

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 09/06/2023

Applicant/Agent: Jerome S. Konter

Applicant Email Address: jkonter@konterhomes.com

Phone # 912.354.9314

Applicant Mailing Address: 22 Commerce Place; Savannah, GA 31406

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Owner, if different from above: JGH Commercial LLC

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): jkonter@konterhomes.com

Phone # 912.354.9314

Owner's Mailing Address: 22 Commerce Place; Savannah, GA 31406

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: west side of Hodgeville Rd., between Saddleclub and New Haven

Proposed Road Access: 2 driveways off Hodgeville

Present Zoning of Property: PD Proposed Zoning: PD

Tax Map-Parcel # 416-20D Total Acres: 18.67 Acres to be Rezoned: 18.67

Lot Characteristics: wooded, flat topography

**WATER**

**SEWER**

\_\_\_\_ Private Well

\_\_\_\_ Private Septic System

X Public Water System

X Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: minor text amendment for multi-family

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

North PD South PD East I-1 West PD

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

**undeveloped**

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

**yes, as commercial**

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

**multi-family**

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

**residential and industrial**

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

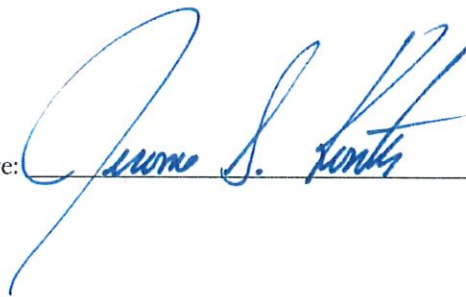
**multi-family is suitable with adjacent residential**

6. 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; use of streets, facilities, and utilities will be similar to commercial**

**use of schools will not be excessive or burdensome**

Applicant Signature:



Date

**09/05/2023**

**LEGEND:**

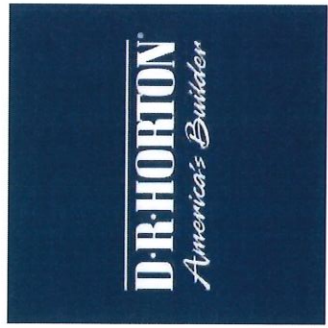
UPLAND (173 AC)  
WETLAND (127 AC)  
DETENTION

**TOTAL UNITS**

6 UNITS (21 BUILDINGS)	126
5 UNITS (6 BUILDINGS)	30
3 UNITS (5 BUILDINGS)	15
	171 UNITS

**PARKING PROVIDED**  
40 STANDARD SPACES  
22 COMPACT SPACES  
42 TOTAL SPACES

FEE SIMPLE OWNERSHIP NOT CONTEMPLATED.  
NO SUBDIVISION TO BE PROPOSED.

