County

Sewer Connection	Name of Supplier*
Public Sewer System	Effingham County

Justification for Rezoning Amendment *

This is simply an amendment to the PD that was previously approved to account for the increased upland area available to create a more efficient and quality layout related to lots and open spaces provided.

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

North*	South*
AR-1 & R-1	R-1

East*	West*
AR-1, AR-2, R-1 and B-2	AR-1 & R-1

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

Pasture area and undeveloped property

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

No

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

Planned Residential Neighborhood

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

Residential neighborhoods and agricultural/residential uses

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 already approved will create a high quality residential development that will continue residential as the predominate use of the area.

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

Digital Signature*

 James Dasher

Dec 6, 2023

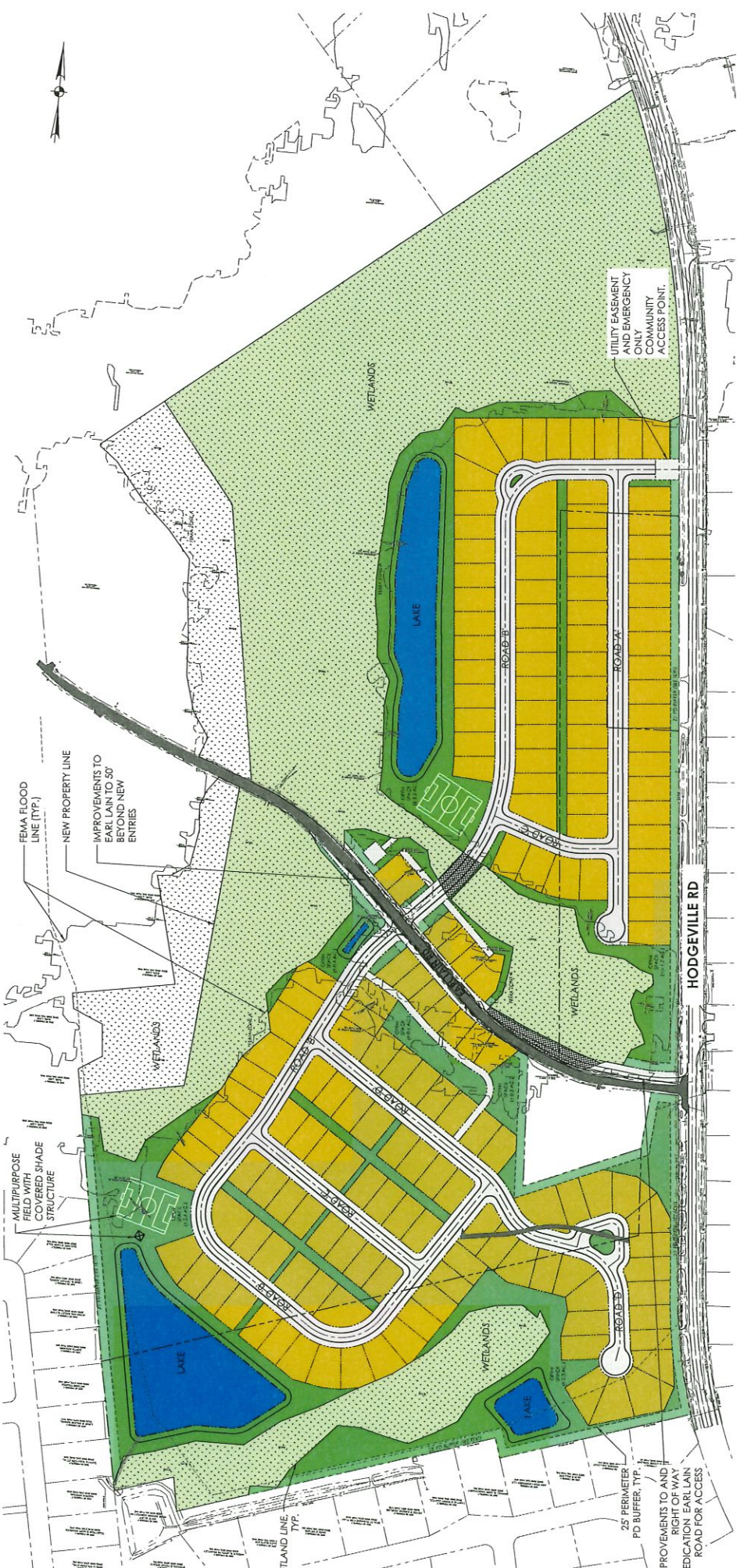
Attachments



Any additional supporting documentation.

