

## RZN-24-36

Rezoning Application

Status: Active

Submitted On: 6/4/2024

### Primary Location

1369 Ebenezer Road

Rincon, GA 31326

### Owner

THE CARSON COMPANY


UNLIMITED LLC

6636 GA HWY 21 S RINCON,

GA 31326

### Applicant

 Malorie Boyd

 912-657-2788

 mboyd@cci-sav.com

 1480 Chatham Parkway

Suite 100

Savannah, GA 31405

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## Staff Review

 Planning Board Meeting Date\*

07/09/2024

 Board of Commissioner Meeting Date\*

08/06/2024

 Notification Letter Description \*

mixed use development.

 Map #\*

460

 Parcel #\*

48

 Staff Description

 Georgia Militia District

9

 Commissioner District\*

5th

🔒 Public Notification Letters Mailed

06/17/2024

🔒 Board of Commissioner Ads

07/17/2024

🔒 Planning Board Ads

06/19/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* 

No

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Neil McKenzie

Applicant Email Address\*

nmckenzie@cci-sav.com

Applicant Phone Number\*

9122003041

Applicant Mailing Address\*

1480 Chatham Parkway

Applicant City\*

Savannah

Applicant State & Zip Code\*

GA 31405

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## Property Owner Information

Owner's Name\*

Carson Company Unlimited, LLC

Owner's Email Address\*

nmckenzie@cci-sav.com

Owner's Phone Number\*

9122003041

Owner's Mailing Address\*

1480 Chatham Parkway

Owner's City\*

Savannah

Owner's State & Zip Code\*

GA 31405

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## Rezoning Information

How many parcels are you rezoning?\*

3

Present Zoning of Property\*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property\*

PD (Planned Development)

Map & Parcel \*

04600048

Road Name\*

Ebenezer Road

Proposed Road Access\* 

Ebenezer & Longbridge Roads

Total Acres \*

25.77

Acres to be Rezoned\*

25.77

Lot Characteristics \*

3 Parcels, same PIN, NW, NE, and SE of Roundabout

Water Connection \*

Public Water System

Name of Supplier\*

City of Springfield

Sewer Connection

Name of Supplier\*

Public Sewer System

City of Springfield

Justification for Rezoning Amendment \*

To allow for mixed, increase services and housing options.

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

North\*

South\*

AR-1

AR-1

East\*

West\*

AR-1

R-6

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

Single Family Residential

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

No, not with the current development and residential density in teh area

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

General commercial, gas station/convenience, and multi-family residential

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

Single Family residential, business, and institutional (schools)

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

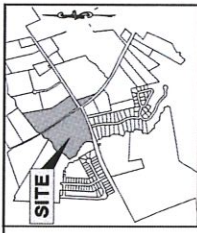
Commercial components to serve residents, multi-family component provides affordable housing option

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, this intersection has been identified by the County for future development

Digital Signature\*

 Neil P. McKenzie  
Jun 4, 2024



VICINITY MAP (NOT TO SCALE)

8A MPC - EAST ZONE  
8PC NORTH - MAG 23

LEGEND:

- CHS (1/2" = 1' (1/8" = 10'))
- CONCRETE MANHOLE FOUND
- IR (1/4" = 1' (1/8" = 10'))
- NON-ADJUSTED CORNER

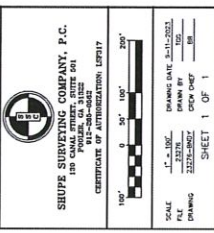
**1369 EBENEZER ROAD**  
**TAX MAP #: 040048**

9TH C.M.D.  
CITY OF RINCÓN  
EFFINGHAM COUNTY, GEORGIA

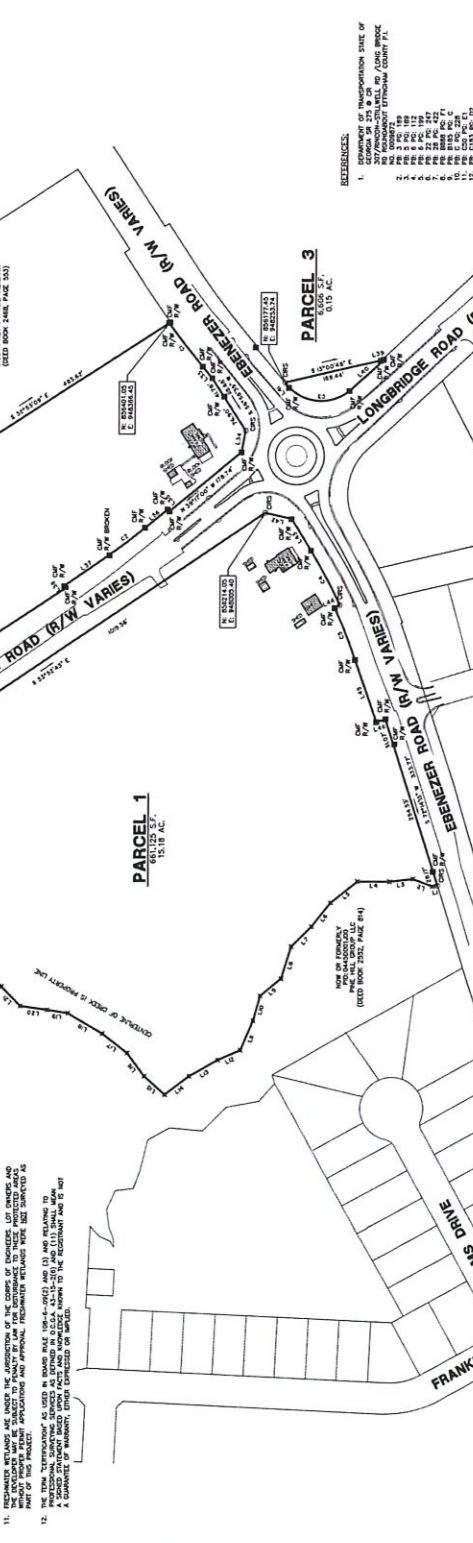
PREPARED FOR:  
**MATT BYRD HOMES**

SHUPES SURVEYING COMPANY, P.C.  
150 CALDWELL STREET, SUITE 501  
RICHMOND, GA 31804-0502  
813-361-0827

CERTIFICATE OF AUTHORIZATION, LICENSE #



LINE	BEARING	LENGTH	CURVE BEARING	CHORD BEARING	CHORD LENGTH
1	N 89° 45' 00" E	15.18			
2	S 89° 45' 00" W	15.18			
3	S 00° 00' 00" W	0.00			
4	N 00° 00' 00" E	0.00			
5	N 89° 45' 00" E	15.18			
6	S 89° 45' 00" W	15.18			
7	S 00° 00' 00" W	0.00			
8	N 00° 00' 00" E	0.00			
9	N 89° 45' 00" E	15.18			
10	S 89° 45' 00" W	15.18			
11	S 00° 00' 00" W	0.00			
12	N 00° 00' 00" E	0.00			
13	N 89° 45' 00" E	15.18			
14	S 89° 45' 00" W	15.18			
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56	N 00° 00' 00" E	0.00			
57	N 89° 45' 00" E	15.18			
58	S 89° 45' 00" W	15.18			
59	S 00° 00' 00" W	0.00			
60	N 00° 00' 00" E	0.00			