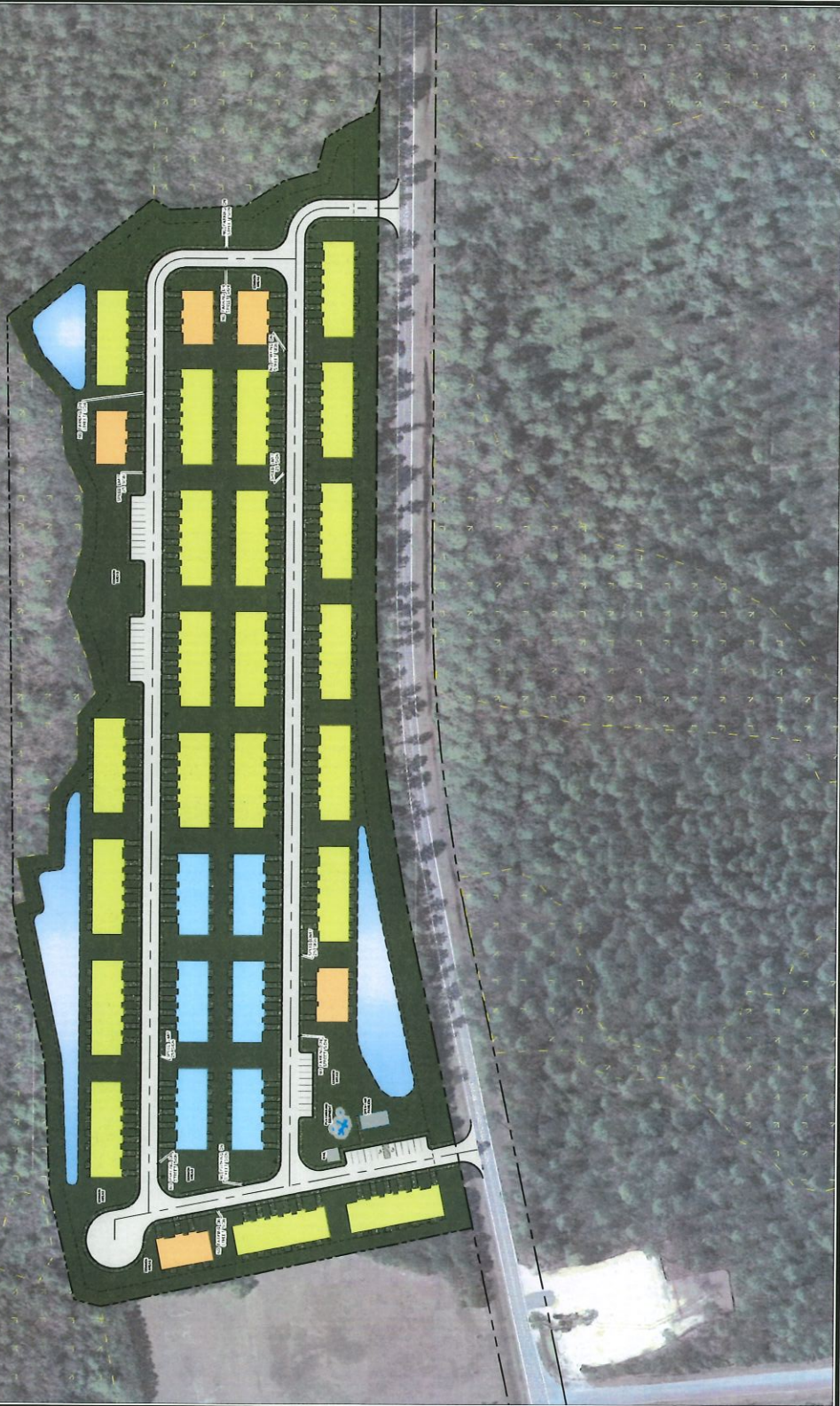


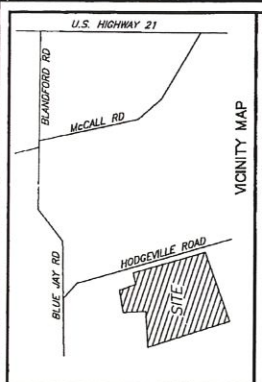
EFFINGHAM COUNTY  
TOWNHOMES CONCEPT LAYOUT EXHIBIT  
DR. HORTON

DATE: NOVEMBER 10, 2023 SCALE: 1" = 60'



329 COMBINED DRIVE, SUITE 100, WYOMING, GA 30407-1912, USA, 404.626.1234





APPROVED BY THE EFFINGHAM COUNTY ZONING DEPARTMENT  
*P. J. Conley*  
 ZONING ADMINISTRATOR

PARCEL 5  
 WETLANDS = 2.11 AC.  
 UPLANDS = 7.41 AC.  
 TOTAL = 9.52 AC.

PARCEL 4  
 WETLANDS = 1.37 AC.  
 UPLANDS = 17.30 AC.  
 TOTAL = 18.67 AC.

PARCEL 3  
 TOTAL = UPLAND 13.04 AC.