2023-12-5 - Westgate PD amendment.pdf

Uploaded by Ryan Thompson on Dec 6, 2023 at 12:25 PM



SITE INFORMATION

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

OWNER
 DOUGLAS WINWOOD BOYKIN
 AND PEGGY ANNI BOYKIN MEDAUGH

PIN
 043500218 (DOUGLAS WINWOOD BOYKIN), 04350021A
 & 04350021 (PEGGY ANNI BOYKIN MEDAUGH)

FLOOD ZONES
 FLOOD ZONE A AREAS ARE TAKEN FROM THE DFRM MAP 13103C

WETLANDS/TOPO
 WETLANDS AS SHOWN ARE BASED ON A PRELIMINARY WETLANDS ASSESSMENT BY BLC 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
 SITE ACREAGE = 116.7 GROSS AC/73 NET AC.
 MIN PD OPEN SPACE REQUIRED = 23.3 AC. (11.7 AC. BUILDABLE)
 BEING NON-BUILDABLE (WETLANDS AND LAKES)

OPEN SPACE PROVIDED
 LAKES = 69.4 AC.
 PRESERVED WETLANDS = 43.7 AC.
 BUILDABLE OPEN SPACE = 20.2 AC. RESERVE. THE AREA SHOWN IS 120' X 150', WHICH IS THE SIZE OF A 10-U SOCCER FIELD. THE INTENT IS TO PROVIDE TWO MULTIPURPOSE FIELDS (ONE ON EACH SIDE OF EARL LAIN ROAD).

BASED ON U.S. CENSUS DATA, THERE ARE APPROXIMATELY 2.8 PERSONS PER HOUSEHOLD IN EFFINGHAM COUNTY, GA, AND THIS INFORMATION IS ESTIMATED THAT THIS PD WILL HAVE 130 PEOPLE 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	Standard
Site	*7,200 SF minimum
Width	8,400 SF average
Depth	**70' minimum
Height (Maximum)	10' minimum
Setbacks (Minimum)	35'
Front	20' (IF BEAK LOAD)
Side (Street)	7.5'
Rear	15'
Other	25'

*Rear loaded lots may be 6,000 s.f. min.
 **As measured at from setback line. Minimum may be 100 feet for 0.5' for the sloped line on out-lots or right-of-way.

Table 1-2 Land Uses

Land Use	Acres +/-	Percentage of Site +/-
Residential Single Family Lots	24.6	21.0%
Lakes	5.7	4.9%
Wetlands	43.7	37.5%
Other	18.8	16.1%
Wetland Open Space (Wetland)	43.7	37.5%
Wetland Open Space (Other)	20.2	17.3%
TOTAL	116.7	100.0%

THOMAS HUTTON

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

This map illustrates a general plan of the development which is for informational purposes only. It is not intended to be used for any other purpose. The development is subject to change and approval without prior notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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WESTWOOD (FKA WINWOOD ACRES)
PD MASTER PLAN / SKETCH PLAN
 EFFINGHAM COUNTY, GA

NOVEMBER 2022
 REVISED: DECEMBER 2023

PREPARED FOR:
 FETZER LAKES
 DEVELOPMENT, LLC

VICINITY MAP - 1" = 1000'

**SURVEY OF 115.91 ACERS BEING SUBDIVDED
INTO THREE TRACTS BEING KNOWN AS THE
DOW BOYKIN ESTATE
LOCATED IN THE 9th G.M. DISTRICT
OF EFFINGHAM COUNTY, GEORGIA**

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR
R.C.B. 12/3/2015
ZONING ADMINISTRATOR DATE