**PARCEL 1**  
15.18 AC

**PARCEL 2**  
10.84 AC

**PARCEL 3**  
0.09 AC

EBENEZER ROAD (R/W VARIES)

LONGBRIDGE ROAD (R/W VARIES)

BROOKSTONE WAY

WILLIAMS DRIVE

FRANKLINS WALK

NOTES:

- BOUNDARIES AND CORNERS SHOWN ON THIS SURVEY WERE OBTAINED BY MEASUREMENT ON THE GROUND. THE BEARING AND DISTANCE DATA WERE OBTAINED USING A TOTAL STATION WITH A 1/2" = 1' (1/8" = 10') SCALE.
- THE FIELD DATA SHOWN ON THIS MAP WAS OBTAINED ON APRIL 15, 2024, AND WAS ACCURATE TO WITHIN 1/1000'.
- THE FIELD DATA SHOWN ON THIS MAP WAS OBTAINED ON APRIL 15, 2024, AND WAS ACCURATE TO WITHIN 1/1000'.
- THE MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE HUNDREDTH (1/100) OF AN INCH.
- THE SURVEY WAS PREPARED BY MEASURE AND CALCULATION ON THE BASIS OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
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**BK29 PG699-699**  
**P202300183**

PLANNED DEVELOPMENT  
NO. 2023-00183  
APPROVED FOR RECORD  
MAY 15, 2024

*Jan E. Bragg*



**NOT FOR CONSTRUCTION**

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION.

REVISIONS:


CONCEPTUAL PLAN

EBENEZER PLANNED DEVELOPMENT

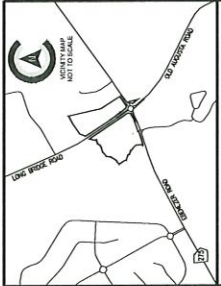
LOCATED IN EFFINGHAM COUNTY, GA

PREPARED FOR DEVELOPER

JOB NUMBER: 24-289  
 DATE: 6/20/24  
 DRAWN BY: NPA  
 CHECKED BY: NPA  
 SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET: CP1.0



**SITE DATA:**

TOTAL SITE AREA: 267.7 ACRES

DEVELOPABLE AREA: TBD

ZONING: UNL (GENERAL PURPOSE)

FLOOD ZONE: "F"

ZONING MAP: 16-648

PROJECT ADDRESS: 1000 EBENEZER ROAD, EFFINGHAM COUNTY, GEORGIA

PROPOSED LAND USE: RESIDENTIAL

PROPOSED UNIT TYPE: SINGLE-FAMILY RESIDENTIAL

OWNER: COLLEEN COLLAM COMPANY, INC.

OWNER ADDRESS: 1405 CENTHAM PARKWAY, LAWRENCEVILLE, GA 30046

CONTACT NAME: NIEL NICHOLSON

CONTACT TELEPHONE: 404.220.2044

- NOTES:**
- THIS PROPERTY IS LOCATED IN ZONE F, NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FLOOD PERFORMANCE PER PARAGRAPH 15.04.01 OF THE 2021 FLOOD DAMAGE PREVENTION AND MITIGATION ACT SHALL BE MAINTAINED.
  - ALL TOPOGRAPHIC DATA BASED ON LIGHT REFLECTANCE DATA (LIDAR) FROM THE 2010 SURVEY.
  - EXISTING UTILITIES ARE SHOWN AS DOTTED LINES ON THE SITE PLAN.
  - WATER AND SEWER MAINS WILL BE PROVIDED BY THE CITY OF EFFINGHAM COUNTY.
  - STORM AND SURFACE WATER OF THE UNITED STATES WITHIN 200 FEET OF THE PROPERTY SHALL BE MAINTAINED AND ADEQUATE DRAINAGE SHALL BE PROVIDED TO LOCAL DRAINAGE.
  - ALL BUILDINGS SHALL BE CONFORM TO LOCAL ZONING.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL ENVIRONMENTAL, COMMUNITY, OR HISTORIC REGULATIONS REQUIRED BY JURISDICTIONS.

**PARKING REQUIREMENTS:**

PARCEL 1 (MULTI-FAMILY): 1.5 SPACES PER UNIT

PARCEL 2 (COMMERCIAL): 2 SPACES PER 100 SF OF GROSS AREA

PARCEL 3 (SINGLE-FAMILY): 1 SPACE PER 100 SF OF GROSS AREA

**DEVELOPMENT REQUIREMENTS:**

PARCEL 1 (MULTI-FAMILY):

- FRONT SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET
- MAX. BUILDING HEIGHT: 35 FEET
- MINIMUM OPEN SPACE: 20% (MAX OF 80% FROM UNBUILDABLE LANDS)
- MINIMUM LOT AREA: 12,000 SF PER GROSS ACRE

PARCEL 2 (COMMERCIAL):

- FRONT SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET
- MAX. BUILDING HEIGHT: 35 FEET
- MINIMUM OPEN SPACE: 20%
- MINIMUM LOT AREA: 12,000 SF PER GROSS ACRE

PARCEL 3 (SINGLE-FAMILY):

- FRONT SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET
- MAX. BUILDING HEIGHT: 35 FEET
- MINIMUM OPEN SPACE: 20%
- MINIMUM LOT AREA: 12,000 SF PER GROSS ACRE







# Ebenezer Mixed Use Planned Development (PD-MU)

Prepared For:  
Developer

Submitted To:  
Effingham County



**June 2024**

REVISED 6/26/24 - Removed apartments from Multi-Family Pod

Prepared By:  
Coleman Company, Inc.