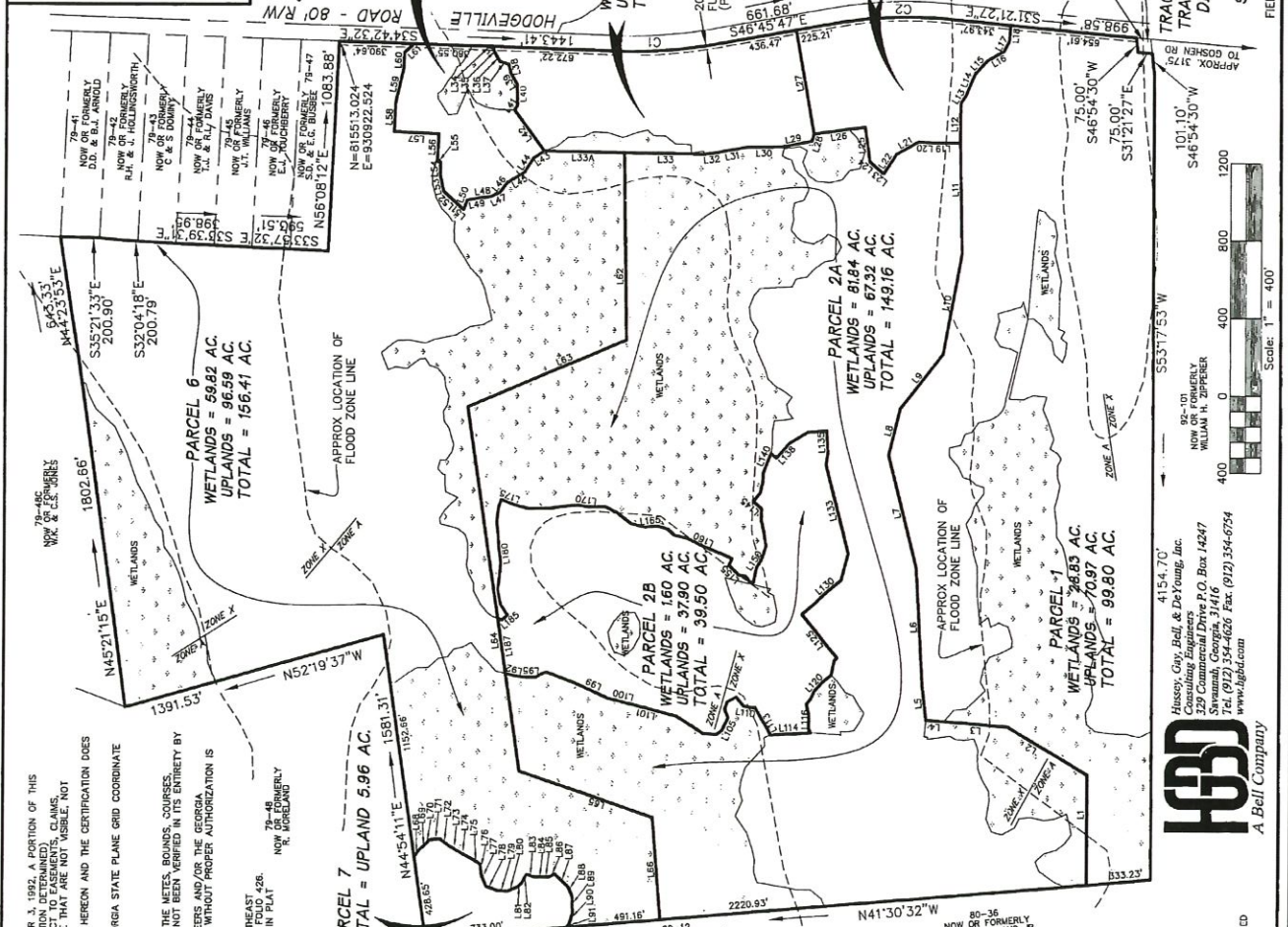
PARCEL 2A  
 WETLANDS = 81.84 AC.  
 UPLANDS = 67.32 AC.  
 TOTAL = 149.16 AC.

PARCEL 2B  
 WETLANDS = 1.60 AC.  
 UPLANDS = 37.80 AC.  
 TOTAL = 39.50 AC.

PARCEL 1  
 WETLANDS = 9.83 AC.  
 UPLANDS = 70.97 AC.  
 TOTAL = 80.80 AC.

PARCEL 6  
 WETLANDS = 68.82 AC.  
 UPLANDS = 196.41 AC.  
 TOTAL = 196.41 AC.