APPROVED BY EFFINGHAM COUNTY
DEPARTMENT OF PUBLIC HEALTH DIVISION
OF ENGINEERING AND SANITATION
Robert D. J. 12.3.15
DIRECTOR DATE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N8°43'33"W	358.15	1513.63	359.00	13°35'21"	180.34
C2	S84°32'51"E	87.39	1644.45	87.39	2°20'53"	33.70
C3	S86°52'10"E	85.89	1644.45	85.90	2°17'48"	32.95
C4	S85°51'10"E	107.77	874.01	107.84	7°04'11"	53.99
C5	S88°41'47"E	94.03	874.01	94.08	6°10'02"	47.08
C6	S49°58'05"E	123.72	874.01	123.83	8°07'03"	62.02
C7	S46°15'29"E	71.59	874.01	71.57	4°41'31"	35.81
C8	S49°15'19"E	130.21	839.78	130.94	8°59'01"	65.60
C9	S83°28'33"E	100.65	839.78	100.72	6°52'18"	50.42
C10	S84°33'04"E	65.95	1614.45	65.96	2°20'27"	32.98
C11	S86°52'09"E	64.66	1614.45	64.67	2°17'42"	32.34
C12	S65°50'31"E	111.14	804.01	111.21	7°02'54"	55.87
C13	S58°42'21"E	97.54	904.01	97.59	8°11'07"	48.84
C14	S49°58'00"E	128.81	904.01	128.92	8°10'16"	64.57
C15	S46°14'32"E	72.46	904.01	72.48	4°35'37"	36.26
C16	S49°14'49"E	125.68	809.78	125.81	8°54'05"	63.03
C17	S58°28'50"E	96.97	809.78	97.03	8°51'56"	48.57
C18	S63°08'35"E	62.77	809.78	62.78	4°28'32"	31.41
C19	N9°55'08"W	816.58	2885.70	819.33	16°18'04"	412.44
C20	N19°50'32"W	185.97	2885.70	186.00	3°41'35"	93.03

LINE	BEARING	HORIZ DIST
L1	S73°26'18"W	185.25
L2	N17°05'35"W	60.12
L3	N8°03'56"W	99.91
L4	S73°16'10"W	178.88
L5	N6°20'25"E	166.08
L6	S87°05'03"E	81.74
L7	S17°13'25"E	22.97
L8	S9°24'16"E	7.73
L9	N68°43'41"E	7.33
L10	S3°47'13"E	161.05
L11	S88°07'07"E	191.08
L12	S61°21'27"E	34.81
L13	S52°34'58"E	45.31
L14	N56°22'12"E	208.85
L15	S64°35'38"E	89.19
L16	S88°07'07"E	190.72
L17	S65°24'44"E	55.23
L18	N88°47'16"E	138.00
L19	N88°47'16"E	209.83
L20	S43°39'48"E	3.27
L21	N8°26'16"W	98.95
L22	N8°25'24"W	83.32
L23	N9°24'16"W	122.47
L24	N9°45'28"W	110.17
L25	N9°38'23"W	109.97
L26	N9°34'18"W	42.61
L27	S73°20'36"W	124.55
L28	S73°16'10"W	124.03
L29	S73°16'10"W	124.80
L30	S73°16'10"W	138.39

BK D164 PG D

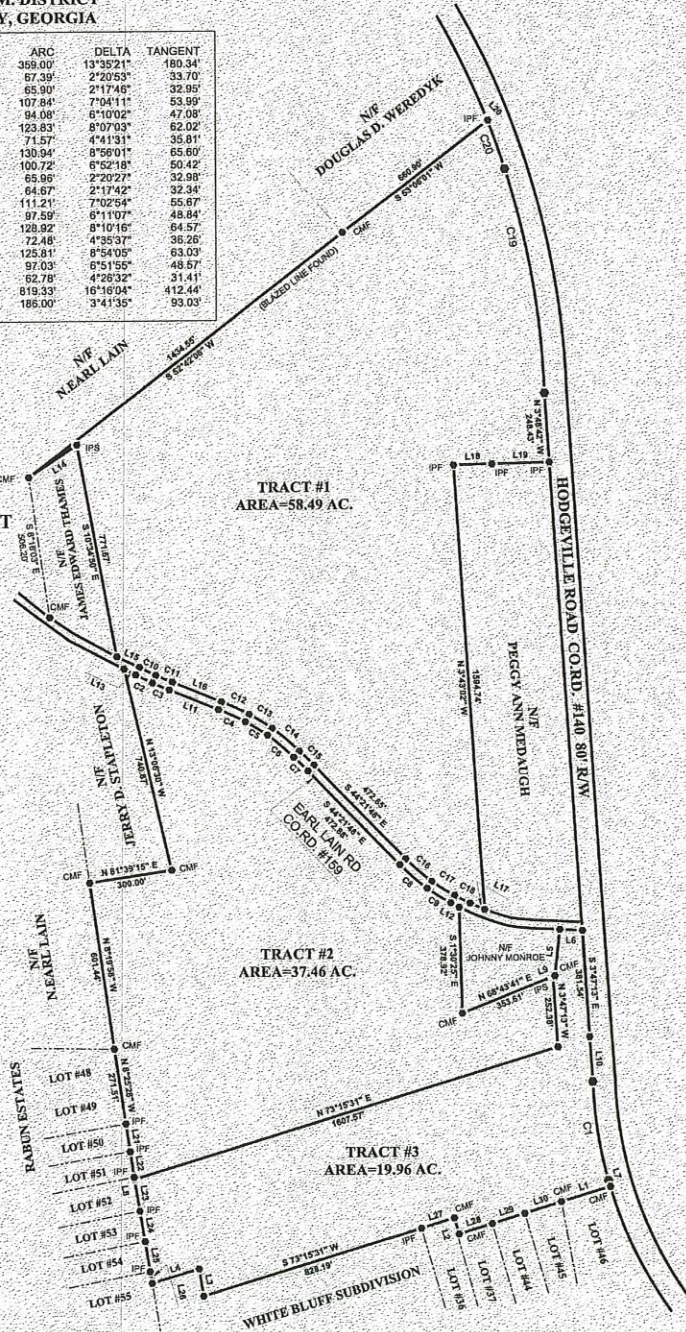
FILED
11:49 AM
12/11/2015
EFFINGHAM COUNTY SUPERIOR COURT
ELIZABETH Z. HURSEY
CLERK

