



Record No:
RZN-26-1

Rezoning Application

Status: Active

Submitted On: 1/8/2026

Primary Location

32.220199, -81.333025

Owner

No owner information

Applicant

Blake Pfenning

912-354-4626 ext. 169

bpfenning@husseygaybell.com

329 Commercial Drive

STE 200

Savannah, GA 31406

Staff Review

Planning Board Meeting Date*

03/10/2026

Board of Commissioner Meeting Date*

04/07/2026

Notification Letter Description *

To allow for residential development in R-5.

Map #*

374

Parcel #*

18, 42, 42A

Staff Description

Georgia Militia District

—

Commissioner District*

1st

Public Notification Letters Mailed

02/16/2026

Board of Commissioner Ads

03/18/2026

🔒 Planning Board Ads

02/18/2026

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Stanley Martin Homes - Anthony Rocco

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

774 S Shelmore Blvd, Suite 111

Applicant City*

Mt. Pleasant

Applicant State & Zip Code*

SC, 29464

Property Owner Information

Owner's Name*

Brett Hughes

Owner's Email Address*

[REDACTED]

Owner's Phone Number*

[REDACTED]

Owner's Mailing Address*

5132 Jefferies Hwy

Owner's City*

Walterboro

Owner's State & Zip Code*

SC, 29488

Rezoning Information

How many parcels are you rezoning?*

3

Please List all Parcels Zonings*

AR-1

Proposed Zoning of Property*

R-5 (Single Family Design Residential)

Map & Parcel *

Parcel #03740018, #03740042,
#03740042A00

Road Name*

Zittrouer Rd

Proposed Road Access* 

Zittrouer Rd and Midland Rd

Total Acres *

452.55

Acres to be Rezoned*

452.55

Lot Characteristics *

The existing site is heavily wooded and is currently being used by the property owner for silviculture.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

The proposed development will consist of higher density single-family homes and mixed-use features that are not currently permitted under the AR-1 zoning classification.

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

North*

AR-1

South*

R-1, AR-1, & AR-2

East*

R-1

West*

AR-1 & R-1

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

Forestry and Silviculture

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.*

Single-Family Traditional Neighborhood Design, Mixed-Use Development, and Open Space

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

Adjacent properties are currently being used for low-density single-family homes and agriculture.

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

As the surrounding properties currently contain single-family housing, the proposed development will offer additional single-family housing, amenities, and recreation features to be used by the community.

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. A Traffic Impact Study has been completed to recommending off-site traffic improvements that will provide the same level of service or better at intersections surrounding the site.

Digital Signature*

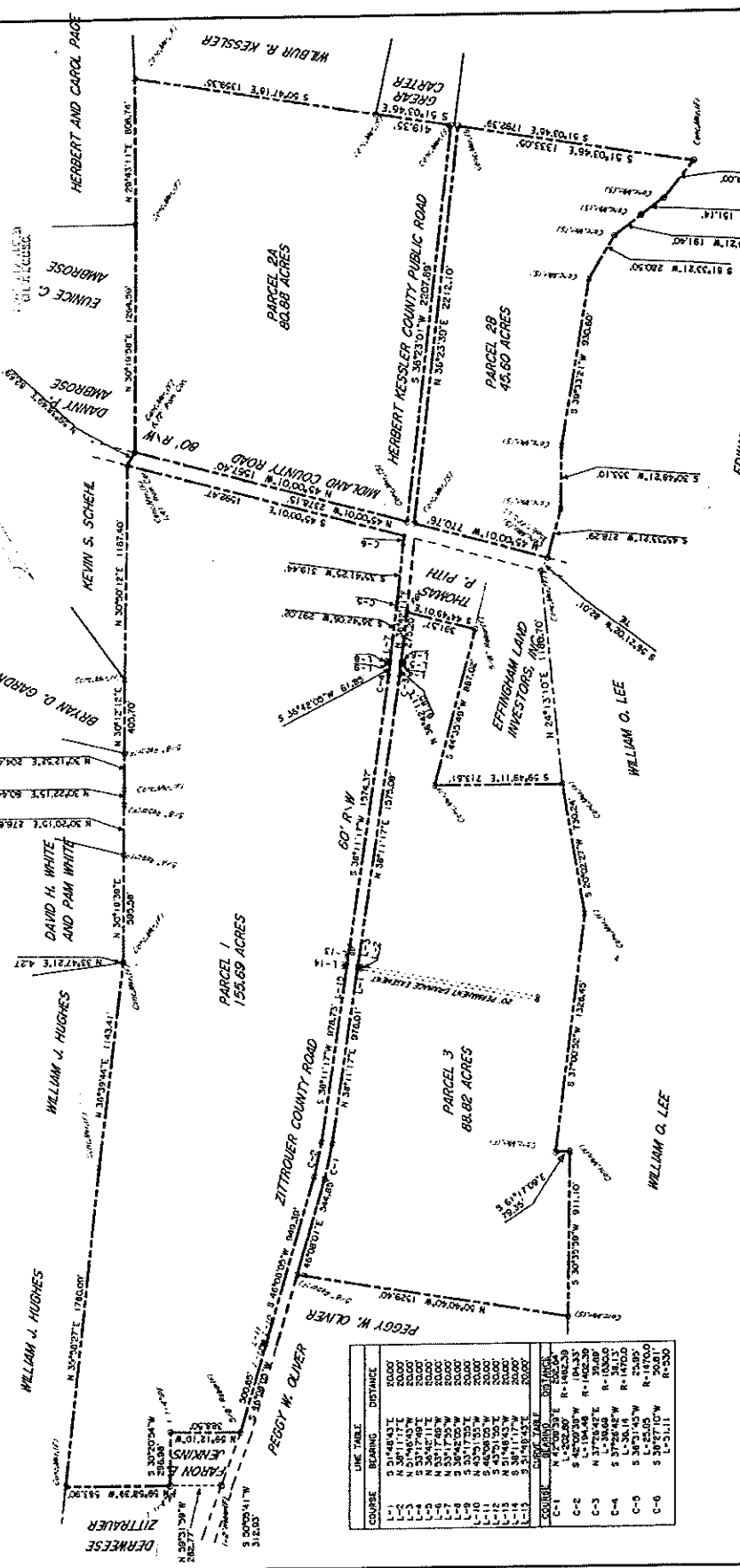
 Blake Ryan Pfenning

Dec 18, 2025

WARREN E. POTTHRESS
 15-EL-11
 1507 17th St. N.W.
 ATLANTA, GA 30322



GRAPHIC SCALE - FEET



PROPERTY SURVEY
 FOR
ELIZABETH KESSLER, ESTATE

LOCATED IN THE 1559TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

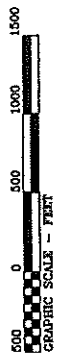
DATE: JANUARY 27, 2000
 BY: WARREN E. POTTHRESS
 Reg. Land Surveyor # 10053
 3010 Northside Road, #30487
 Atlanta, GA 30328
 Tel: (404) 857-3240
 Fax: (404) 857-3240

EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE PART IN
 100,000. THE FIELD ANGLE MEASUREMENT
 ERROR OF 00 PER ANGLE POINT IS
 WAS ADJUSTED USING COMPASS RULE.
 THAT THE CLOSURE HAS BEEN ADJUSTED
 TO BE ACCURATE WITHIN ONE FOOT IN
 263 FEET.

I HEREBY CERTIFY THAT THE PROVISIONS RELATIVE
 TO OFFICIAL CODE OF GEORGIA, ANNOTATED, SECTION
 44-1-10, HAVE BEEN COMPLIED WITH IN THIS
 PLAT BY ANY PLANNING, MUNICIPAL OR COUNTY
 GOVERNMENT PRIOR TO THE RECORDING OF THIS PLAT.



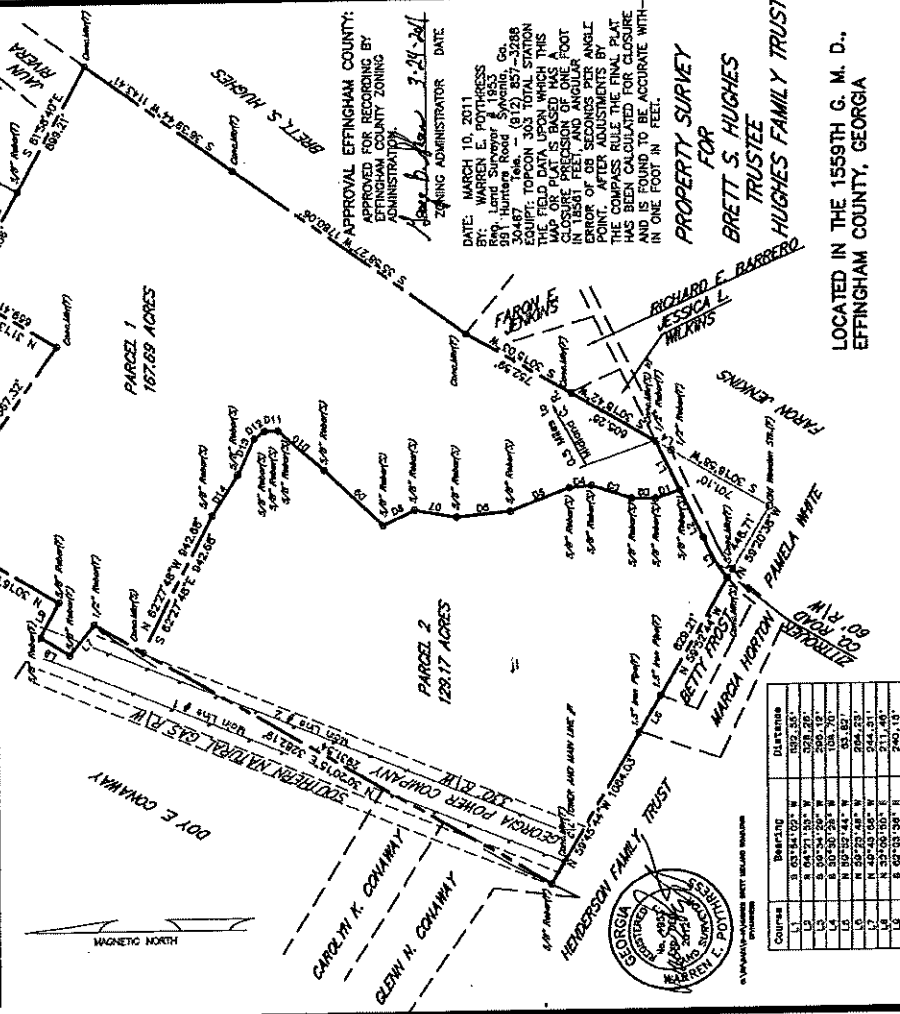
LINE	BEARING	DISTANCE
1-1	S 51°48'43"E	20.00'
1-2	N 30°11'17"E	20.00'
1-3	S 51°48'43"E	20.00'
1-4	N 30°11'17"E	20.00'
1-5	S 51°48'43"E	20.00'
1-6	N 30°11'17"E	20.00'
1-7	S 51°48'43"E	20.00'
1-8	N 30°11'17"E	20.00'
1-9	S 51°48'43"E	20.00'
1-10	N 30°11'17"E	20.00'
1-11	S 51°48'43"E	20.00'
1-12	N 30°11'17"E	20.00'
1-13	S 51°48'43"E	20.00'
1-14	N 30°11'17"E	20.00'
1-15	S 51°48'43"E	20.00'
1-16	N 30°11'17"E	20.00'
1-17	S 51°48'43"E	20.00'
1-18	N 30°11'17"E	20.00'
1-19	S 51°48'43"E	20.00'
1-20	N 30°11'17"E	20.00'
1-21	S 51°48'43"E	20.00'
1-22	N 30°11'17"E	20.00'
1-23	S 51°48'43"E	20.00'
1-24	N 30°11'17"E	20.00'
1-25	S 51°48'43"E	20.00'
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1-78	N 30°11'17"E	20.00'
1-79	S 51°48'43"E	20.00'
1-80	N 30°11'17"E	20.00'
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1-83	S 51°48'43"E	20.00'
1-84	N 30°11'17"E	20.00'
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1-89	S 51°48'43"E	20.00'
1-90	N 30°11'17"E	20.00'
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1-92	N 30°11'17"E	20.00'
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1-96	N 30°11'17"E	20.00'
1-97	S 51°48'43"E	20.00'
1-98	N 30°11'17"E	20.00'
1-99	S 51°48'43"E	20.00'
1-100	N 30°11'17"E	20.00'