PARCEL 7  
 TOTAL = UPLAND 5.96 AC.



NOTES:  
 1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 120076 DT10 B REVISED SEPTEMBER 3, 1992, A PORTION OF THIS SITE IS IN THE UPLAND ZONE.  
 2. NO GUARANTEE IS MADE THAT THIS PROGRESS IS GOOD ELEVATION DETERMINED.  
 3. PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT SHOWN ON THIS PLAN, ARE THE RESPONSIBILITY OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.  
 4. THE COORDINATES AND BEARINGS, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE AND 83.  
 5. THIS SITE IS ZONED PUD.  
 6. THIS SITE IS ZONED PUD.  
 7. THIS SITE IS ZONED PUD.  
 8. THIS COULDS BE SEWERED BY EFFINGHAM COUNTY SANITARY SEWER AND WATER SYSTEM.  
 9. DISTANCES, AREA, WETLAND LOCATIONS, AND OTHER INFORMATION, AS SHOWN HEREON, HAS NOT BEEN VERIFIED IN ITS ENTIRETY BY THE UNDERSIGNED.  
 10. DEPARTMENT OF NATURAL RESOURCES AND ANY DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER AUTHORIZATION IS SUBJECT TO PENALTY BY LAW.

LINE TABLE

NO.	DIRECTION	DELT	DEL E	DEL N	DEL S	DEL W	DEL X	DEL Y	DEL Z
1	N	5317.53'	564.25'	582.78'					
2	N	0671.44'	481.17'	104.32'					
3	S	7635.43'	440.76'	144.76'					
4	S	3332.79'	333.29'	333.29'					
5	N	4235.23'	183.34'	38.70'					
6	N	5009.40'	603.28'	52.66'					
7	S	3273.40'	327.34'	327.34'					
8	N	3273.40'	327.34'	327.34'					
9	S	6923.15'	1558.16'	46.81'					
10	N	6355.35'	527.84'	104.00'					
11	N	5204.01'	572.81'	108.85'					
12	N	4802.77'	480.27'	480.27'					
13	N	8649.40'	147.55'	44.72'					
14	N	7633.04'	121.58'	36.89'					
15	S	6318.35'	161.89'	49.71'					
16	N	3042.07'	132.08'	40.71'					
17	N	8238.29'	158.85'	49.71'					
18	N	5838.33'	82.77'	14.45'					
19	N	3542.07'	132.08'	40.71'					
20	N	6602.14'	131.71'	13.71'					
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CURVE TABLE

NO.	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	500.00'	182.28'	56.92'	103.033271	152.420°
2	500.00'	182.28'	56.92'	103.033271	152.420°

ERROR OF CLOSURE: FIELD 1/43,348  
 ERROR OF CLOSURE: PLAT 1/INFINITY  
 AREA: 492.08 AC. 1 PER POINT  
 EQUIPMENT USED: TOTAL STATION  
 THE INFORMATION SHOWN HEREON WAS COMPILED FROM VARIOUS MAPS, PLATS, AND DEEDS OF RECORD AND HAS NOT BEEN VERIFIED IN ITS ENTIRETY BY FIELD SURVEY.

4154.70'  
 Hussy, Clay, Bell, & DeYoung, Inc.  
 339 Commercial Drive, P.O. Box 14247  
 Savannah, Georgia, 31416  
 Tel: (912) 354-4624 Fax: (912) 354-6754  
 www.hbd.com

**HBD**  
 A Bell Company

Scale: 1" = 400'

92-101  
 NOW OR FORMERLY  
 WILLIAM H. ZEPFBER

80-36  
 NOW OR FORMERLY  
 R.A. STRICKLAND JR.

80-12  
 NOW OR FORMERLY  
 J. ZEPFBER JR.