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DRAFT

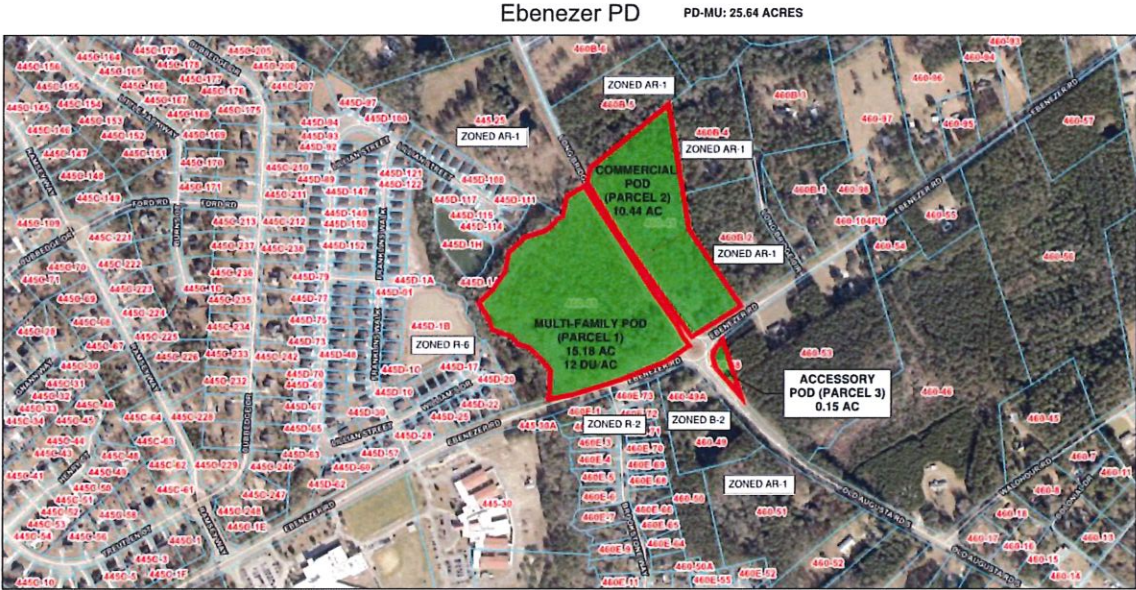


**Ebenezer Mixed Use Planned Development (PD-MU)**

**Article 5.15  
PD Planned Development District**

This text and these tables and figures are included to meet the filing requirements of Article 5.15, Effingham County Zoning Ordinance.

**Figure 1. Ebenezer Mixed Use Planned Development District (PD-MU)**



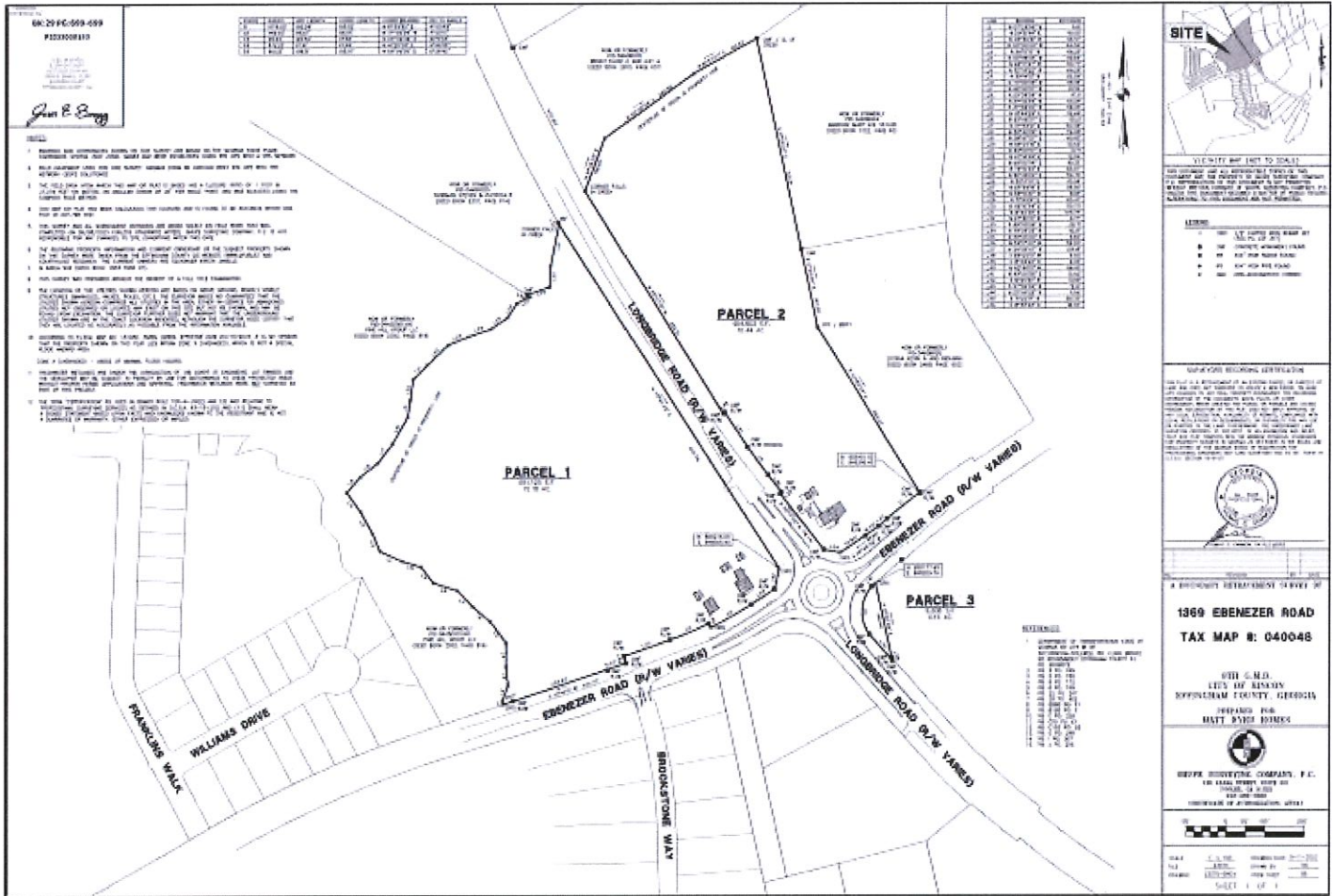
The Ebenezer Mixed Use Planned Development (PD-MU) is located at 1369 Ebenezer Road in Effingham County, Georgia, consisting of (3) separate parcels with single Parcel Identification Number 00460048. The current usage of the property is single family residential. The parcels consist of approximately 25.77 acres and is currently zoned Effingham County AR-1 (Agricultural). A boundary survey of the property was completed in September 2023 and is shown below. A larger copy, along with the deed, is also attached.