TAX PARCEL 374 - 42

Course	Bearing	Distance
D1	N 18°57'00" W	107.70
D2	N 01°37'20" E	101.70
D3	S 88°52'40" W	100.00
D4	N 04°45'00" S	100.00
D5	N 21°00'00" W	200.00
D6	N 05°51'30" W	200.00
D7	N 05°54'00" W	200.00
D8	N 05°51'30" W	200.00
D9	N 45°31'00" E	200.00
D10	N 40°42'00" E	200.00
D11	N 01°37'40" W	65.00
D12	N 54°41'00" W	77.00
D13	N 07°24'40" W	200.00
D14	N 07°24'40" W	200.00

MAGNETIC NORTH



APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATOR
Alvin B. Moore 3/24/2011
 ZONING ADMINISTRATOR DATE

DATE: MARCH 10, 2011
 BY: WARREN E. POTTHRESS
 801 Light Street
 Savannah, GA 31407
 Phone: (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA PASSED THROUGH THIS
 CLOSURE PRECISION OF ONE FOOT
 IN 12867 FEET, AND ANGULAR
 CLOSURE OF 1.2 SECONDS. ALL
 POINTS OF INTEREST WERE
 THE COMPASS RULE THE FINAL PLAT
 HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITH-
 IN ONE FOOT IN FEET.

PROPERTY SURVEY
 FOR
 BRETT S. HUGHES
 TRUSTEE
 HUGHES FAMILY TRUST

LOCATED IN THE 1559TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA



Course	Bearing	Distance
L1	N 83°41'00" W	100.00
L2	N 04°21'30" W	200.00
L3	S 05°24'00" W	200.00
L4	S 10°30'24" W	100.00
L5	N 80°25'48" W	200.00
L6	N 40°40'00" W	200.00
L7	N 23°00'00" W	200.00
L8	S 07°03'00" E	200.00

374-18, 374-42, 374-42A



1/15/2026

1:31,372

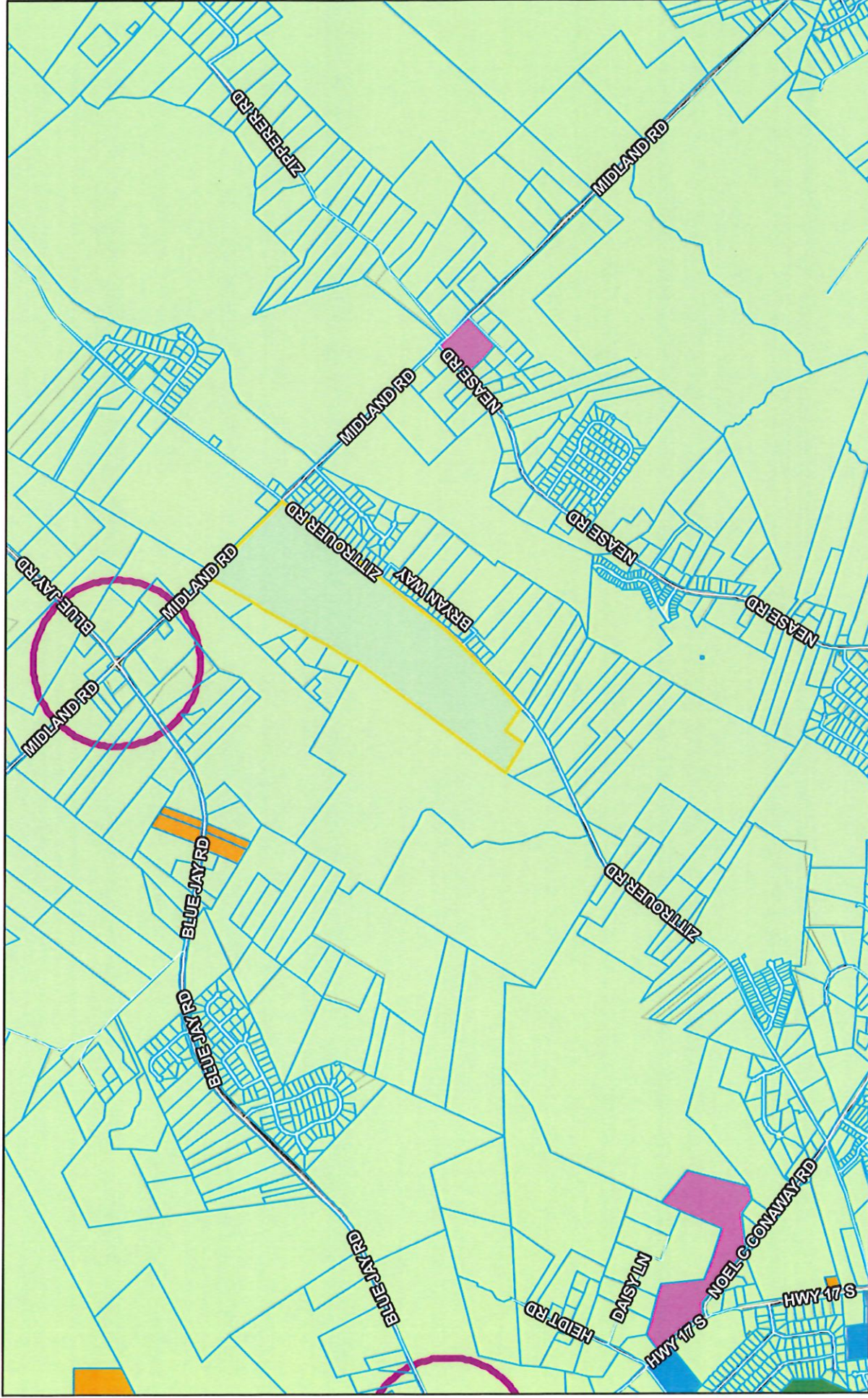
0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

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

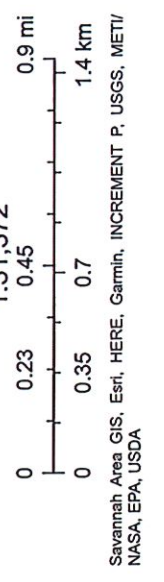
Roads	Parcels	Zoning	Citations
		R-1	PD-MR
		AR-1	B-2
		AR-2	I-1
		R-3	PD
		R-4	B-1
		R-5	PD
		R-6	PD-R
		I-1	SPLIT

