



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: November 18, 2025

Proposed Zoning: PD-R (Planned Development – Residential)

Existing Zoning: PD-R (Planned Development – Residential)

Map & Parcel: 298-9

Parcel Size: 247.2 acres

Proposed Use: Single-Family Residential

Applicant: Neil McKenzie
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Owner(s): Cassie Michele Hinely
4455 S. Highway 17
Guyton, GA 31312

Location: Sandhill Road

Existing Land Use and Zoning:

The parcel is a total of 247.20 acres, located on Sandhill Road, just north of Boggy Bay Road. Based on the Tax Assessor's website, the parcel has historically been used as a timber tract and is currently vacant.

This parcel was approved to be rezoned PD-R (Planned Development – Residential) at the January 7, 2025, Board of Commissioners meeting. This parcel is surrounded by AR-1 (Agricultural – Residential, 5 acres or more) zoned parcels.

The Proposed Development:

The applicant is requesting to amend the PD text, as the original PD text accounts for private well and sewer systems. However, based on conversations with Effingham County, a will serve letter for



both water and sewer has been obtained by the county. Due to the change in utilities and the increasing density, the PD text must reflect these changes

Comprehensive Plan:

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent land use within the area is characterized by single-family and multifamily dwelling units, organized into general categories based on net densities. Residential zoning ensures that land is used appropriately for housing, considering factors such as density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, p. 37).

Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, Mr. Jake Patrick motioned for approval; however, that motion died. Mr. Neal Kessler motioned for denial, and Mr. Walter Boykin seconded the motion. It carried 3-2, with Chairman Ryan Thompson and Mr. Jake Patrick opposing. The discussion regarding the denial centered on density increases, open space, and amenities.

Determination:

Staff have reviewed the application, and the application is complete with the following conditions:

1. A Preliminary Plat must be approved by the Board of Commissioners.
2. All site development plans must comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site development plans must adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
4. No lots shall back up to Sandhill Road.
5. The total percentage of Cottage lots will not exceed 50%.
6. The minimum square footage of the home must be 1500 sq. ft.
7. Site development plans must include covered bus stops.

Planning and Zoning Services

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