The purpose of this PD-MU is to provide additional housing options in this area of the County, as well as provide services to local residents. The Development is defined as:

- Parcel 1 – Multi-Family Pod: 15.18 acres
- Parcel 2 – Commercial Pod: 10.44 acres
- Parcel 3 – Accessory Pod: 0.15 acres

# Ebenezer Mixed Use Planned Development (PD-MU)

## Figure 2. Ebenezer PD-MU Boundary Exhibit



## ***Ebenezer Mixed Use Planned Development (PD-MU)***

### **Article 5.15 - Purpose**

A re-zoning to PD-MU, as allowed under Article 5.15, of the Effingham County Zoning Ordinance, is necessary to allow the uses, mixture of uses, and development standards which will govern the development of the property. Development, as proposed herein, goes “hand in hand” with the purpose statement of Article 5.15.7.2 Mixed Use (PD-MU), which states:

*Characteristics and intent: It is the intent of the PD-MU district to encourage the large scale planned development of mixed uses or groups of uses not otherwise provided for in this section but considered by the planning board and the board of commissioners to be compatible and worthy for inclusion in a PD district, and further, to encourage the development of such uses or groups of uses according to the requirements and standards of this section.*

### **Article 5.15.1 – Eligibility Requirements**

#### **1. Size**

The PD-MU classification does not have a minimum acreage limit. The total acreage is 25.77 acres.

#### **2. The site must have a minimum width, between any two opposite boundary lines of 300 linear feet and must adjoin or have direct, adequate access (as defined by the Highway Capacity Manual, most current edition), to at least one improved public road as shown on the county road classification map. The PD-MU minimum distance between two opposite property lines is 1100 linear feet and has direct access to Ebenezer Road (GA 275) and Longbridge Road (County Road).**

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

A DRI is not anticipated for this development. If County staff deems a DRI is warranted, then the development team will pursue it.

#### **4. Ownership and Control**

The tract of land for the PUD application is in single ownership.

## ***Ebenezer Mixed Use Planned Development (PD-MU)***

### **Article 5.15.2 Procedure for creating and maintaining a PD district.**

**5.15.2.1** Any request pertaining to the establishment of a PD district shall be considered a proposal for amendment to the zoning ordinance and shall be processed in accordance with the regulations set forth in article IX of appendix C of the county code (hereafter appendix C), with regards to application requirements, county planning board review (hereafter planning board), and public hearings. All data set forth in appendix C, shall be submitted to the planning board, and subsequently forwarded to county board of commissioners (hereafter board of commissioners) with the recommendations of the planning board. If approved by the board of commissioners, the master plan shall be officially delineated on the zoning districts map and such plan and all information submitted in conjunction with the proposal, as amended, shall be adopted as planned development district. All further development shall conform to the standards adopted for the district, regardless of any changes in ownership. The violation of any provision of the master plan, as submitted and approved, shall constitute a violation of this ordinance. In any event, where it is determined by the board of commissioners that development of the PD district is not in accordance with the standards adopted for that district, the board of commissioners shall be empowered to amend the ordinance to place parts or all of the property in its prior zoning classification.

**5.15.2.2** Any substantial changes in the development of the district shall be treated as proposed amendments to the zoning ordinance and must be considered in accordance with the procedures set forth in article IX. For purposes of this subsection, substantial change shall be defined as an overall change in land use, change in acreage, a change in project intent, or a change in buffers along the project's external boundary. Minor changes will not be treated as a proposed amendment to the zoning ordinance and may be approved with authorization of the county manager and/or development services official. Minor changes for the purpose of this subsection shall be defined as changes in street access or alignment, changes in public or common areas, changes in building setbacks, or changes to buffers between internal components of the project. The development services official shall be responsible for determining whether a proposed change is substantial or minor. Substantial changes must be approved by planning board and county commission. Appeals based on hardship or an alleged misinterpretation of the ordinance by the development services official shall be processed in accordance with the procedures set forth in article IX of this ordinance.

**5.15.2.3** Only after the PD zoning has been approved by the board of commissioners, may the applicant submit a site plan for development, however, no building permit shall be issued for a PD district until a site plan conforming to the requirements set forth in appendix B, entitled subdivision regulations, found within the Effingham County Code, has been submitted to and approved by the board of commissioners.

## ***Ebenezer Mixed Use Planned Development (PD-MU)***

**5.15.2.4** No site plan approved by the board of commissioners shall be valid for a period longer than 12 months, unless within such period a preliminary plat is submitted pursuant to Appendix B of the Effingham County Code. The planning board may recommend to the board of commissioners to grant extensions not exceeding 12 months each upon written request of the original applicant if the application submitted is substantially the same as the initial application. However, the planning board, with approval of the board of commissioners, has the power in such cases to attach new conditions to its reapproval or disapproval of the reapplication. Where the application for reapproval contains changes which the zoning administrator concludes materially alter the initial application, he shall initiate a new site plan review procedure as stated herein.

### **Article 5.14.4 – Permitted Uses**

The Ebenezer PD-MU has three distinct development pods, with uses characterized as follows:

#### **Multi-Family Pod (Parcel #1)**

- Single family detached dwellings
- Single family attached (townhomes) dwellings
- Duplexes and two-family dwellings
- Mobile homes are **prohibited**
- Apartment complexes are **prohibited**