374-18, 374-42, 374-42A



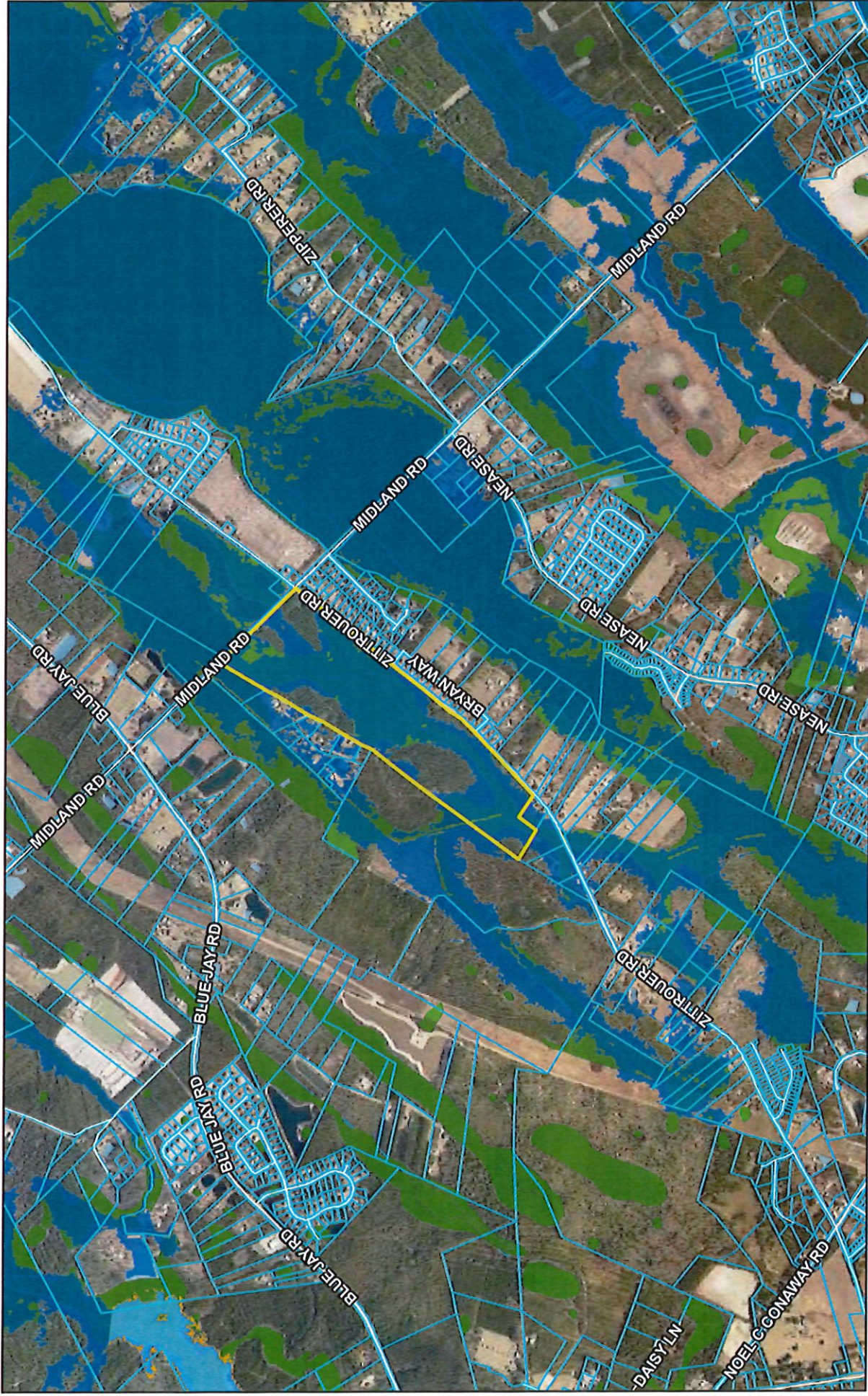
1/15/2026

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- Roads
- Parcels
- Character Areas
 - Development-Suburban Node
 - FLUM Areas
 - Agricultural-Residential
- Assembly Area
- Conservation-Recreation
- Public-Institutional
- Utility
- Citations

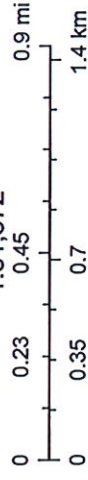
374-18, 374-42, 374-42A



1/15/2026

- Roads
- Parcels
- FEMA Flood Zone
- A
- AE
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA OF MINIMAL FLOOD HAZARD
- Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Citations

1:31,372



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



DRI REPORT

#4600 – Hughes Tract Residential Development

Prepared for Effingham County
February 5, 2026



Coastal Regional Commission
planning@crc.ga.gov

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1 Applicant Information

1.1 Jurisdiction and Local Government Information

Local Government: Effingham County
Contact Person: Kimberly Barlett
Contact: (912) 754-2128 | kbarlett@effinghamcounty.org
Developer: Stanley Martin Homes/Anthony Rocco

1.2 Project Description

DRI #4600 is a **Residential** development project consists of **1,300 single-family units, community parks, green space, walking trail system, and an amenity building**. A portion of the site will be dedicated to Effingham County for a future park addition. The properties are currently zoned **Agricultural Residential (AR-1)**. The development is requesting a **rezoning** of the properties to **Single-family Traditional Neighborhood Design Residential District (R-5)**.

1.3 Site Information

Site Overview

The project is located on **Zittrouer Road in Guyton** on parcels **03740018, 03740042, and 03740042A00**.

The [attached site plan](#) illustrates the proposed layout of the development.

Character Area/Future Land Use

According to the Future Land Use Map, the site is within an **Agricultural-Residential** zone. According to the [adopted local comprehensive plan](#), these areas are predominantly residential areas characterized by mix of housing types, including single-family homes, apartment buildings, townhomes, and other residential dwellings.

Zoning Classification

The site is located within **Agricultural Residential (AR-1)** district. This district is intended to preserve the county’s rural character while protecting natural resources and supporting both active and passive recreational uses. The proposed rezoning is **Single-family Traditional Neighborhood Design Residential District (R-5)**, which promotes compact, higher-density residential development that reflects the principles of traditional neighborhood design. This district also encourages walkable, interconnected communities, smaller lot sizes, and pedestrian-oriented streetscapes.

2 Consistency and Compatibility Analysis

2.1 Consistency with the Comprehensive Plan

The proposed development is compatible with surrounding land uses and is generally consistent with the [adopted local comprehensive plan](#). The site is surrounded by some scattered residential establishments. The site is also close to a Development-Suburban Node at

Midland Road and Blue Jay Road intersection, which is an area designated for concentrated growth, development, and investment.

2.2 Consistency with the Regional Plan of Coastal Georgia

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches, and over 2,300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability
- Governance Regional Land Use Map

Regional Land Use

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns:

- **Rural** areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses.
- **Developing** areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.
- **Developed** areas are currently exhibiting urban type development patterns and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The proposed development is located mostly within **Rural** area with a small portion of **Developed** area.

Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- **Threatened Regionally Important Resources:** Areas where crucial natural or cultural resources are likely to be impacted by development
- **Rapid Development:** Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- **Redevelopment:** Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes a list of recommended development patterns, types of land uses, and implementation measures.

According to the ARSA Map, the site is within an **area of significant natural resources** with a small portion of **areas in need of redevelopment**.

Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, Green Infrastructure encompasses features such as wetlands, floodplains, streams, prime agricultural lands, and habitats for endangered species or state-listed species. These areas include vital riparian buffers along water bodies and wetlands. Protecting coastal Georgia's green infrastructure network helps

- Maintain biodiversity and ecosystem health
- Safeguard native species
- Minimize landscape disruption and invasive species spread
- Improve water quality
- Support sustainable land use planning and stormwater management
- Promote transportation connectivity
- Encourage ecotourism and outdoor recreation
- Strengthen the local economy
- Enhance residents' quality of life

According to the Green Infrastructure Map, the site is within the **Core, Corridor, and Multi-Use Buffer** areas. The properties also contain **Freshwater Emergent Wetland** and **Freshwater Forested/Shrub Wetland**. The majority of the site is located within **Flood Zone**

A. These are areas with a 1% annual chance of flooding and are considered part of the special flood hazard area (SFHA).

2.3 Coastal Stormwater Supplement

The applicant indicated that approximately 20% of the project site is expected to be covered by impervious surface upon completion. The applicant indicated that ponds will be located throughout the site to manage stormwater runoff. A flood study has been submitted and modeling will be used to ensure the project will fall under a “No-Rise” condition upon project completion.

2.4 Comprehensive Economic Development Strategy

The CRC serves as the designated Economic Development District (EDD) for six coastal and four inland counties, as recognized by the U.S. Department of Commerce’s Economic Development Administration (EDA). In alignment with EDA requirements, the region’s [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years.

The 2017-2022 CEDS outlines a collaborative regional planning process that brings together public and private sector partners to create a roadmap for strengthening and sustaining coastal Georgia’s economy. The document includes a detailed analysis of the regional economy and serves as a foundation for establishing goals and objectives, implementing a plan of action, and identifying investment priorities and funding sources.

By maintaining an up-to-date CEDS, the region remains eligible for EDA investment assistance, which can support local infrastructure improvements, technology-driven economic initiatives, and responses to sudden and severe economic disruptions.

Population and Employment Trends

	2000	2010	2020	2024	2030
Effingham	37,535	52,250	64,769	69,143	82,568

Source: U.S. Census Bureau Decennial Census 2000-2020; U.S. Census Bureau American Community Survey 5-Year Estimates; and Georgia Governor’s Office of Planning and Budget Population Projects, County Population 2024-2060 (<https://opb.georgia.gov/census-data/population-projections>).

According to the U.S. Census Bureau, the county’s population has grown from 37,535 in 2000 to 64,769 in 2020, representing a 73% increase. Population in the county is projected to reach 82,568 by 2030 according to the Georgia Governor’s Office of Planning and Budget. Regionally, the coastal Georgia area is expected to see a substantial growth as well, with the population rising from 558,350 in 2000 to a projected 842,715 in 2030.

Employment across the region is also expected to increase significantly. According to the Georgia Coast 2030: Population Projections for the 10-county Coastal Region published by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, the coastal Georgia region supported approximately 312,400 jobs in 2000. By 2030, that figure is expected to reach 435,050 jobs, reflecting an economic expansion of 39%. According to the U.S. Bureau of Labor Statistics, unemployment rate in Effingham County was 3.2 in November 2025, which is slightly lower than the unemployment rate of 3.5 in Georgia.

2.5 Economic Impact

The proposed development has an estimated build-out value of **\$455,000,000**. Upon completion, the proposed development is expected to generate an estimated **\$6,200,000** in annual local tax revenue. According to the applicant, the existing regional workforce is sufficient to meet the labor demands of the project, and the development is not anticipated to displace any existing uses.

2.6 Transportation Impact

A traffic study has been conducted for the proposed development. The applicant estimated that the project will generate approximately **1,267** peak-hour vehicle trips per day. Traffic improvements will be implemented:

- Single lane roundabout located at Midland Road and Zittrouer Road
- Westbound right-turn lane at SR30 and Zittrouer Road
- Westbound right-turn lane at SR17 and SR30
- Right-turn bypass lane at SR30 and Blue Jay Road
- Left-turn lanes at Midland Road and site access point

3 CRC Resources

3.1 Regional Commission Recommendations and Environmental Considerations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Effingham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, an opportunity for public comment, and recommendations based on existing comprehensive plans and best planning practices.

Water conservation is a key planning priority in coastal Georgia, particularly in support of long-term resource stewardship. The CRC strongly encourages the use of native or drought-tolerant landscaping and recommends the applicant to review the [Coastal Georgia Regional Water Plan](#) to ensure that the best practices for water efficiency, landscaping, and stormwater management are incorporated into site design.

The CRC strongly advises the applicant to evaluate the potential impacts on the overall drainage system and flood risks associated with the proposed development, taking into account FEMA flood zone designation.

The CRC has reviewed the comments submitted by Coastal Communities United and Erin Zipperer regarding transportation infrastructure, traffic and safety, drinking water, flooding, wetlands, and school capacity. We encourage the applicant to carefully review and consider these concerns.