REFERENCES:

1. PL BK C PG 183 F2
2. PL BK A PG 285 C
3. PL BK 21 PG 128
4. PL BK 18 PG 262
5. PL BK D PG 95E-1
6. PL BK A PG 385F
7. PL BK A PG 354B
8. PL BK B PG 84D

NO IMPROVEMENTS WERE LOCATED ON THIS PLAT
AT THE TIME OF THIS SURVEY.
ALL CORNERS ON THIS PLAT ARE 5/8 REBARS UNLESS OTHER
WISE NOTED ON THIS PLAT.
THE FIELD DATA WAS COLLECTED USING A TOPCON TOTAL
STATION AND A CARLSON EXPLORER II DATA COLLECTOR.
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD
CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR
ERROR OF 5 SECONDS PER ANGLE POINT,
AND WAS ADJUSTED USING THE COMPOUND RULE.
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF
ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND
MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY
A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN A CONFORMITY WITH
THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1976.

William Mark Glisson
WILLIAM MARK GLISSON RLS #3316



PREPARED BY
**GLISSON
LAND SURVEYING**
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31864
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: 1912) 826 - 5583 CLAXTON: 0123) 252 - 7052
WHL@GLISSONLANDSURVEYING.NET

SURVEY FOR	
PEGGY ANN MEDAUGH	
COUNTY: EFFINGHAM	STATE: GA
GMD: 9 TH	LOT:
SCALE: 1"=300'	DATE: 11-19-15
FILE NUMBER: BOYKIN	
FIELD SURVEY DATE: 9/08/15	
TOTAL AREA: 115.91 AC.	

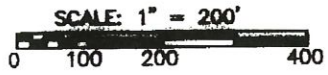
HEALTH DEPARTMENT APPROVAL
 APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC
 HEALTH DIVISION OF ENGINEERING AND SANITATION.

Daniel For Seal 12.3.07
 DIRECTOR DATE

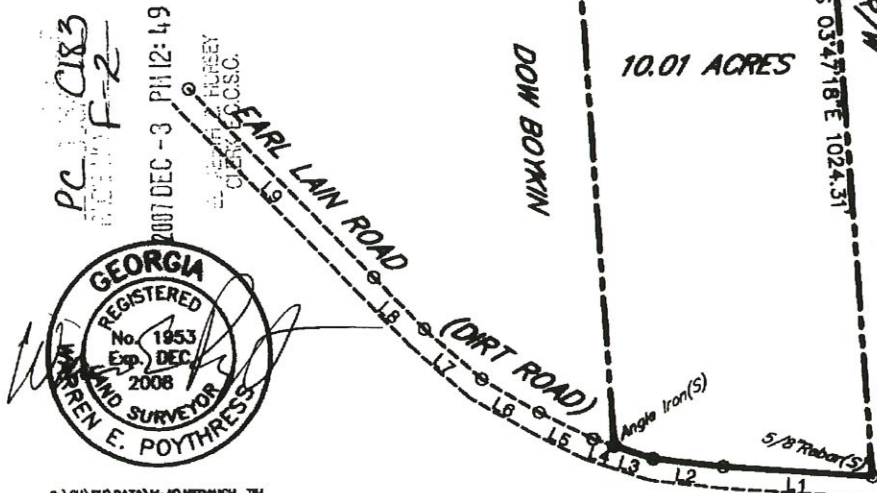
THIS LOT IS TO BE ADDED TO OTHER LANDS OF
 PEGGY ANN MEDAUGH TO FORM ONE SINGLE LOT.