#### **Commercial Pod (Parcel #2)**

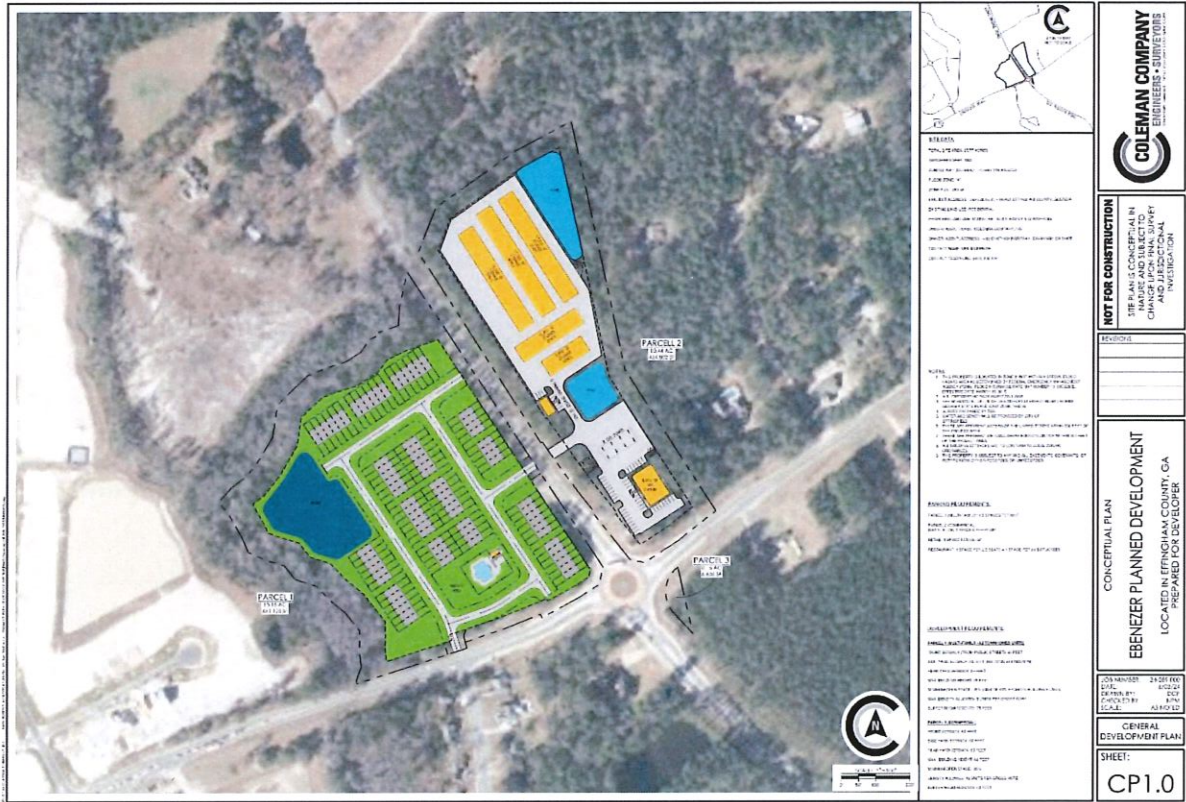
- All permitted uses listed in the County's B-2 General Commercial District
- Gas Stations
- Self-Storage Facilities; Mini-storage

#### **Accessory Pod (Parcel #3)**

- Recreational
- Open Space

# Ebenezer Mixed Use Planned Development (PD-MU)

Figure 3. Conceptual Plan – Ebenezer Mixed Use PD-MU





**Ebenezer Mixed Use Planned Development (PD-MU)**

**Article 5.15.6 – Design Criteria and Development Standards**

In all PD districts, the general provisions set forth in Appendix C shall govern unless relief is granted by the planning board and the board of commissioners.

Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, parcel sizes, street patterns, and land use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged. Common open space shall be at least 20 percent of the overall site. In residential portions of PD-MU, no more than 50 percent of required common open space shall be unbuildable land. The open space requirement can be satisfied across the entire PD. For example, if Parcel 1 has a shortfall (less than 20% open space), the other parcels may be used to offset the shortfall. At buildout, the entire PD must maintain the 20% open space required.

**A. Minimum Lot Size and Zoning Requirements**

Land Use Type	Max. Density	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Setbacks (FT)	Max. Building Height (FT)	Max. Building Coverage (%)
Multi-Family Pod (Parcel 1)	9 units per gross acre	N/A	150 (at BSL)	Public Street: 25 Front: 10 Rear: 15 Building Separation: 20	35	40
Commercial Pod (Parcel 2)	12 units per gross area	N/A	N/A	Perimeter: 50	60	40

**B. Modification of Minimum Requirements**

For this PD-MU, the County’s base zoning districts of R-3 (Multi-Family Pod/Parcel 1) and B-2 (Commercial Pod/Parcel 2) were used as a basis for design. Modifications to the minimum standards from the base zoning districts are as follows:

## ***Ebenezer Mixed Use Planned Development (PD-MU)***

### Multi-Family Pod (Parcel 1):

- Decrease front yard setback from 35 feet to 25 feet
- Increase in single-family to multi-family buffer from 35 feet to 75 feet

### Commercial Pod (Parcel 2):

- Added gas station use
- Added self-storage use

## **C. Common Open Space**

For purposes of the PD-MU requirements, "common open space" is defined as an area of land, wetlands or water, or a combination of land, wetlands, and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the public. Common open space may contain accessory structures and improvements necessary or desirable for educational, noncommercial, recreational, or cultural uses. A variety of open space and recreational areas is encouraged such as: children's informal play areas in close proximity to neighborhoods or dwelling unit clusters; formal parks, picnic - areas and playgrounds; pathways and trails; scenic open areas and communal, noncommercial recreation facilities; and natural conservation areas. A Property Owner's Association (POA) will be formed and charged with the responsibility of maintaining the PD-MU's common open spaces.

MINIMUM REQUIRED COMMON OPEN SPACE = 5.15 acres (20.0% Total Land Area)

PROPOSED COMMON OPEN SPACE = 7.00 acres (27.16% Total Land Area)

Amenity Areas:	0.30 acres
Accessory Parcel:	0.15 acres
Buffers:	3.45 acres
POA Common Space	0.90 acres
Pond Area (50%):	0.88 acres
Wetland Area (50%):	1.39 acres

At a minimum, the following regulations shall apply to all common open space within a PD-MU:

1. The area of common open space shall not be less than 20 percent of the overall site, no more than 50 percent of the required common open space shall be unbuildable land
2. All common open space shown on the final development plan must be reserved or dedicated by conveyance of title to a corporation, association, or other legal entity, by means of a restrictive covenant, easement or through other legal instrument. The terms of such legal instrument must include provisions

## ***Ebenezer Mixed Use Planned Development (PD-MU)***

guaranteeing the continued use in perpetuity of such open space for the purposes intended and for continuity of proper maintenance of those portions of the open space requiring maintenance.

3. The open space shall meet the following minimum dimensions, contiguity, and connectivity requirements:
  - a. The required open space shall be centrally located, along the street frontage of the development to protect or enhance views, located to preserve significant natural features, adjacent to dwellings, and/or located to interconnect other open spaces throughout the development or on contiguous properties.
  - b. Required open space areas shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of these regulations and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the rear yard of those lots abutting it.
  - c. If the site contains a lake, stream or other body of water, the county may require that a portion of the required open space shall abut the body of water.
  - d. All required open space areas shall be configured so the open space is reasonably accessible to and usable by residents, visitors and other users of the development. The minimum size of a required open space area shall be 15,000 square feet; provided, however, that the required open space abutting a public street may be less than 15,000 square feet; and, further provided, that the city council, upon recommendation of the planning commission, may approve other open space areas of less than 15,000 square feet if these areas are designed and established as pedestrian or bicycle paths or are otherwise determined to be open space reasonably usable by residents, visitors and other users of the development. The minimum average dimension of a required open space area shall be 100 feet.
  - e. Open space areas are encouraged to be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.
  - f. Grading in the open space shall be minimal, with the intent to preserve existing topography, trees and other natural features, where practical.
  - g. A sign, structure, or building may be erected within the required open space if it is determined to be accessory to a recreation or conservation use or an entryway. These accessory structure(s) or building(s) shall not exceed, in the aggregate, one (1) percent of the open space area. Accessory structures or uses of a significantly different scale or character than present in abutting residential districts shall not be located near the boundary of the development if they may negatively impact the residential use of adjacent lands as determined by the planning commission. Pathways or sidewalks shall be exempt from this limitation.
  - h. The following areas shall not qualify as required common open space for the purposes of this section.