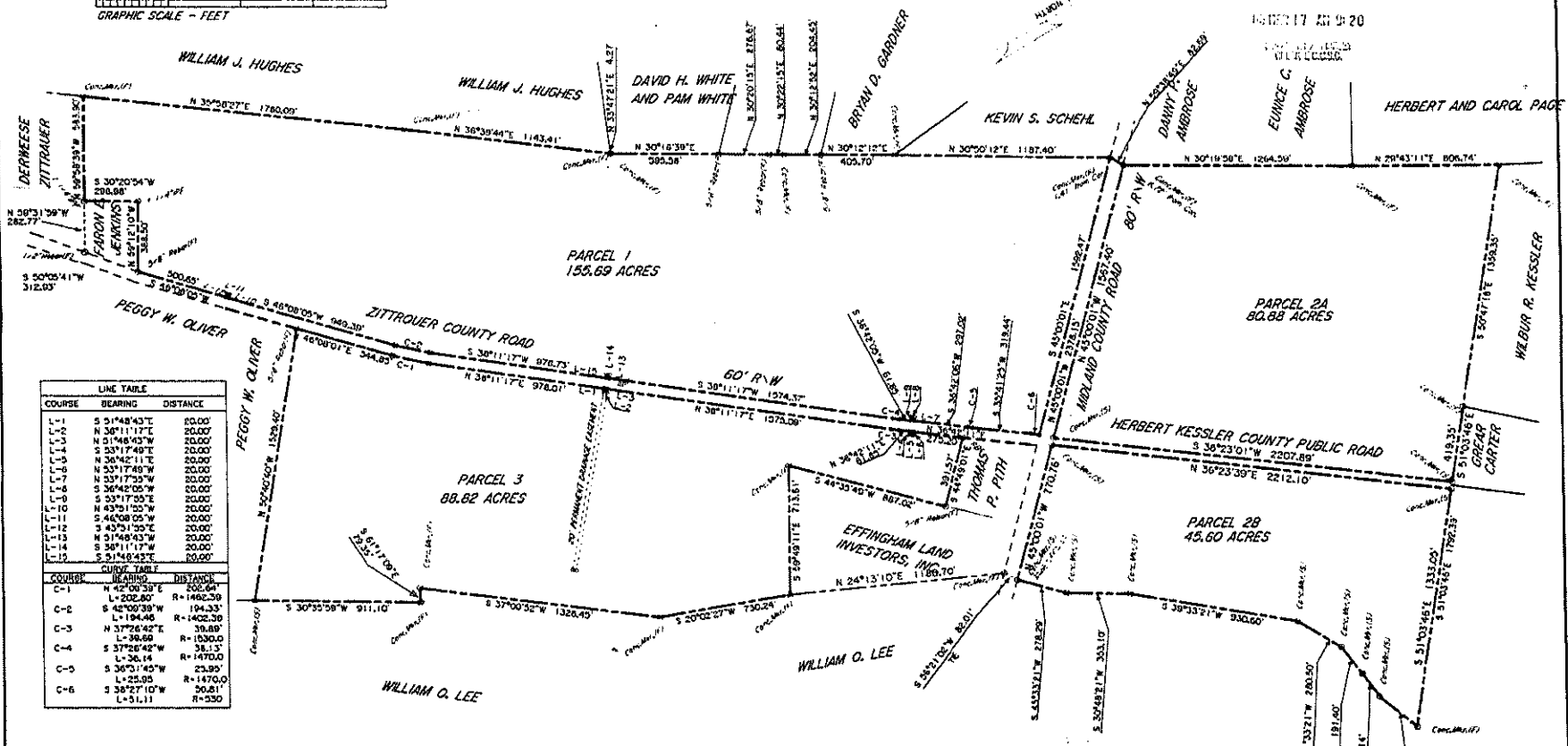
3.2 Public Comments

Public comments were received on or by February 3, 2026 and are included as [Attachment F](#).

Attachment A
Site Concept Plan



75-EL
 15-17-20



LINE TABLE		
COURSE	BEARING	DISTANCE
L-1	S 51°48'43"E	20.00'
L-2	N 30°11'17"E	20.00'
L-3	N 01°46'43"W	20.00'
L-4	S 53°17'49"W	20.00'
L-5	N 30°42'11"E	20.00'
L-6	N 53°17'49"W	20.00'
L-7	N 53°17'33"W	20.00'
L-8	S 36°42'05"W	20.00'
L-9	S 53°17'55"E	20.00'
L-10	N 43°51'55"W	20.00'
L-11	S 46°08'05"W	20.00'
L-12	S 43°15'35"W	20.00'
L-13	N 51°48'43"E	20.00'
L-14	S 50°11'17"W	20.00'
L-15	S 51°48'43"E	20.00'
COURSE TABLE		
C-1	N 42°00'30"E	202.64'
	L=102.80'	R=1492.39'
C-2	S 42°00'39"W	194.33'
	L=194.46'	R=1402.39'
C-3	N 37°26'42"E	38.88'
	L=96.66'	R=1030.0'
C-4	S 37°26'42"W	38.13'
	L=36.14'	R=1470.0'
C-5	S 30°51'45"W	23.95'
	L=25.95'	R=1470.0'
C-6	S 38°27'10"W	20.81'
	L=51.11'	R=530'

I HEREBY CERTIFY THAT THE PROVISIONS RELATIVE TO OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-6-07(D), DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY PLANNING, MUNICIPAL, OR COUNTY GOVERNMENT PRIOR TO THE RECORDING OF THIS PLAT.



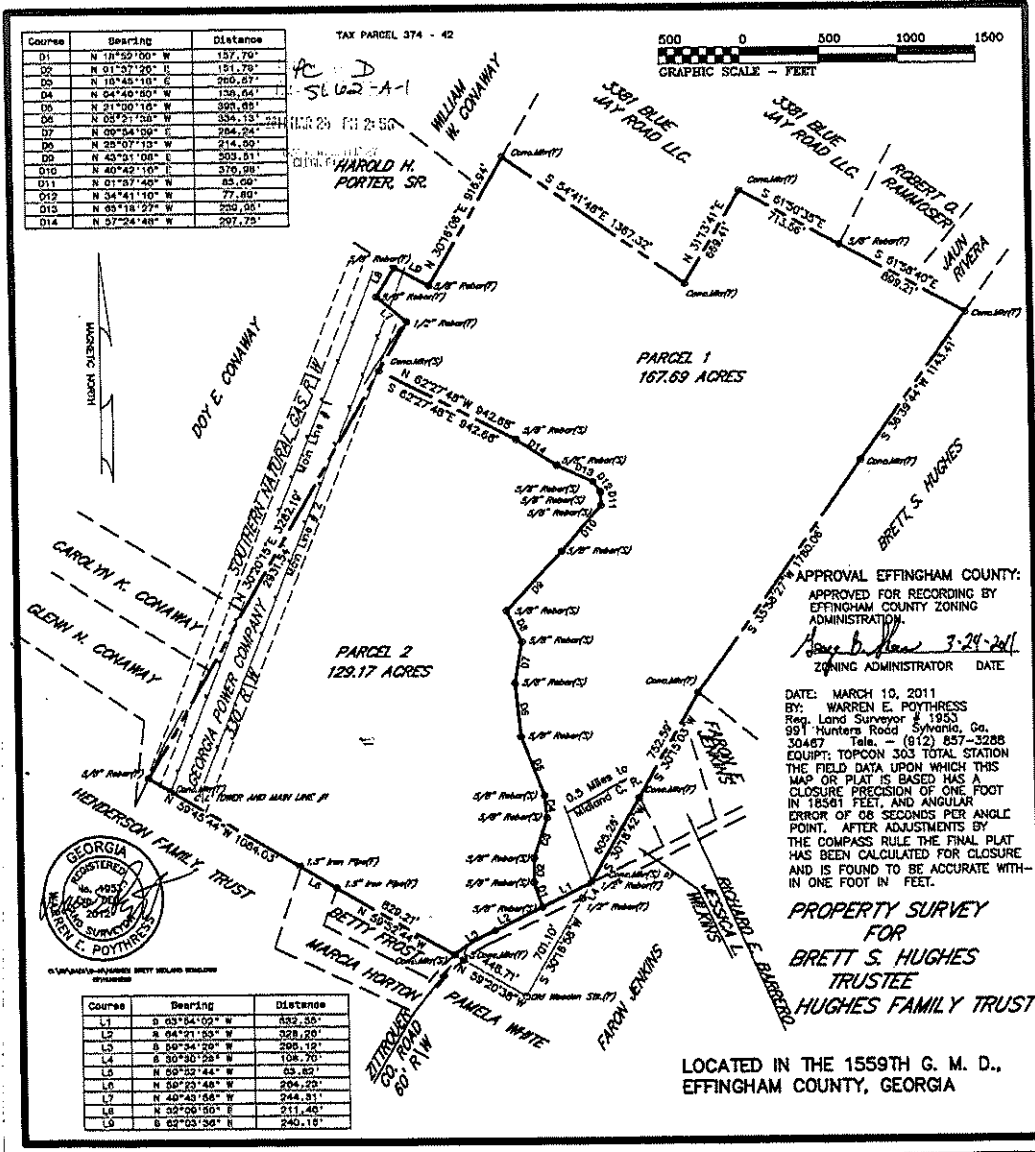
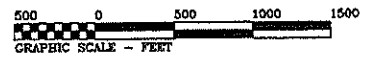
PROPERTY SURVEY
 FOR
 ELIZABETH KESSLER, ESTATE

LOCATED IN THE 1559TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

DATE: JANUARY 27, 2005
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor # 1853
 991 Hunters Road
 Sylvan, Ga. 30487
 Tele. - (912) 857-3268
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN
 49037 FEET, & AN ANGULAR
 ERROR OF 00" PER ANGLE POINT &
 WAS ADJUSTED USING COMPASS RULE.
 THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN
 74,763 FEET.