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

D. Canley 12/3/2007
 ZONING ADMINISTRATOR DATE



Course	Bearing	Distance
L1	N 85°24'00" W	203.66'
L2	N 82°52'03" W	96.40'
L3	N 71°07'18" W	56.64'
L4	N 71°07'18" W	30.66'
L5	N 62°43'45" W	83.53'
L6	N 59°16'29" W	91.35'
L7	N 48°44'57" W	104.73'
L8	N 44°14'41" W	98.95'
L9	N 44°09'41" W	360.09'



C:\SU\DATA\W-MEDAUGH.TM
 OF: MEDAUGH\W-M

**PROPERTY SURVEY
 FOR
 PEGGY ANN MEDAUGH**

**LOCATED IN THE 9TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA**

DATE: MAY 24, 2007
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor # 1953
 991 Hunters Road Sylvania, Ga.
 30467 Tele. - (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 26732 FEET, AND ANGULAR
 ERROR OF 06 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAT
 HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITH-
 IN ONE FOOT IN 453940 FEET.

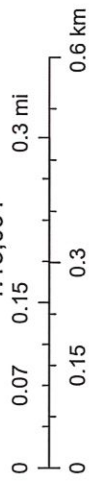
436-3 & 435-21B & 435-21A & 435-21



12/6/2023

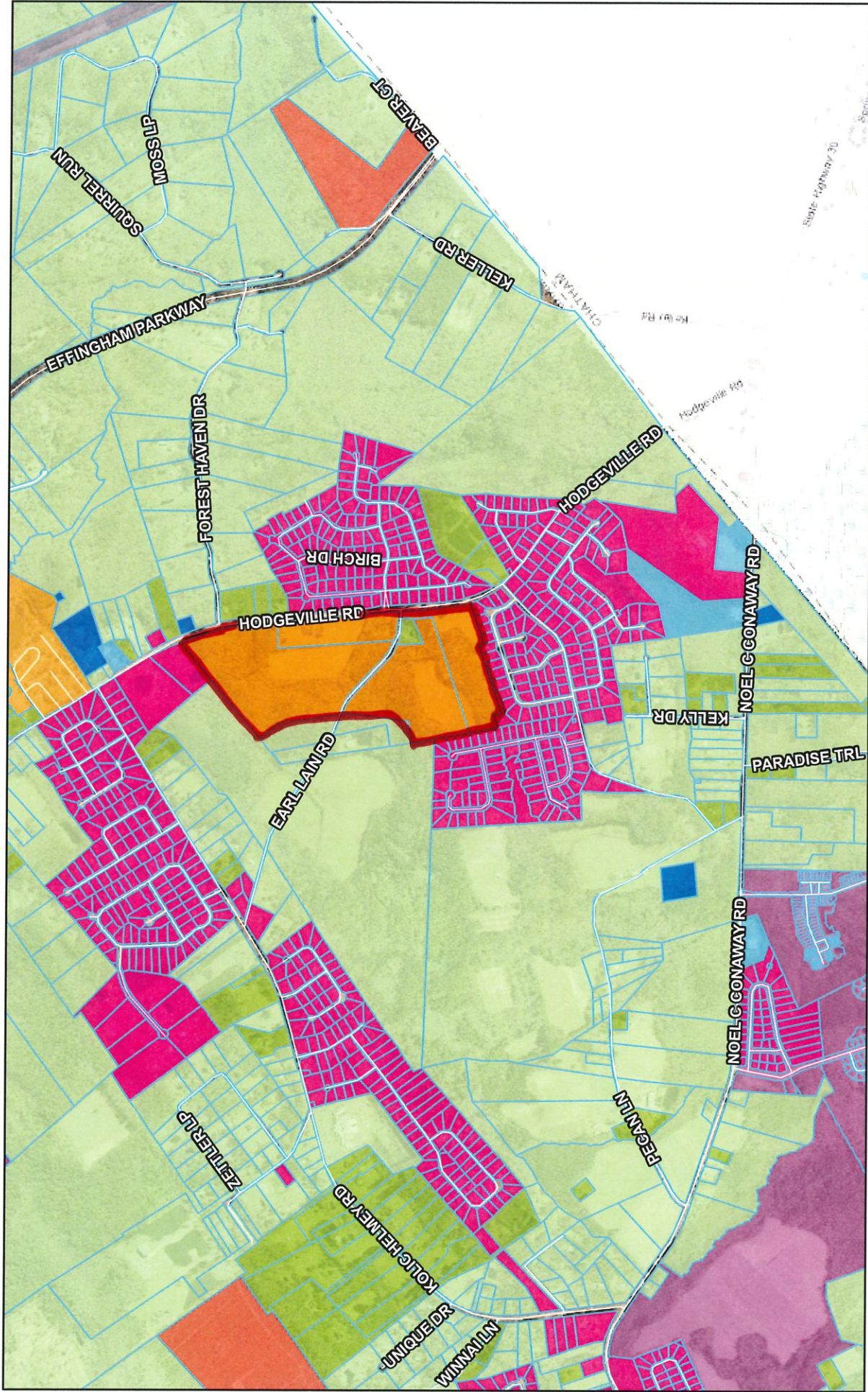
- Roads
- Tax Parcel Labels
- Tax Parcels
- Efn_fin_cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:13,091