79-48  
 NOW OR FORMERLY  
 W.M. WORELDY

79-44  
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 E.L. WOODBERRY

79-42  
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 C. & S. DOWNEY

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 D.D. & B.J. ARNOLD

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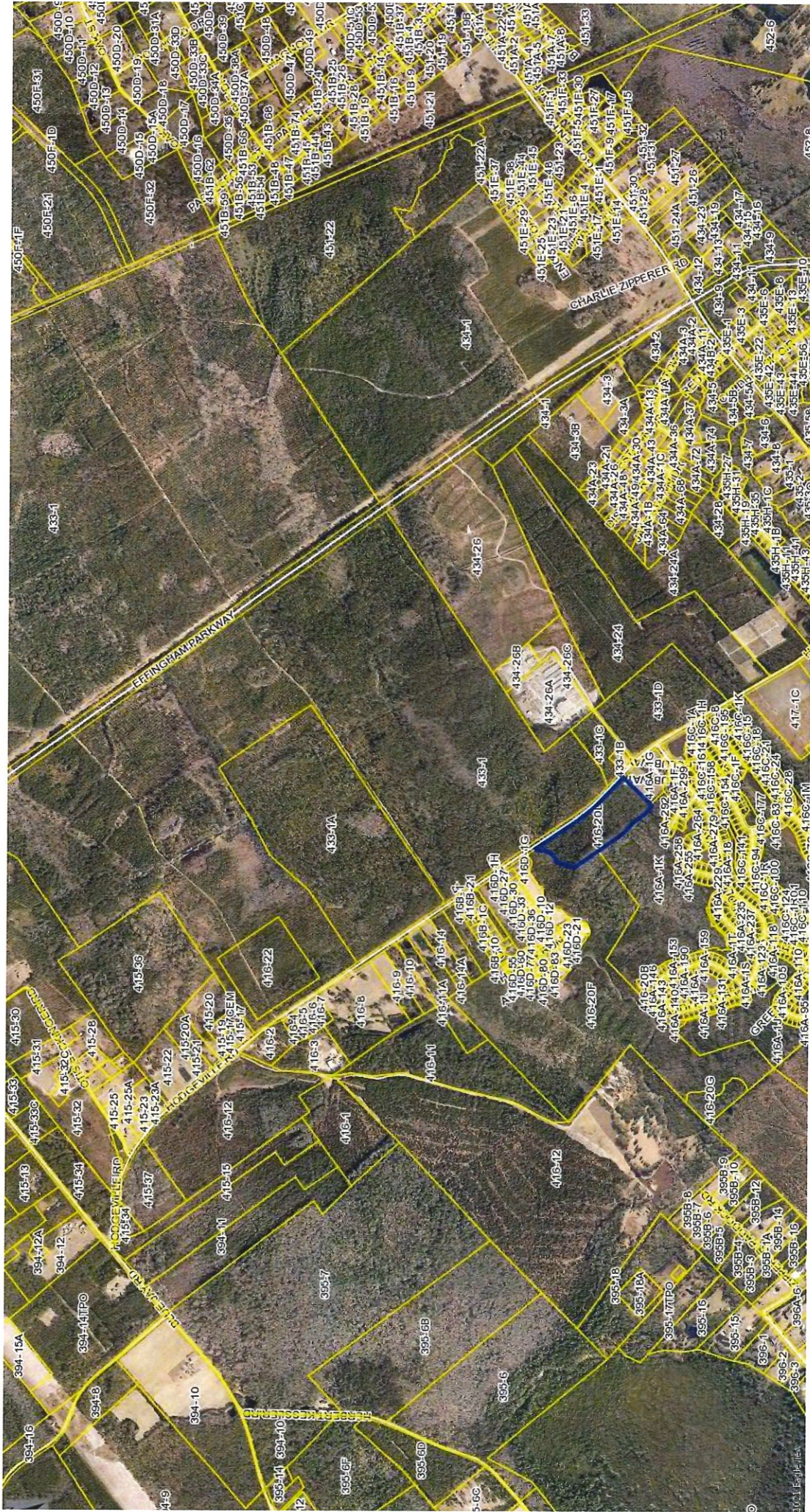
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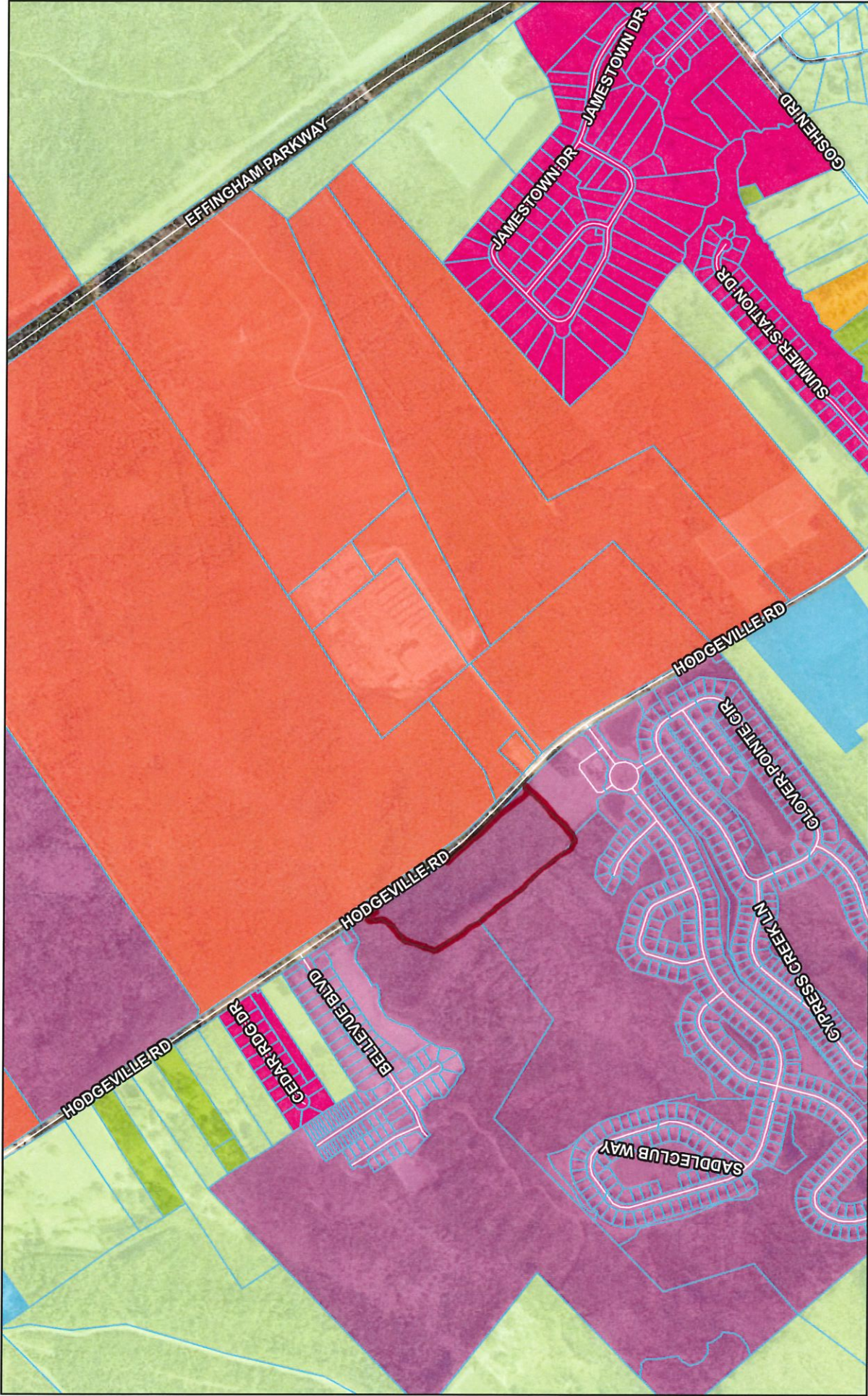
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# HODGEVILLE ROAD 416-20D