Course	Bearing	Distance
D1	N 1h°50'00" W	157.70'
D2	N 01°37'20" E	151.79'
D3	N 10°45'10" E	265.27'
D4	N 24°40'20" E	158.24'
D5	N 21°00'10" W	323.89'
D6	N 05°27'04" W	334.13'
D7	N 09°54'00" E	264.24'
D8	N 28°07'13" W	214.30'
D9	N 43°01'08" E	303.51'
D10	N 40°42'10" E	370.98'
D11	N 01°37'45" W	83.60'
D12	N 34°41'10" W	77.80'
D13	N 88°18'23" W	250.56'
D14	N 57°24'48" W	297.72'

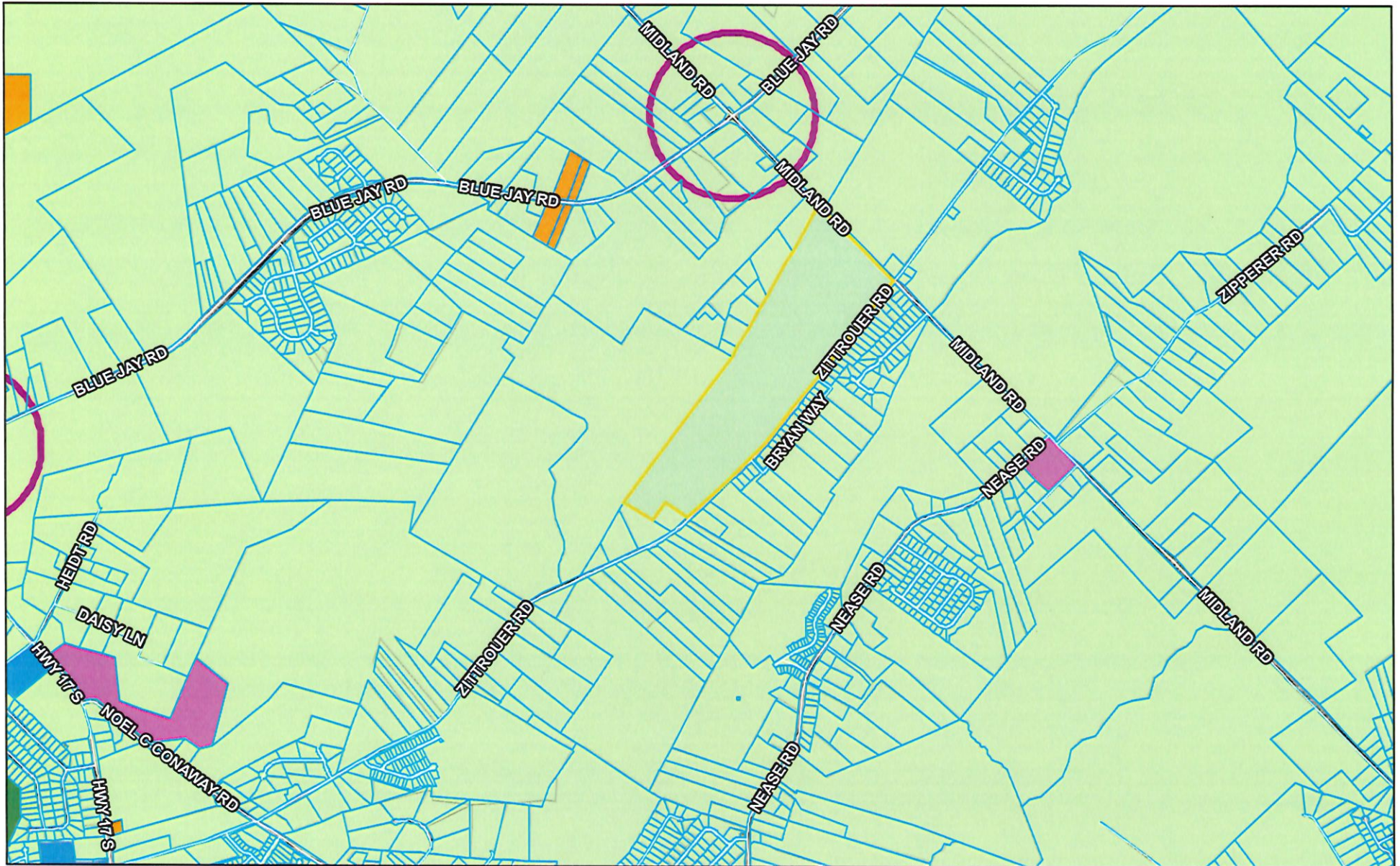
TAX PARCEL 374 - 42



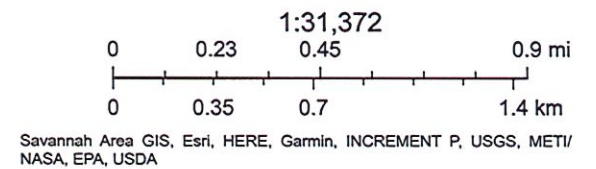
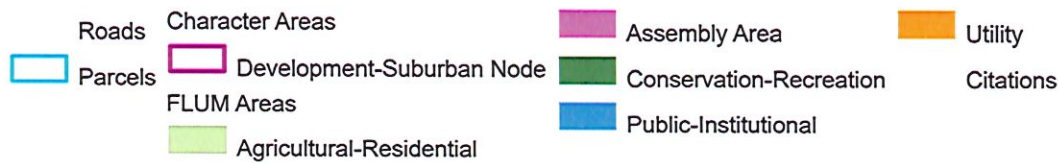
Course	Bearing	Distance
L1	S 63°34'02" W	453.58'
L2	S 64°21'25" W	328.20'
L3	S 69°24'20" W	295.12'
L4	S 30°30'28" W	108.70'
L5	N 69°52'44" E	53.82'
L6	N 69°23'48" E	204.22'
L7	N 49°48'16" E	244.31'
L8	N 29°00'50" E	211.48'
L9	S 82°03'30" E	240.18'