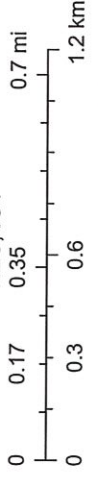
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA, Effingham County BOC

436-3 & 435-21B & 435-21A & 435-21



12/6/2023

1:26,181



- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
- PD-R
- B-3
- R-1
- AR-1
- AR-2
- B-2
- PD
- Other
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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

**Planned Development District - Development
Text Submitted for Westgate (FKA Winwood
Acres) PD (update December 2023)**

Prepared by
Fetzer Lakes Development LLC

Prepared by
Thomas & Hutton

Documents submitted:

1. Development Text Amendment
2. Planned Development District Master Plan Amendment

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: Westgate PD
PIN(s) 04360003 & 04350021B (Peggy Ann Boykin Medaugh and Douglas Winwood Boykin), 04350021A & 04350021 (Peggy Ann Boykin Medaugh)
Size: 116.0 acres
Location: 0 Hodgeville Road & 2210 Hodgeville Road (Peggy Ann Boykin Medaugh and Douglas Winwood Boykin), 2084 Hodgeville Road & 2054 Hodgeville Road (Peggy Ann Boykin Medaugh) - Effingham County, Georgia
Current zoning: PD-R
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 9TH 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 9TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA” PREPARED BY GLISSON LAND SURVEYING DATED OCTOBER 12, 2022 RECORDED IN PLAT BOOK 29, PAGE 590 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 9TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA”

Westgate (FKA Winwood
Acres)
Planned Development

2

Thomas & Hutton
October 2022 (updated
December 2023)

PREPARED BY GLISSON LAND SURVEYING DATED OCTOBER 16, 2022 RECORDED IN PLAT BOOK 29, PAGE 589 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' (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 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 Westgate 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 Westgate. 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	116.0	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 Westgate 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.

Table 1-4: Open Space Summary		
	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 2024. 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.

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 **James Dasher as agent for Peggy Ann Boykin Beck – (Map # 436 Parcel # 3) (Map # 435 Parcels # 21, 21A, & 21B)** from PD to PD zoning.

- 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?
- Yes ~~No~~ ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes ~~No~~ ? 8. Do other conditions affect the property so as to support a decision against the proposal?

D.B.

Item 11

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL PEH DISAPPROVAL _____

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- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

P.H.

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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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?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

~~James Dasher~~
I had to reverse myself.
R.T.

R.T.

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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- 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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- Yes 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 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes 7. Are nearby residents opposed to the proposed zoning change?
- Yes 8. Do other conditions affect the property so as to support a decision against the proposal?

B.S.