## ***Ebenezer Mixed Use Planned Development (PD-MU)***

- i. The area within any public street right-of-way.
- ii. The area within private road easements.
- iii. The area within a subdivision lot.
- iv. Parking and loading areas.
- v. Fifty percent of any easement for overhead utility lines.
- vi. Fifty percent of any steep slopes (12 percent or over).
- vii. Fifty percent of any lakes, streams, detention ponds, wetlands or floodplains that are not generally accessible within the development. Accessible shall mean that the feature is bordered by a substantial open space area, park, playground, pathway or reasonable means of access for enjoyment of all owners, visitors or others, in which case the total area may qualify as required common open space. Timber Trails shall qualify as affording connectivity of PUD to the common open space.

### **D. Connectivity**

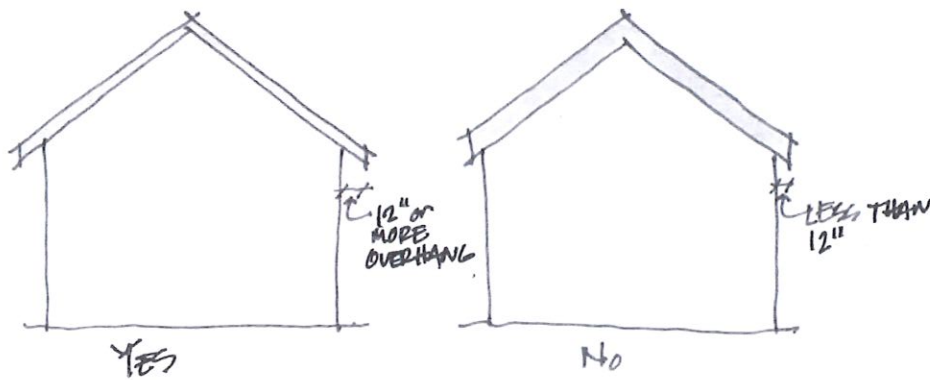
Pathways for bicycles and pedestrians shall be incorporated throughout the PD-MU and along all perimeter streets to ensure connectivity between uses and adjacent properties. Pathways and sidewalks shall be constructed in accordance with the City Design Guidelines. Intentional pedestrian connectivity is planned to the sidewalks constructed with the roundabout, the area schools, and adjacent residential areas.

## Ebenezer Mixed Use Planned Development (PD-MU)

### E. Architectural Standards

In order to protect and perpetuate the historic nature of the Ebenezer Road corridor, architectural standards are of the utmost importance. Elements of brick and wood should be used throughout and designers are encouraged to consider the “look and feel” of the historic buildings in the area for design inspiration. The following are architectural standards:

1. Brick and cement board siding are encouraged; vinyl siding is prohibited.
2. Minimum 12” roof overhang (Residential only)

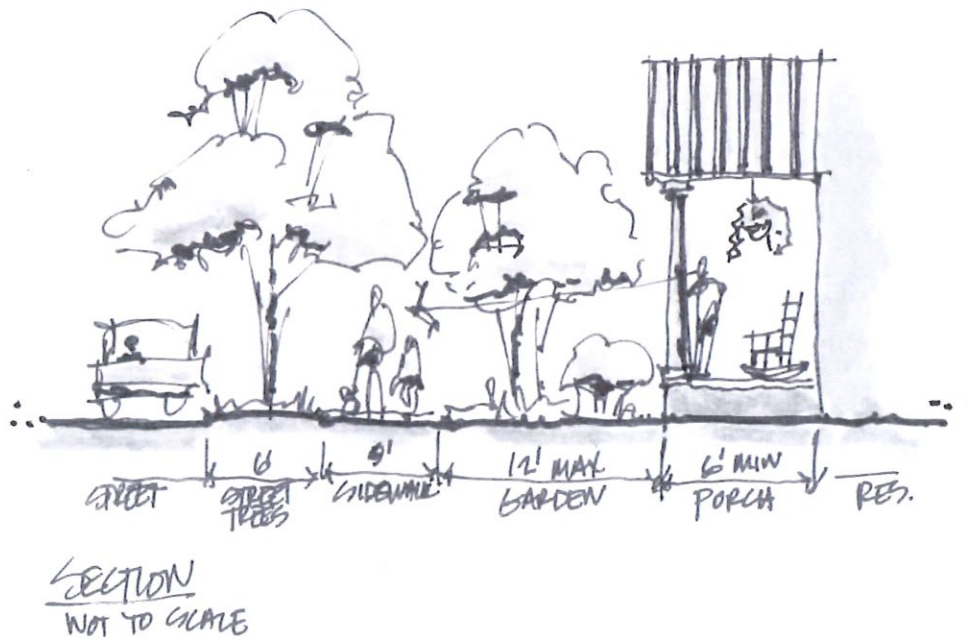


3. Architectural shingles

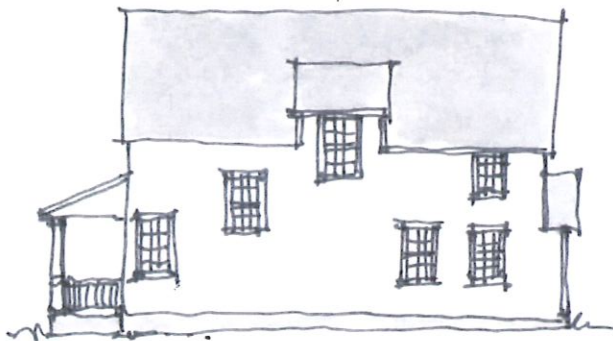


**Ebenezer Mixed Use Planned Development (PD-MU)**

4. Front porches, when used, shall have a minimum depth of 6'



5. Side elevations of structures that are abutting street intersections shall not be blank walls but shall include windows and trim consistent with front elevation or a landscape screening and/or buffer.