Attachment B
Future Land Use Map

374-18, 374-42, 374-42A

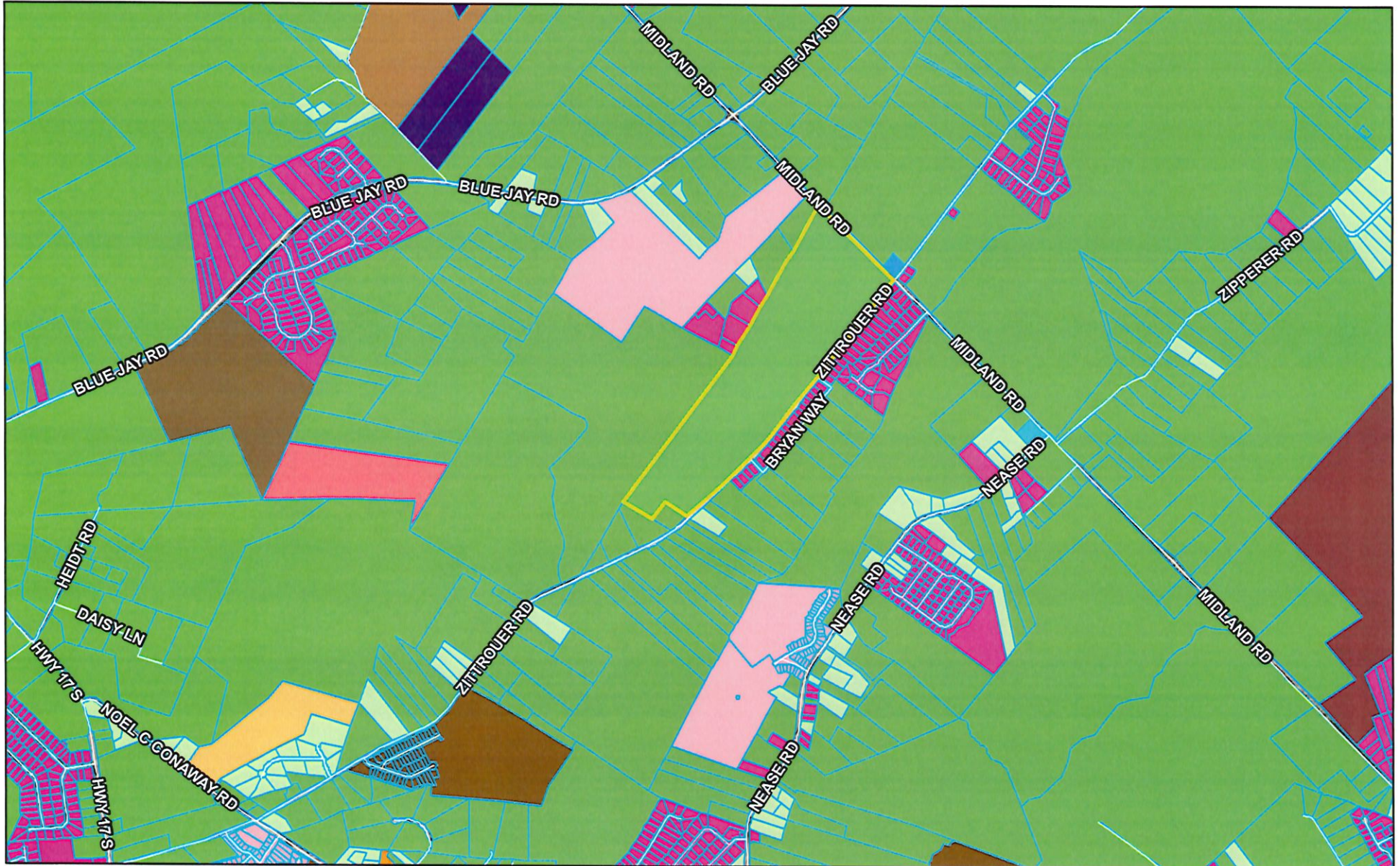


1/15/2026

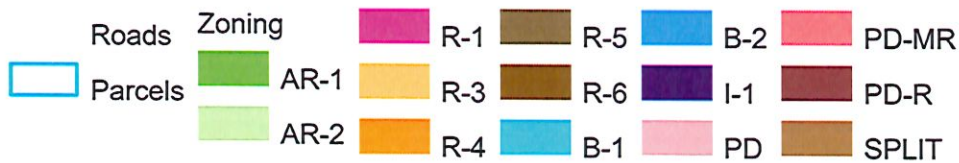


Attachment C
Zoning Districts Map

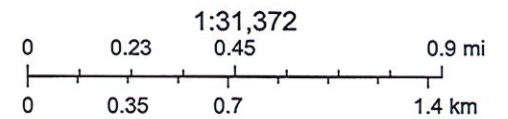
374-18, 374-42, 374-42A



1/15/2026



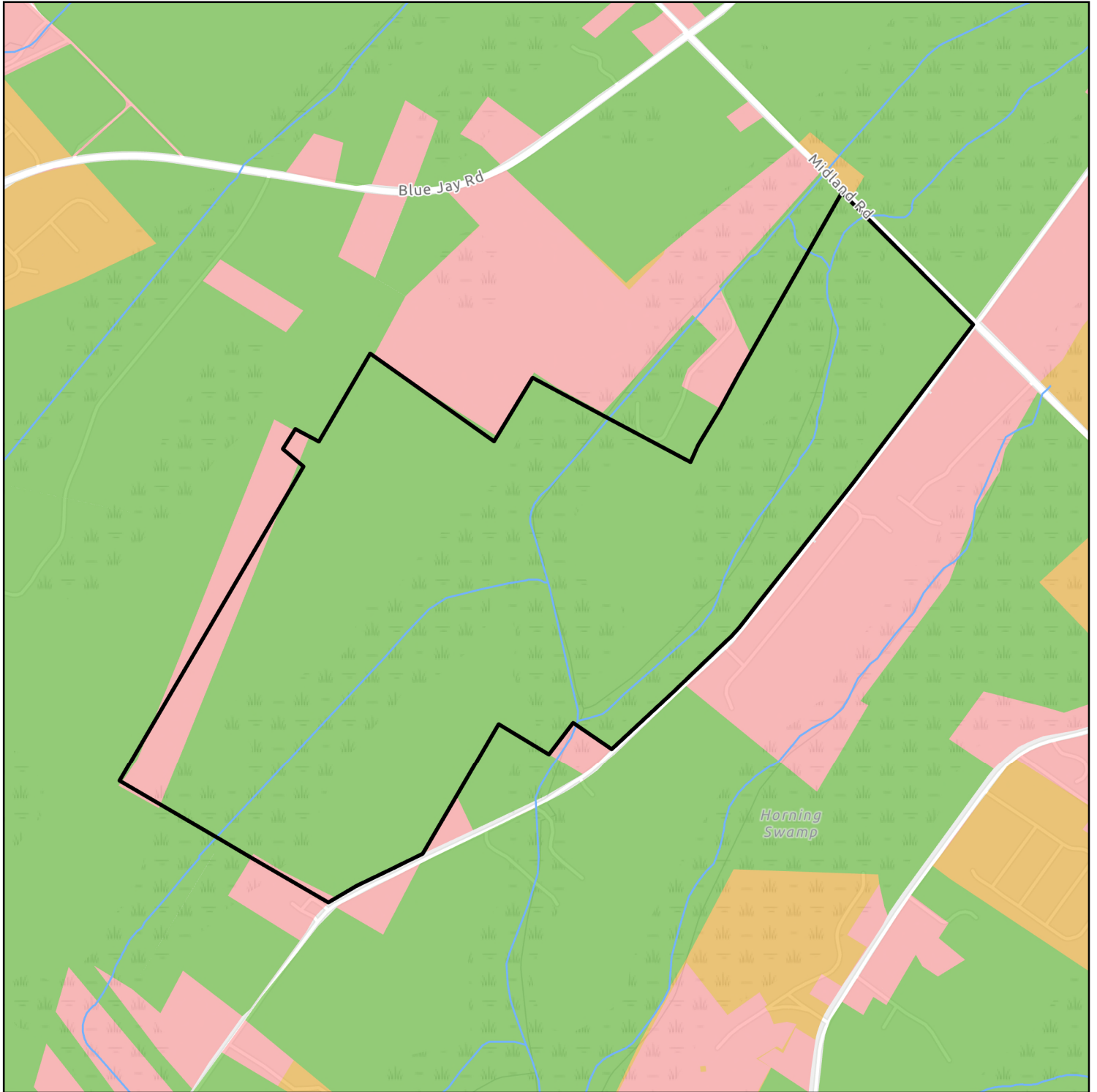
Citations



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

Attachment D
Regional Impact Maps

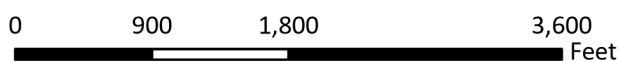
DRI #4600 - Hughes Tract Residential Development
Jurisdiction: Unincorporated Effingham
Future Development



— Rivers

Future Development

- Developed
- Developing
- Rural

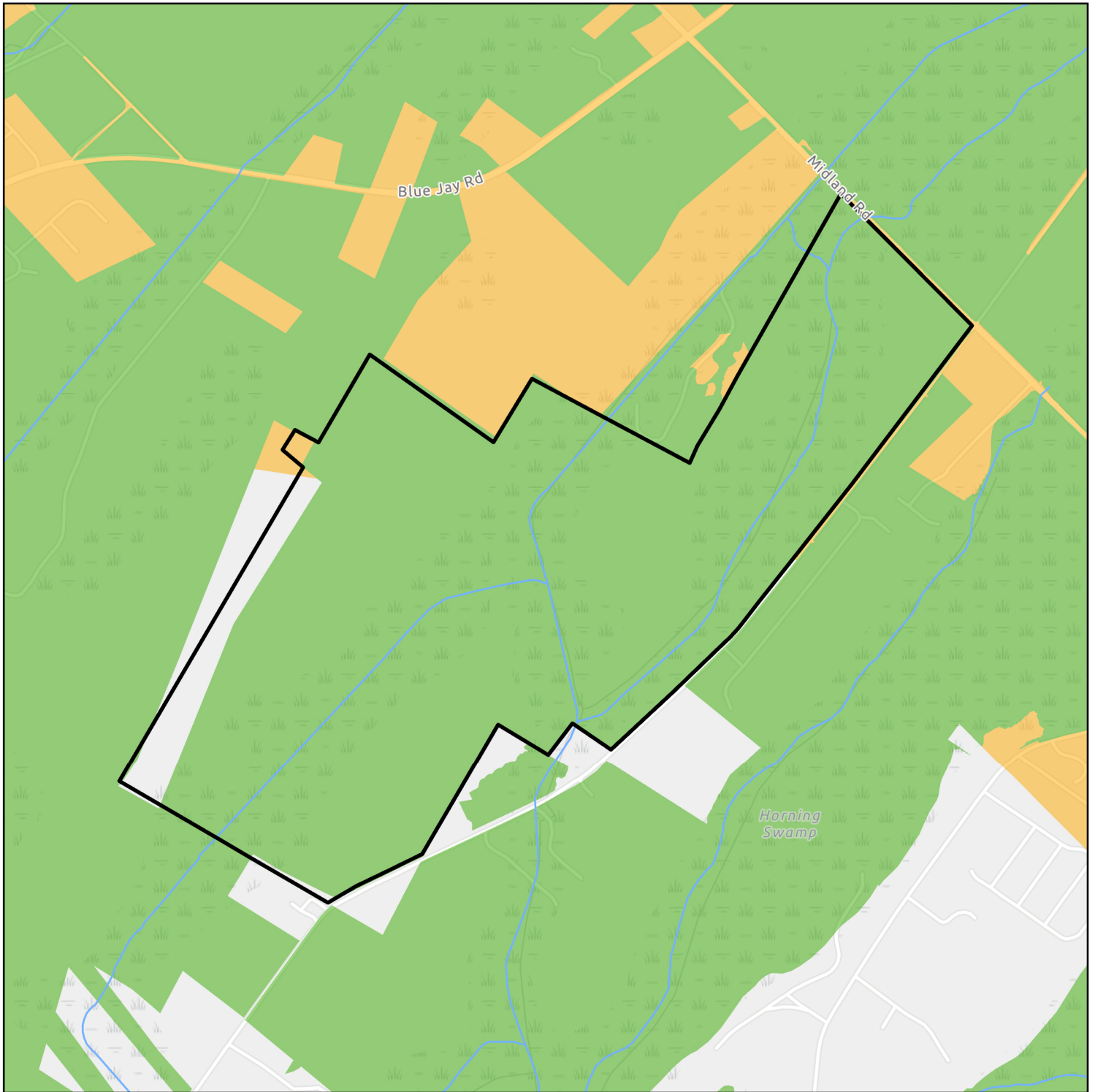


Map Coordinates:
81.33281°W 32.21958°N

Date Exported: 1/20/2026



DRI #4600 - Hughes Tract Residential Development
Jurisdiction: Unincorporated Effingham
Areas Requiring Special Attention



— Rivers

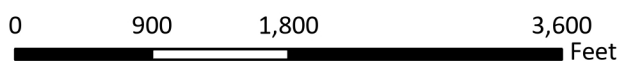
Areas Requiring Special Attention

- Areas in Need of Redevelopment
- Areas of Significant Natural Resources

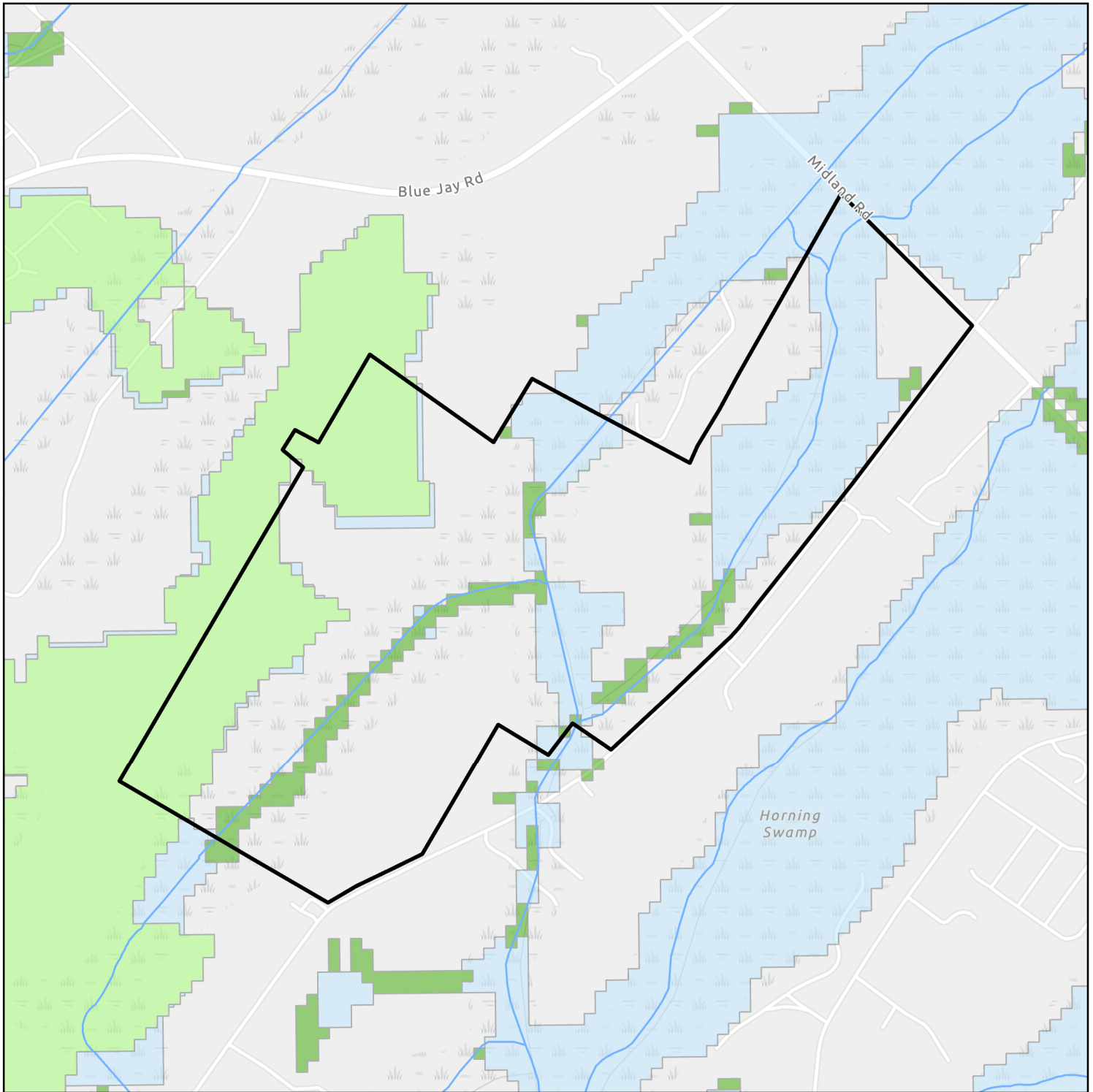
Map Coordinates:

