

Staff Report

Subject: Preliminary Plat Approval (First District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: November 18, 2025
Item Description: Neil McKenzie requests approval of the Preliminary Plat for “Hinely Tract Subdivision”, zoned PD-R. [Map #298 Parcel# 9]

Executive Summary/Background

- This item was tabled at the November 4, 2025 Board of Commissioners meeting to align with the approval of the PD text amendment.
- At the January 7, 2025, Board of Commissioners meeting, the board approved the rezoning of map/parcel 298-9 from AR-1 to PD-R.
- The total number of proposed lots for this development is contingent upon the county providing water & sewer.
- Two Preliminary Plats have been provided showing the number of lots based on utilities.
- Septic Land Application System: consists of 429 lots.
 - 210 lots will be 37' x 110' (Cottage) (49%)
 - 219 lots will be 55' x 110' lots (Traditional)) (51%)
- All wetlands are shown on the plat. Jurisdictional determination with the Army Corps of Engineers is in progress.
- The plat is showing a 100' undisturbed buffer along Sand Hill Road and a 50' undisturbed buffer surrounding the entire property.
- The required open space for this PD-R zoning district is 20%. This development will provide 52.4% of Open space. This includes the parks and amenity areas.
- A covered bus stops have been provided.
- The anticipated construction start date is early 2026, with site development and home construction beginning late 2026 to early 2027.
- GIS will review the proposed Subdivision name once provided by the applicant.
- Each lot will provide (3) total parking spaces (Garage/Driveway/Additional Parking)
- The building setbacks comply with the R-5 zoning district, which are:
 - Front: 20 feet
 - Rear: 25 feet
 - Side: 7.5 feet for traditional lots and 5 feet for cottage lots.
- This Preliminary Plat meets all ordinance requirements, including the additional stipulations placed by the developer:
 - A Preliminary Plat shall be approved by the Board of Commissioners.
 - All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
 - Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
 - No lots will back up to Sandhill Road.
 - The total percentage of Cottage lots will not exceed 50%
 - The minimum square footage of the homes shall be 1500 sq. ft.
 - The Site Development Plans shall include covered bus stops.

Alternatives for Commission to Consider:

Please advise if you have any comments or recommendations.

Department Review: Planning & Zoning Services, Engineering Services, GIS Services
N/A

FUNDING:

Attachments: 1. Preliminary Plat 2. Preliminary Plat Checklist