SIDE ELEVATION

6. Minimum first floor ceiling height of 9' on one story homes.

***Ebenezer Mixed Use Planned Development (PD-MU)***

7. Identical elevations or colors of homes shall not be allowed within three homes of one another.
8. All external mechanical equipment must be screened or buffered from view.
9. Signage shall be limited to a height of 10 feet from ground level and constructed of materials considerate of the character of the area. Some examples are:

Residential Development Monument Sign



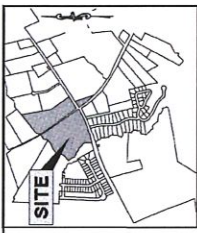
*Ebenezer Mixed Use Planned Development (PD-MU)*

Gas Station/Convenience Store Monument Sign





**Exhibit A – PD-MU Boundary**



VICINITY MAP (NOT TO SCALE)

THIS MAP IS NOT A PART OF THIS SURVEY. THE LOCATION OF THE SITE IS INDICATED BY A SHADY AREA. THE SURVEYED AREA IS SHOWN BY A BOLD LINE. THE SURVEYED AREA IS BOUND BY EBENEZER ROAD TO THE NORTH, LONGBRIDGE ROAD TO THE EAST, AND BROOKSTONE WAY TO THE SOUTH. THE SURVEYED AREA IS BOUND BY EBENEZER ROAD TO THE NORTH, LONGBRIDGE ROAD TO THE EAST, AND BROOKSTONE WAY TO THE SOUTH.

- LEGEND:
- DIS (SEE PG 19 378) REM SET
  - CONCRETE MONUMENT FOUND
  - IRON MONUMENT FOUND
  - PLY MONUMENT FOUND
  - NON-MONUMENT CORNER

SURVEYORS RECORDING CERTIFICATION

I, MATT BEARD BOWLES, a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia.

SHRUPPE SURVEYING COMPANY, P.C.  
105 PINEHURST DRIVE, SUITE 201  
ROSELAND, GA 30080  
CERTIFICATE OF AUTHORIZATION: LR217

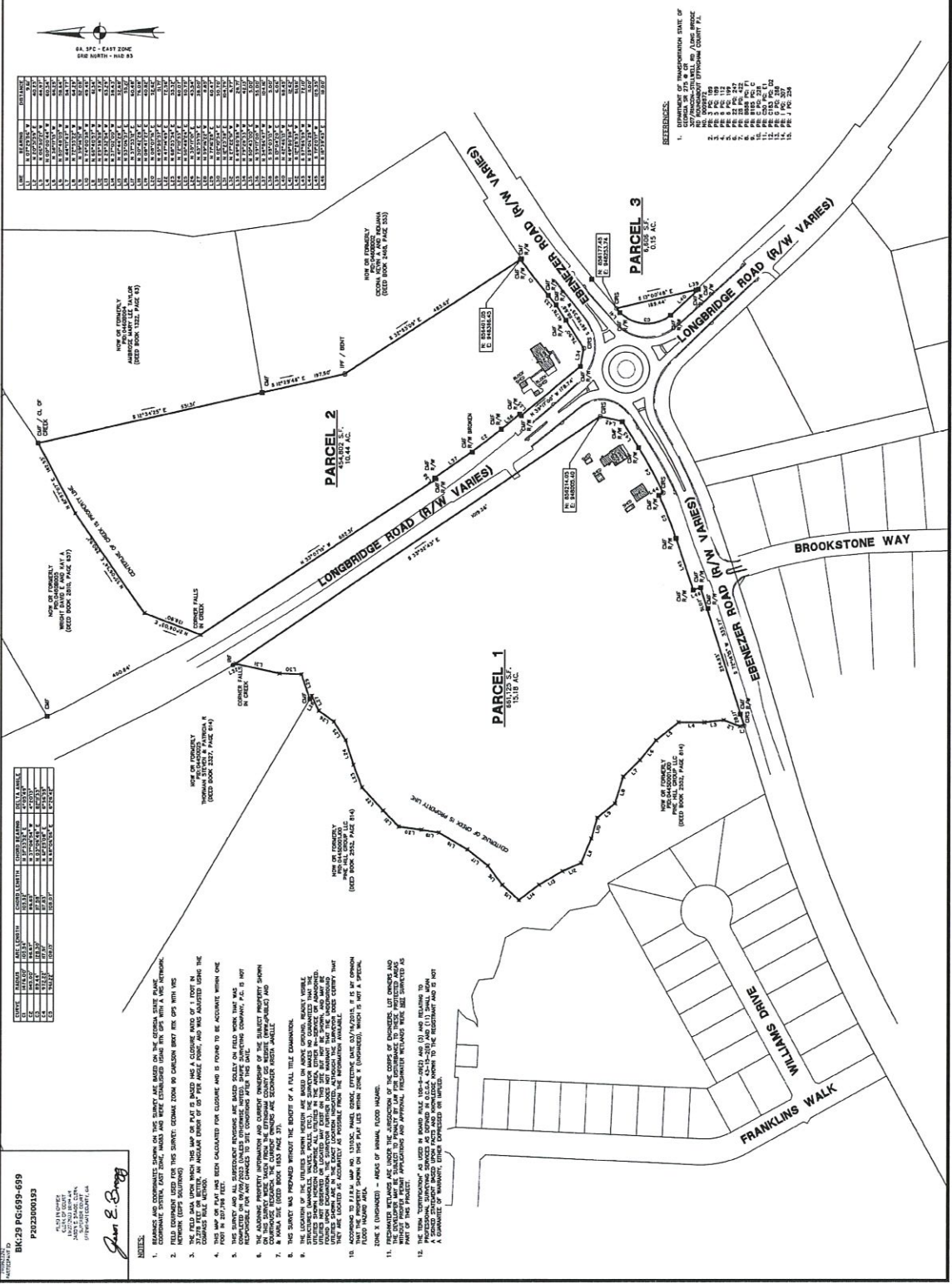
1369 EBENEZER ROAD  
TAX MAP #: 040048

9TH C.M.D.  
CITY OF RINCON  
EFFINGHAM COUNTY, GEORGIA

PREPARED FOR  
MATT BEARD BOWLES

SCALE: 1" = 100'  
DATE: 04-16-2023  
DRAWN: JEB/BBB  
CHECKED: GEB/BBB

SHEET 1 OF 1



BLK 29 PG 039-609  
P202300133

AS A SERVICE TO THE CLIENT, THE SURVEYOR HAS PROVIDED THIS SURVEY AS A CONVENIENCE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO BE SURVEYED. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO BE SURVEYED. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO BE SURVEYED.