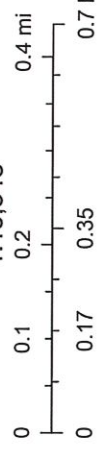
# HODGEVILLE ROAD 416-20D



10/12/2023

1:15,348

- Tax Parcel Labels Effingham County Zoning
- Tax Parcels
- Roads
- R-1
- AR-1
- I-1
- R-4
- B-3
- Efn\_fin\_cache
- PD
- Red: Band\_1
- Green: Band\_2



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

# RESEARCH FOREST PD ZONING AMENDMENT

## NARRATIVE

Revised November 10, 2023

### a) General Description

The property is located on Hodgeville Road in southern Effingham County about five miles north of Chatham County and south of Bluejay Road, and is identified as "PARCEL 4" of "TRACT 'A' BEING A 492.06 ACRE PORTION OF TRACT 2, RINCON RESEARCH FOREST TRACT, 9<sup>TH</sup> G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA" on the recorded plat, with Tax Parcel ID # 416-20D, consisting of 18.67 acres.

### b) Present Ownership

The site is currently owned by JGH Commercial LLC of Savannah, Georgia.

### c) Proposed Land Uses and Development Standards

If the rezoning amendment is granted, the resulting change in use for the property will be from commercial to multi-family residential. The amendment of the PD zoning would allow an up to 207-unit multi-family complex to be constructed with amenities to include parking, a pond, and open space, with no wetland impacts required.

Table 1-1: Development Standards	
	Townhomes/Apartments
Lot Area (minimum)	900 SF (per dwelling unit)
Width (minimum)	20'
Depth (minimum)	45'
Height (maximum)	30'
Setbacks (minimum)	
Front	32' (from centerline of road)
Building Separation	35' (between buildings)
Side	17.5'
Rear	18'

Buffer requirements established in the original Planned Development District zoning will remain the same, except for wetlands which will require no buffer unless stipulated by the US Army Corps of Engineers.

### d) Exceptions Requested

No exceptions are requested. [Density will be mitigated by onsite amenities, mixed building materials, open space, common areas, etc. Total number of townhome units contemplated in 2005 Research Forest PD (500) will not be exceeded (including 66 at New Haven). Regarding PD ordinance sec. 5.15.3.1 (k) impact on the school system, it is estimated that up to approximately 310 children could be living in the development.]

e) Percentage of Land Uses

Table 1-2: Land Uses		
	Acres (Range)	Percentage of Site
Townhomes/Apartments	2.8-7.5	15-40
Right-of-Way Dedication	0	0
Open Space	3.5-5.5	15-30
Common Areas	5.5-8.5	30-45
Ponds	0.75-1.75	2-10
TOTAL	18.67	100

f) Dwelling Units

Units will vary in size, with up to 4 bedrooms per unit.

Table 1-3: Dwelling Unit Summary		
Number of Units	Net Acres	Max. Net Density
207 (maximum)	17.3 (maximum)	12 units/acre

g) Proposed Dedication of Public Use

No dedication of public use is proposed at this time.

h) Open Space, Walks, and Common Areas

See Table 1-2 above.

i) Utilities

Public water and sewer service is available and shall be provided by Effingham County. Storm water management shall be accounted for by use of a detention pond for storage.

j) Access and Parking

Private drives will be provided to allow sufficient access to each residential unit, and amenity center. Access to the facilities will be from Hodgeville Road.

k) Schedule

Mass grading activities (digging the pond and raising the elevation of the land with onsite material recovered from the pond excavation) would be expected to start in 2024 with vertical construction and the balance of the site work expected to end sometime in 2026. No phasing is anticipated.

l) Installation and Maintenance of Improvements

Installation of improvements will be governed by site plans to be designed at a later date. Approval of such will precede issuance of building permits. Management of the community, including maintenance of building exteriors and common areas, trash collection, and provision of lighting, will be provided by a professional management firm and/or an owners association. Restrictive Covenants will be prepared at a later date.



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    *P.H.*   

Of the rezoning request by applicant **Jerome S. Konter – (Map #416 Parcels # 20D)** from **PD** to **PD**.

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?

*P.H.*

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 X

Of the rezoning request by applicant **Jerome S. Konter – (Map #416 Parcels # 20D)** from **PD** to **PD**.

- 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?
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*Denys* *B.S.*

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The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_ 

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*DB*

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL  \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

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EFFINGHAM COUNTY REZONING CHECKLIST

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*1 voted against denial*

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL X

*4-1*

*to DENY*

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*R.T.*