

Staff Report

Sketch Plan

Subject: Sketch Plan (Second District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: June 4, 2024
Item Description: **Rusty Windsor** request approval of a **sketch plan** for “Creekside Phase 3” Located on Noel C Conaway Road, zoned PD. [Map# 436 Parcel# 46]

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 1** of a **sketch plan** for “Creekside Phase 3”

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.
- On May 2, 2006, Effingham County Board of Commissioners approved this rezoning from AR-1 to PD. A PD Text Amendment was approved by staff on April 16, 2018.
- The PD Text Amendment from 2018 mentions the total number of Units as 170 Single Family Lots and 185 Townhomes, with a maximum number of 400 units.
- Phase 3 of this development totals 54.91 acres with 234 Townhomes.
- This Phase of Development will total up to 406 units for the total development.
- Access is to Noel C. Conaway Road, Single Family Dwellings do not require buffers according to the approved PD Text, however Townhomes do require a 20 Vegetated Buffer between the Townhomes and the Property Lines, which is not shown.
- **On May 14, 2024, Planning Board voted to approve this Sketch Plan with the following conditions:**
 - **Adding a fence between the Townhomes and the Property Line where the 20’ Vegetated Buffer cannot be maintained.**
 - **A PD Text Amendment is approved.**

Alternatives

1. **Approve the sketch plan** for “Creekside Phase 3” with the Planning Board Conditions:
 - Adding a fence between the Townhomes and the Property Line where the 20’ Vegetated Buffer cannot be maintained.
 - A PD Text Amendment is approved.
2. **Deny the sketch plan** for “Creekside Phase 3”

Recommended Alternative: 1

Department Review: Development Services

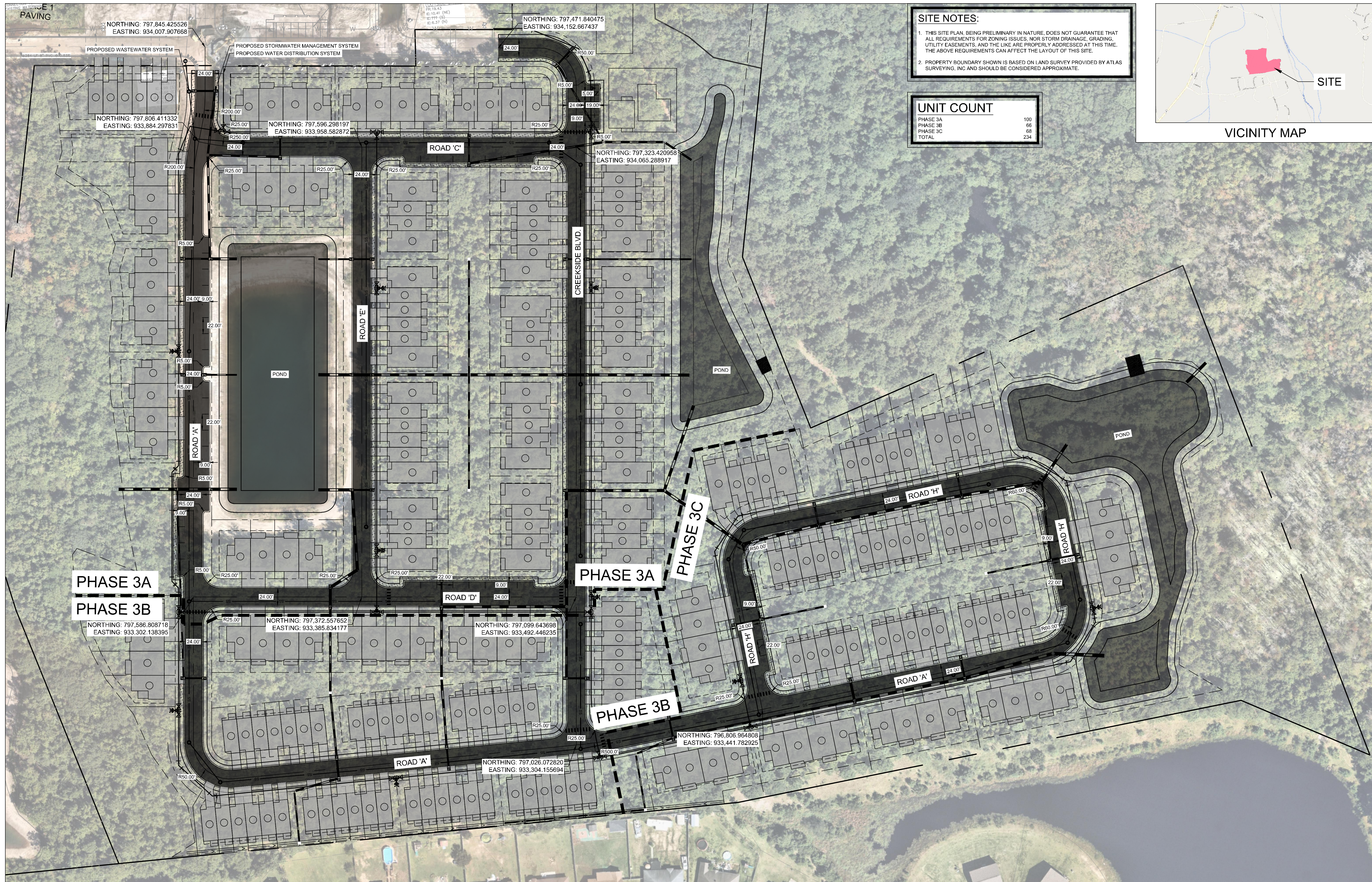
Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph

Drawing name: K:\SAV_C\1017613000_Creekside Phase 3-5\CADD\Plansheets\Site Plan Submittal\2024-03-05 Site Plan.dwg SITE PLAN EXHIBIT Mar 06, 2024 12:35pm by christopher.james

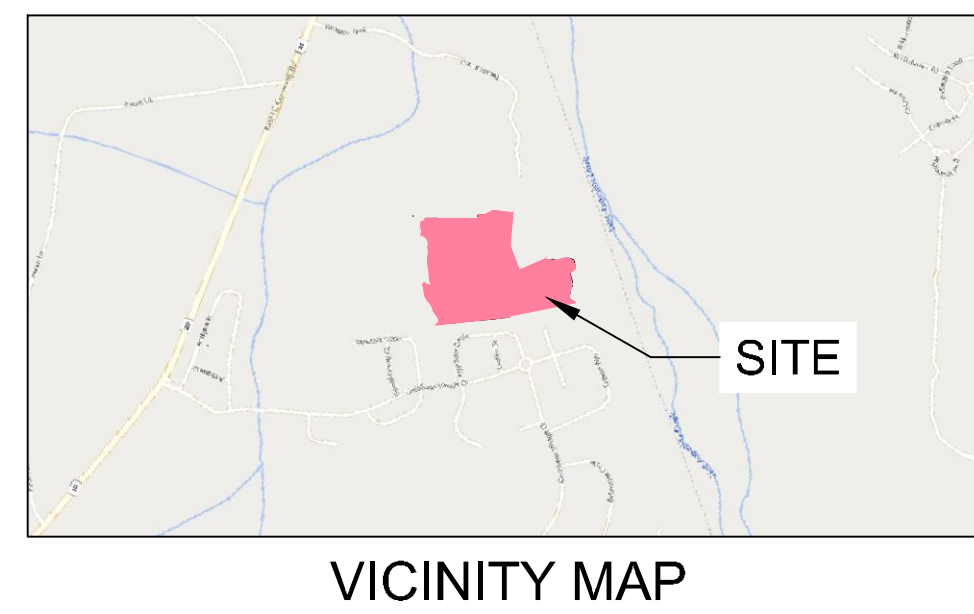


SITE NOTES:

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADINGS, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
2. PROPERTY BOUNDARY SHOWN IS BASED ON LAND SURVEY PROVIDED BY ATLAS SURVEYING, INC AND SHOULD BE CONSIDERED APPROXIMATE.

UNIT COUNT

PHASE 3A	100
PHASE 3B	66
PHASE 3C	68
TOTAL	234



Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 25 BULL STREET, SUITE 400
 BLUFFTON, SC 29910
 PHONE: (812) 231-4384
 WWW.KIMLEY-HORN.COM

DREAM FINDERS HOMES
 4454 BLUFFTON PARK CRESCENT, SUITE 101
 BLUFFTON, SC 29910
 PHONE: 843.396.2496

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

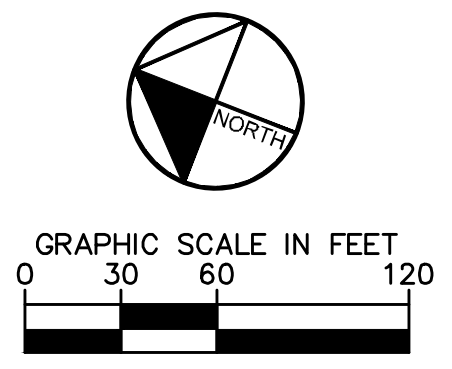
CREEKSIDE PHASES 3A-3C
 GA HWY 30 (NOEL C CONAWAY RD), GUYTON, GA 31312
 LAND LOT XXX, 1ND DISTRICT
 PARCEL ID: 438-46A

PRELIMINARY
 NOT FOR CONSTRUCTION

GSWCC NO. 0000073900
 (LEVEL II)
 DRAWN BY MFR
 DESIGNED BY CDJ
 REVIEWED BY JRW
 DATE 3/6/2024
 PROJECT NO. 017613000

TITLE
SURVEY LIMITS
 SHEET NUMBER
C200

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.



EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision Creekside

Name of Applicant/Agent Dream Finders Homes Phone (843) 396-2496

Company Name Dream Finders Homes

Address 4454 Bluffton Park Crescent, Suite 101, Bluffton, SC 29910

Owner of Record Dream Finders Homes Phone (843) 396-2496

Address 4454 Bluffton Park Crescent, Suite 101, Bluffton, SC 29910

Engineer Rusty Windsor, PE (Kimley-Horn) Phone (912) 244-2528

Address 25 Bull Street, Suite 400, Savannah, GA 31401

Surveyor Colin J. Bearden (Atlas Survey, Inc.) Phone (843) 645-9277

Address 168 Boardwalk Drive, Suite A, Ridgeland, SC 29936

Proposed water Effingham Water Proposed sewer Effingham Sewer

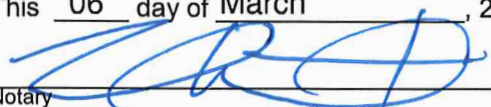
Total acreage of property 54.91 Acreage to be divided N/A Number of Lots Proposed 234

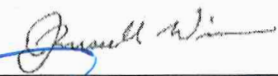

Current Zoning PD Proposed Zoning PD Tax map – Block – Parcel No 04360-00000-046-000

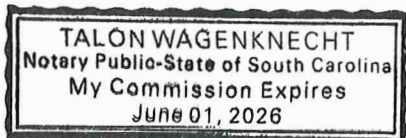
Are any variances requested? No If so, please describe: _____

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

This 06 day of March, 2024.


Notary

Rusty Windsor 
Applicant

Owner
ANDREW CHARLSON



EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY	
Subdivision Name: _____	Project Number: _____
Date Received: _____	Date Reviewed: _____ Reviewed by: _____

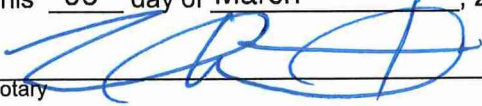
The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

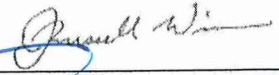

Office Use	Applicant Use	
(a) Project Information:		
<input checked="" type="checkbox"/>		1. Proposed name of development.
<input checked="" type="checkbox"/>		2. Names, addresses and telephone numbers of owner and applicant.
<input checked="" type="checkbox"/>		3. Name, address and telephone number of person or firm who prepared the plans.
<input checked="" type="checkbox"/>		4. Graphic scale (approximately 1"=100') and north arrow.
<input checked="" type="checkbox"/>		5. Location map (approximately 1" = 1000').
<input checked="" type="checkbox"/>		6. Date of preparation and revision dates.
<input type="checkbox"/>	N/A	7. Acreage to be subdivided.
(b) Existing Conditions:		
<input checked="" type="checkbox"/>		1. Location of all property lines.
<input checked="" type="checkbox"/>		2. Existing easements, covenants, reservations, and right-of-ways.
<input type="checkbox"/>	N/A	3. Buildings and structures.
<input checked="" type="checkbox"/>		4. Sidewalks, streets, alleys, driveways, parking areas, etc.
<input checked="" type="checkbox"/>		5. Existing utilities including water, sewer, electric, wells and septic tanks.
<input checked="" type="checkbox"/>		6. Natural or man-made watercourses and bodies of water and wetlands.
<input checked="" type="checkbox"/>		7. Limits of floodplain.
<input checked="" type="checkbox"/>		8. Existing topography.
<input checked="" type="checkbox"/>		9. Current zoning district classification and land use.
<input type="checkbox"/>	N/A	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
<input checked="" type="checkbox"/>		1. Layout of all proposed lots.
<input checked="" type="checkbox"/>		2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
<input checked="" type="checkbox"/>		3. Proposed zoning and land use.
<input type="checkbox"/>	N/A	4. Existing buildings and structures to remain or be removed.
<input checked="" type="checkbox"/>		5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
<input checked="" type="checkbox"/>		6. Proposed retention/detention facilities and storm-water master plan.

<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.

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

This 06 day of March, 2024.

Notary 

Rusty Windsor 
 Applicant
 Owner 
 ANDREW CHARLSON



Letter ANSI A Landscape

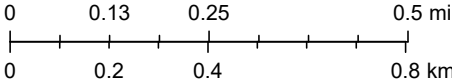


5/24/2024

1:18,056

Roads
Tax Parcels

Tax Parcel Labels



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