*John E. Shruppe*

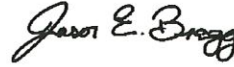
1. THE LOCATION OF THE SURVEYED AREA IS SHOWN BY A BOLD LINE ON THIS MAP. THE SURVEYED AREA IS BOUND BY EBENEZER ROAD TO THE NORTH, LONGBRIDGE ROAD TO THE EAST, AND BROOKSTONE WAY TO THE SOUTH.
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11. THE SURVEYED AREA IS BOUND BY EBENEZER ROAD TO THE NORTH, LONGBRIDGE ROAD TO THE EAST, AND BROOKSTONE WAY TO THE SOUTH.
12. THE SURVEYED AREA IS BOUND BY EBENEZER ROAD TO THE NORTH, LONGBRIDGE ROAD TO THE EAST, AND BROOKSTONE WAY TO THE SOUTH.

**Exhibit B – Property Deed**

**BK:2882 PG:608-613**

**D2023009490**

FILED IN OFFICE  
CLERK OF COURT  
11/21/2023 10:53 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$1,100.00

7428341760  
7067927936  
PARTICIPANT ID

**PT-61 051-2023-002983**

Prepared by:  
McManamy Jackson Hollis, LLC  
5719 GA-21  
Rincon, GA 31326  
Phone: (912) 691-0943  
Fax: (912) 826-0409

## LIMITED WARRANTY DEED

**THIS INDENTURE**, made and entered into as of 20th day of November, 2023, by and between

**Krista Janelle Seckinger, a single woman, and Kenneth P. Duesing and Karla S. Seckinger as Trustees of The Kenneth P. Duesing and Karla S. Seckinger 2011 Trust dated September 19, 2011**  
(Hereinafter referred to as the "Grantor"), and

**The Carson Company Unlimited LLC, a Georgia Limited Liability Company**  
(hereinafter referred to as "Grantee")

### WITNESSETH, THAT:

**GRANTOR**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All those certain lots, tracts or parcels of land situate, lying and being in Effingham County, Georgia, shown as Parcel 1, Parcel 2, and Parcel 3, on a map thereof made for Matt Byrd Homes by Shupe Surveying Company, P.C., dated September 11, 2023, and recorded in Plat Book 29, Page 699, in the Office of the Clerk of Superior Court of Effingham County, Georgia. Said property was conveyed to Kenneth P. Duesing and Karla S. Seckinger, as Trustees of the Kenneth P. Duesing and Karla S. Seckinger 2011 Trust dated September 19, 2011 by Quitclaim Deed dated January 27, 2022, and recorded in Deed Book 2768, Page 762, in the aforesaid clerk's office. Said map and deed are incorporated herein by reference. Subject to all easements, restrictions, and rights of way of record.

1369 Ebenezer Road, Rincon, Georgia 31326  
PIN: 04600-00000-048-000

(hereinafter referred to as the "Property")

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered before me on the day and year first above written,  
In the presence of:

*Krista Janelle Seckinger* (SEAL)  
Krista Janelle Seckinger

See attached (SEAL)  
Kenneth P. Duesing as Trustee under The Kenneth P. Duesing and Karla S. Seckinger 2011 Trust dated September 19, 2011

See attached (SEAL)  
Karla S. Seckinger as Trustee under The Kenneth P. Duesing and Karla S. Seckinger 2011 Trust dated September 19, 2011

*Linda Henry*  
Unofficial Witness LINDA HENRY

*James H. Buckner*  
Notary Public exp: 04-02-27  
(NOTARIAL SEAL)



**Exhibit C – Ebenezer PD-MU Conceptual Plan**

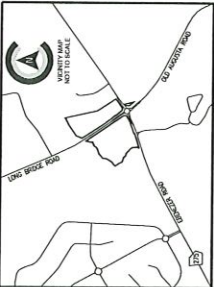
**NOT FOR CONSTRUCTION**  
SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTION INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN  
EBENEZER PLANNED DEVELOPMENT  
LOCATED IN EFFINGHAM COUNTY, GA  
PREPARED FOR DEVELOPER

JOB NUMBER: 24-289-000  
DATE: 06/20/24  
DRAWN BY: JAC  
CHECKED BY: NPM  
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN  
SHEET: CP1.0



**SITE DATA**  
TOTAL SITE AREA: 62.7 ACRES  
INSURVED AREA: 180  
ZONING: RM (RESIDENTIAL, SINGLE-FAMILY)  
FLOOD ZONE: "X"  
ZONING DISTRICT: RM-18  
PROJECT ADDRESS: EBENEZER TRAIL, EFFINGHAM COUNTY, GEORGIA  
DEVELOPER: EBENEZER TRAIL, LLC  
PREPARED FOR: EBENEZER TRAIL, LLC  
OWNER: EBENEZER TRAIL, LLC  
OWNER CONTACT: EBENEZER TRAIL, LLC  
CONTACT NAME: MEL MOORE  
CONTACT TELEPHONE: 770-763-1111

**NOTES:**  
1. THIS PROPERTY IS LOCATED IN ZONE "X" WITHIN A SPECIAL LOCAL GOVERNMENT JURISDICTION. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).  
3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
5. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
6. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
7. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
8. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.  
9. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCY (LOCAL GOVERNMENT) BEFORE COMMENCING CONSTRUCTION.

**DEVELOPMENT REQUIREMENTS:**  
PARCEL 1: 15.18 AC, 441,125 SF  
PARCEL 2: 10.44 AC, 285,072 SF  
PARCEL 3: 0.15 AC, 6,400 SF

**DEVELOPMENT REQUIREMENTS:**  
MINIMUM SETBACK: 20' FROM FRONT YARD, 10' FROM SIDE YARD, 10' FROM REAR YARD  
MINIMUM OPEN SPACE: 20% OF TOTAL DEVELOPMENT AREA  
MINIMUM LOT AREA: 1,000 SF  
MINIMUM LOT WIDTH: 30' (AT FRONT YARD)  
MINIMUM LOT DEPTH: 100' (AT REAR YARD)  
MINIMUM LOT AREA: 1,000 SF  
MINIMUM LOT WIDTH: 30' (AT FRONT YARD)  
MINIMUM LOT DEPTH: 100' (AT REAR YARD)

**DEVELOPMENT REQUIREMENTS:**  
MINIMUM SETBACK: 20' FROM FRONT YARD, 10' FROM SIDE YARD, 10' FROM REAR YARD  
MINIMUM OPEN SPACE: 20% OF TOTAL DEVELOPMENT AREA  
MINIMUM LOT AREA: 1,000 SF  
MINIMUM LOT WIDTH: 30' (AT FRONT YARD)  
MINIMUM LOT DEPTH: 100' (AT REAR YARD)  
MINIMUM LOT AREA: 1,000 SF  
MINIMUM LOT WIDTH: 30' (AT FRONT YARD)  
MINIMUM LOT DEPTH: 100' (AT REAR YARD)