81.33281°W 32.21958°N

Date Exported: 1/20/2026



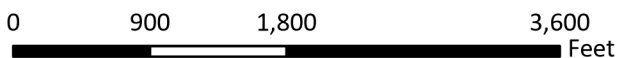
DRI #4600 - Hughes Tract Residential Development
Jurisdiction: Unincorporated Effingham
Green Infrastructure



— Rivers

Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas



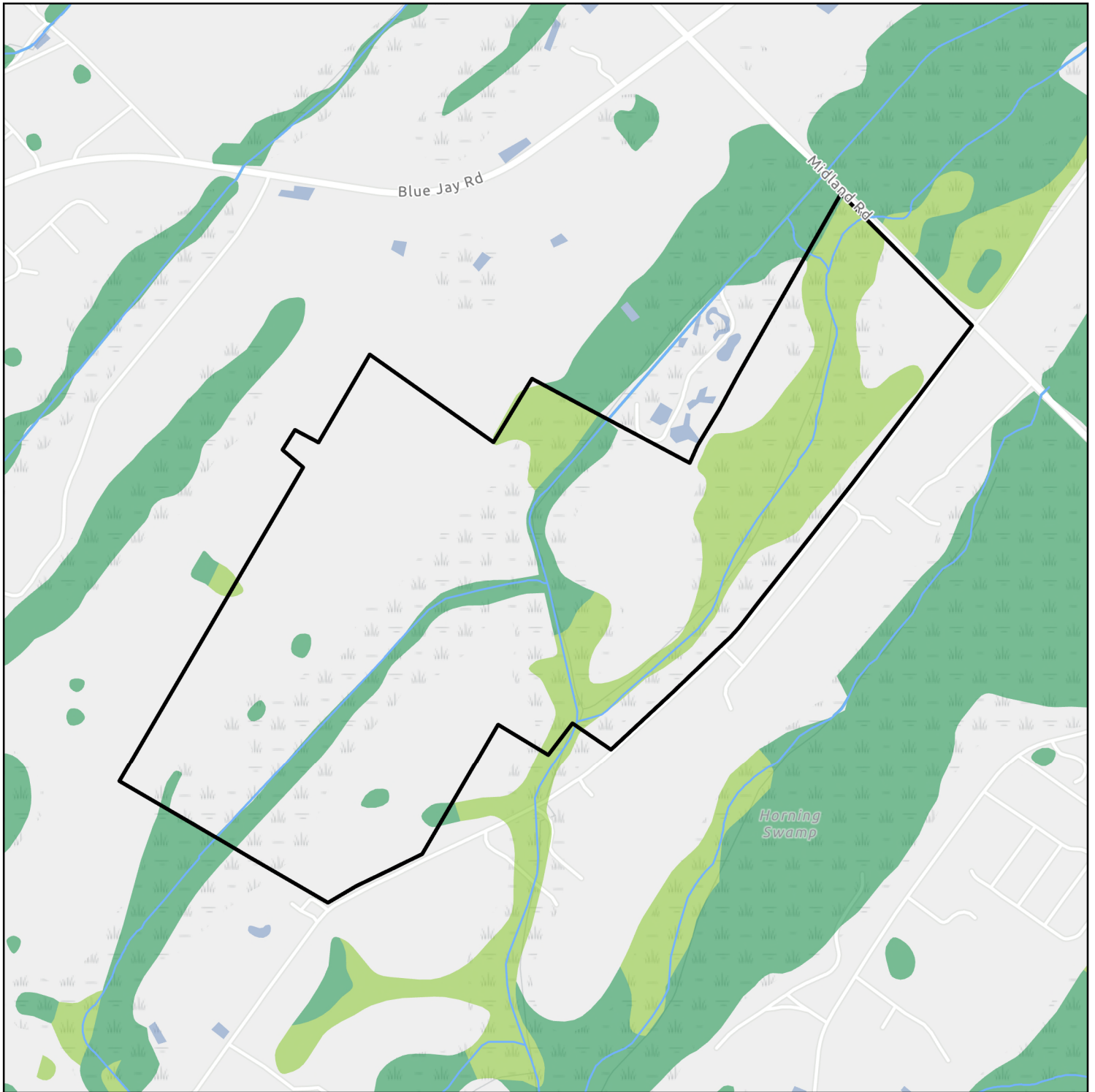
Map Coordinates:
81.33281°W 32.21958°N

Date Exported: 1/20/2026



DRI #4600 - Hughes Tract Residential Development
Jurisdiction: Unincorporated Effingham

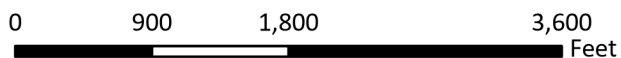
Wetlands



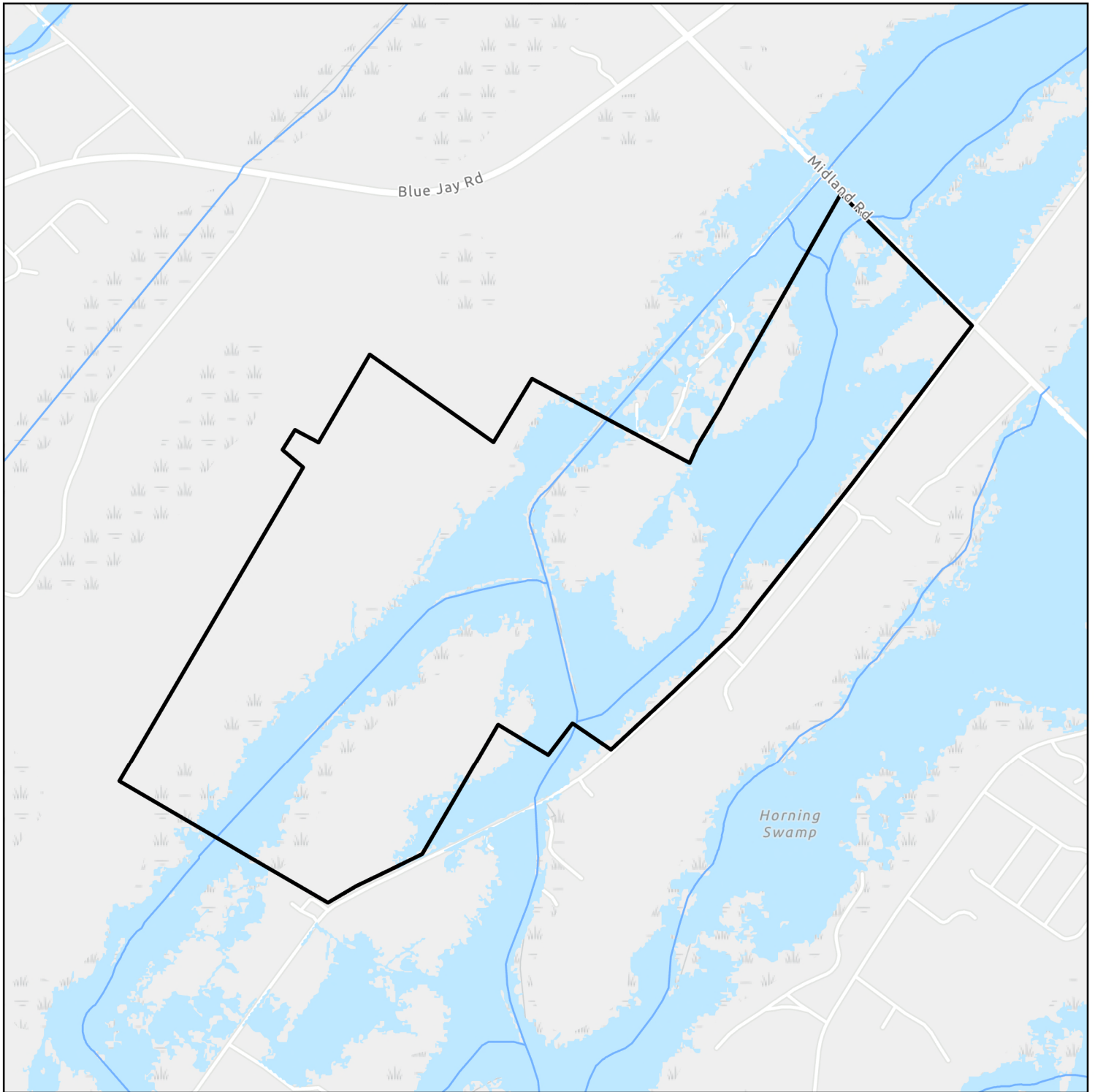
- Rivers
- Wetlands Type**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

Map Coordinates:
 81.33281°W 32.21958°N

Date Exported: 1/20/2026



DRI #4600 - Hughes Tract Residential Development
Jurisdiction: Unincorporated Effingham
Flood Zone



— Rivers

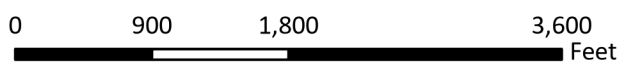
Flood Zone

■ A

Map Coordinates:

81.33281°W 32.21958°N

Date Exported: 1/20/2026



Attachment E
Property Record Card

Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

CUVA / FLPA Notices

[2025 CUVA Notices \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03740018
Account/Realkey 9391
Location Address ZITTROUER RD
Legal Description 155.69 AC COMBINE 374-18CUV 2016 CUVA
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-1
Tax District 01-County (District 01)
Millage Rate 29.526
Acres 155.69
Neighborhood 03740: LAND: 00000 / BLDG: 00000 (000909)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[HUGHES BRETT S](#)
5132 JEFFERIES HWY
WALTERBORO, SC 29488

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	3	0.77
RUR	Woodland	Rural	7	66.22
RUR	Woodland	Rural	8	0.32
RUR	Woodland	Rural	9	88.38

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	7	0.2
CUV	Agland 93	7	1.28
CUV	Agland 93	6	0.72
CUV	Timberland 93	8	39.62
CUV	Timberland 93	8	4.74
CUV	Timberland 93	7	27.16
CUV	Timberland 93	5	0.08
CUV	Timberland 93	8	0.35
CUV	Timberland 93	8	81.54

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	15569	\$0
BARN, LOW COST	1900	0x0 / 0	1	\$200
BARN OR STABLE, NO LOFT	1900	0x0 / 0	1	\$200
IMPLEMENT SHED, ROOF ONLY	1900	0x0 / 0	1	\$50
BARN, LOW COST	1900	0x0 / 0	1	\$200

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2005	1253 267	C 75E1	\$704,000	Land Market - Vacant		HUGHES BRETT S

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$552,027	\$552,027	\$552,027	\$552,027	\$552,027
Land Value	\$551,377	\$551,377	\$551,377	\$551,377	\$551,377
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$650	\$650	\$650	\$650	\$650
= Current Value	\$552,027	\$552,027	\$552,027	\$552,027	\$552,027
10 Year Land Covenant (Agreement Year / Value)	2016 / \$59,647	2016 / \$57,910	2016 / \$56,224	2016 / \$54,587	2016 / \$54,465

No data available for the following modules: Assessment Appeals Process, Mobile Home Tax Notice, Assessment Notice, Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits, Photos, Sketches.

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[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

CUVA / FLPA Notices

[2024 CUVA Notices \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03740042
Account/Realkey 9429
Location Address ZITTROUER RD
Legal Description 167.69 AC PAR 1 (SPLT 374-42A)
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-1
Tax District 01-County (District 01)
Millage Rate 29.526
Acres 167.69
Neighborhood 03740: LAND: 00000 / BLDG: 00000 (000909)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

HUGHES BRETT S AS TRUSTEE OF BCA TRUST
5132 JEFFERIES HIGHWAY
WALTERBORO, SC 29488

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	7	105.98
RUR	Woodland	Rural	8	11.31
RUR	Woodland	Rural	9	50.4

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	16769	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/25/2011	2011 315	D62 A1	\$0	Sales Under 1000/Quit Claim Deeds	HUGHES BRETT S TRUSTEE	HUGHES BRETT S AS TRUSTEE OF BCA TRUST
2/17/2005	1237 225	D62 A1	\$0	Unqualified - Vacant		HUGHES BRETT S TRUSTEE

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$639,022	\$639,022	\$639,022	\$479,267	\$357,852
Land Value	\$639,022	\$639,022	\$639,022	\$639,022	\$479,267
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$639,022	\$639,022	\$639,022	\$639,022	\$479,267
10 Year Land Covenant (Agreement Year / Value)		2015 / \$61,554	2015 / \$59,762	2015 / \$58,022	2015 / \$57,885

No data available for the following modules: Assessment Appeals Process, Mobile Home Tax Notice, Assessment Notice, Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits, Photos, Sketches.

The Effingham County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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 SCHNEIDER
 GEOSPATIAL

Effingham County, GA

Homestead Application

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Apply for Homestead Exemption

Assessment Notice

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

CUVA / FLPA Notices

[2024 CUVA Notices \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03740042A00
Account/Realkey 27871
Location Address ZITTROUER RD
Legal Description 129.17 AC PAR 2
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-1
Tax District 01-County (District 01)
Millage Rate 29.526
Acres 129.17
Neighborhood 03740: LAND: 00000 / BLDG: 00000 (000909)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

HUGHES WILLIAM BRUCE AS TRUSTEE FOR
HUGHES FAMILY TRUST
114 LAKESHORE DR
WALTERBORO, SC 29488

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	7	55.83
RUR	Woodland	Rural	8	18.9
RUR	Woodland	Rural	9	40.77
RUR	Easements	Rural	7	3.51
RUR	Easements	Rural	8	6.56
RUR	Easements	Rural	9	3.6

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	12917	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/17/2005	1237 225	7 118	\$0	Unqualified - Vacant		HUGHES BRETT S TRUSTEE

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$439,066	\$439,066	\$439,066	\$351,253	\$263,440
Land Value	\$439,066	\$439,066	\$439,066	\$439,066	\$351,253
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$439,066	\$439,066	\$439,066	\$439,066	\$351,253
10 Year Land Covenant (Agreement Year / Value)		2015 / \$48,002	2015 / \$46,604	2015 / \$45,247	2015 / \$45,146

No data available for the following modules: Assessment Appeals Process, Mobile Home Tax Notice, Assessment Notice, Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits, Photos, Sketches.

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Attachment F
Public Comments

Coastal Communities United recommends the findings of severe negative impacts from the review of DRI #4600 Hughes Tract Residential Development based on the following:

- 1. Lack of traffic infrastructure:** A development of 1300 homes would add approximately 2600 cars to the existing grid per GDOT engineering reports average of 2 cars per household. Currently when traveling this area at peak travel times there are dozens of cars lined up at intersections, grid locks, and inability to cross the road for long periods of times from a stop sign because of nonstop oncoming traffic, adding 2600 cars to this would be catastrophic. The average mileage for 2600 cars would be 13,600 per car equaling average thirty five million three hundred and sixty thousand miles a year to current roadways. We question if current **TSPLOST** funds are sufficient to manage this accelerated degradation, especially as local roads like **Pound Rd.** already exhibit severe potholes and unsafe conditions that do not meet **AASHTO** safety standards for high-volume residential traffic.
- 2. Resource strain:** Effingham residents are already having to drink a mix of treated surface water and aquifer water as there isn't enough clean aquifer water for residents and industry to share. EWG database finds high amounts of cleaning/disinfectant agents in Guyton city water already. Bromodichloromethane @ 0.168 ppb, recommended safety is 0.06, Dibromochloromethane @ 0.333 ppb, recommended safety is 0.1, Fluoride @ 0.323 ppm, while meeting EPA regulations of 4 ppm, the new secretary of Health and Human Services says ZERO is an appropriate level and describes it as a neurotoxin aligning with findings from the National Toxicology Program. When continually reusing treated surface water over aquifer, more and more disinfectants must be used to meet safety levels.

- 3. Stormwater and Habitat Degradation:** We are already having large-scale issues with major flooding in the region. It is attributed to rapid wetlands loss and more and more impervious surfaces added. We have lost thousands of acres of vital wetlands habitat and eco-system in just the last three years alone. Per the Georgia Department of Natural Resources (GA DNR) Part 5 Environmental Planning Criteria, wetlands provide critical "ecosystem services" including flood attenuation and groundwater recharge. The conversion of the Hughes Tract will further eliminate these natural "sponges," exacerbating downstream flooding and violating the spirit of the Coastal Management Act.

- 4. Insufficient Infrastructure Capacity:** In early 2025 Guyton Elementary was already identified as needing relief due to overcrowding and over-capacity at 823 students. Based on student yield rates from comparable fast-growing counties (Paulding County), a 1300 home development at 0.664 students per home, would add 390-450 MORE elementary students to an already strained and maxed out school system. This influx far exceeds the immediate capital capacity of the Effingham County School District and would require the immediate funding of new facilities to maintain state-mandated classroom size ratios.

Further, we caution municipalities that simply fulfilling the administrative review requirements of the DRI process is not enough. Reviews should seriously weigh the serious and immediate impacts the development would have on the existing and surrounding environment and communities, along with the acknowledgement and coordination of proper resources being allocated to ensuring adequate public infrastructure, to include schools and services like public works and

emergency services, are in place prior to implementing such large projects.

References and Technical Documentation

- **AASHTO (2018).** *A Policy on Geometric Design of Highways and Streets.*
- **Environmental Working Group (2024).** *Tap Water Database: Guyton City Water Utility.*
- **Federal Highway Administration (FHWA, 2024).** *Highway Statistics Series: Average Annual Mileage.*
- **Georgia Department of Natural Resources (2023).** *Part 5: Minimum Planning Standards and Procedures for Protection of Environmental Resources.*
- **National Toxicology Program (2024).** *NTP Monograph on the State of the Science Concerning Fluoride Exposure and Neurodevelopmental and Cognitive Health Effects.*
- **U.S. Department of Health and Human Services (2025).** *Public Health Statements on Community Water Fluoridation.*

Kristen Stampfer CEO Coastal Communities United



#4600-Hughes Tract Res. Dev.

From ERIN ZIPPERER <emdrake01@comcast.net>

Date Tue 2/3/2026 3:10 PM

To Planning <planning@crc.ga.gov>

Caution: The sender name (ERIN ZIPPERER) is different from their email address (emdrake01@comcast.net), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

You don't often get email from emdrake01@comcast.net. [Learn why this is important](#)

Hi,

I am emailing to comment against the development of the neighborhood on Zittrouer Rd. in Guyton, GA. I live off of Nease Rd. I work in Savannah and it takes me 30 minutes just to get to the interstate. I have seen so many accidents and only more to come. The county is growing too fast and cannot support any more development. The roads are already so congested and the schools are crowded. I moved to Effingham County many years ago because to get away from city life. They are slowly taking that away. Our county is being ruined by all this development. We don't have room until more roads and more schools are built. Please take this into consideration.

Thanks,
Erin Zipperer