

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 4/25/2023

Applicant/Agent: Simcoe Investment Group, LLC

Applicant Email Address: clay@hoiconstruction.com

Phone # 912-727-2920

Applicant Mailing Address: P.O. Box 1247

City: Richmond Hill State: GA Zip Code: 31324

Property Owner, if different from above: Grace Community Church of Effingham County, Georgia, Inc.
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: PO Box 1369

City: Rincon State: GA Zip Code: 31326

Property Location: 1094 Goshen Road

Proposed Road Access: Goshen Road

Present Zoning of Property: R-1 Proposed Zoning: PD

Tax Map-Parcel # 04510021 Total Acres: 39.94 Acres to be Rezoned: 29.60

Lot Characteristics: Existing church and undeveloped property.

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: To sell approximately 29.6 acres for residential development and keep approximately 10.34 acres for the existing church

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

R-1-residential s/d R-1-residential s/d
North _____ South _____ East _____ West Rail Road & R-6
R-1 residential s/d & AR-1

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

The property has a church on a portion of the land and the remainder is undeveloped woodland that was cut recently

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

The undeveloped property does have some limited economic use as timber land and was recently cut. To get the highest use for the property it will need to be rezoned and developed as a residential development.

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

Detached single family residential home sites.

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

Detached single family residential subdivisions ranging from lots 6,000 sf to 2 acres with majority being around the 1/2 acre size. There are a few larger AR-1 tracts nearby.

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?

Provide more homes in an area that is already considered a residential area and has similar development.

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. The development will increase use of streets, utilities, and schools, but the county has plans to widen Goshen Road, the county has water, sewer, and reuse utilities available for development use, and the schools system is making plans for expansion to handle growth.

Applicant Signature:

 C. P. R., Manager

Date

4/25/2023

**Planned Development District - Development Text
Submitted for *Goshen Church Tract – Goshen Rd.*
on behalf of
Simcoe Investment Group, LLC.**

Prepared by
EMC Engineering Services, Inc.

Documents submitted:

1. Development Text - Approval requested
2. Planned Development District Master Plan - Approval requested

This development text and the attached Planned Development District Master Plan are submitted for approval by the Effingham County Board of Commissioners, in accordance with the Effingham County Zoning Ordinance. This development text serves as the original development text, for the property. The attached Master Plan is submitted as an exhibit only to convey the intended character and scale of the development. The detail illustrated in the Master Plan is intended to serve as an aid to the County Commissioners and the public in visualizing the development.

A) General Description

Project name: Goshen Church Tract – Goshen Road
PIN: 04510021
Size: 39.94 acres total – 29.60 acres to be rezoned
Location: 1094 Goshen Road
Current zoning: R-1
Proposed zoning: PD
Developer: Simcoe Investment Group, LLC.

Goshen Church tract will be a Residential (PD-R) development consisting of detached single-family homes and community recreational facilities. The development has been planned, and its final design will be completed, with the intent to provide a project this is harmonious in terms of landscaping, parcel sizes, street patterns, and land use relationships.

B) Present Ownership

The property is under the ownership of Grace Community Church of Effingham County, Georgia, Inc. and is under contract with Simcoe Investment Group, LLC.

Legal
Description

All that certain lot, tract or parcel of land, lying and being in the 9th GMD, Effingham County, Georgia, containing 29.60 acres of the 39.94 acre total parcel, more or less, and being designated as a portion of the William Edward Sickel Tract at Coldbrook Station shown on that certain plat of survey prepared by Vincent Helmly, registered land surveyor, dated

Goshen Church Tract Development Text	1	EMC Engineering Services, Inc.
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November 3, 1997, and recorded in Plat Book A397, page D, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

C) Proposed Land Uses and Development Standards

The proposed development will consist of a variety of compatible uses in order to produce a balanced, attractive community. Proposed uses include detached single-family residential and community recreational facilities as outlined herein.

Detached Single Family

Covenants will be established which require that all detached single-family homes be designed in such a manner (i.e.. Mixed building materials, a variety of building heights, facades, and setbacks) to mitigate uniform appearances for the project as much as practical. The proposed development will consist of detached single-family residential homes, ponds, and community recreational facilities as outlined herein.

Covenants and Restrictions, which shall be recorded and referenced on final plats, will be established which require the following:

- 1.1. Exterior walls shall be finished in brick, tabby, stone, stucco, or composite shake, lap siding, wood or fiber-cement siding. Metal or aluminum may be used as an accent material. The use of vinyl or other plastic siding or metal siding is strictly prohibited except as provided for in paragraph (1.4) of this section.
- 1.2. Not more than two building materials shall be used for exterior walls (excluding trim and cornices) on sides of buildings facing or visible from a road. If a single material is proposed, but there are multiple textures and/or colors, the development services official shall determine if the overall effect is inconsistent with the intent of this provision.
- 1.3. Roofs shall be galvanized (standing seam or v-crimp), slate, wood or composite/manufactured shingle, architectural shingle, or other similar roofing material.
- 1.4. A maximum of two additional materials may be used for accents, but the material used must be listed in paragraph a. Fascia, soffits, and other house trim materials may be vinyl.
- 1.5. Windows shall have exterior trim.
- 1.6. The following materials are prohibited and may not be modified:
 - 1.6.1. Metal or aluminum siding as a primary building material;
 - 1.6.2. Unfinished concrete block, concrete tilt slab, or block siding; and
 - 1.6.3. Vinyl siding. However, fascia, soffits, and other trim materials may be vinyl.
- 1.7. Front entry garage doors shall not exceed 55 percent of the building width.
- 1.8. Entries shall be located at the front of the building and connected to a paved driveway or sidewalk by a clearly delineated pedestrian walkway.
- 1.9. Entries for single-family homes shall be covered by a roof measuring not less than three feet in depth.

- 1.10. Front home elevations shall not have large expanses of blank walls. This elevation shall be broken up by features such as windows, doors, window reveals, offsets, balconies, projections, recessed or covered entrances, porches or similar elements that comprise not less than 15 percent of the street-facing wall.

All homes will be designed with garages that will allow for the parking of one vehicle and driveways that are 18 ft wide and 31.5 ft long (from back of curb) that are sufficient in width and length for the parking of two vehicles while not impeding the sidewalk, for a total of 3 vehicles per unit.

A Homeowner's Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities, sidewalks, and other assets turned over to the HOA. In addition to the normal operation and maintenance responsibilities, landscaping and lawn maintenance will also be provided by the HOA. Due to the size, layout, and close proximity of the houses in the neighborhood, this will ensure that uniform landscaping and lawn maintenance is the same throughout.

Community Recreational Facilities

The development amenities will be designed to provide a variety of recreational opportunities to the residents of the development. These facilities will be located at various locations throughout the development and will consist of:

- 1) Grass Play Field
- 2) Walking Trail
- 3) Park space with benches and picnic tables
- 4) Preserved public spaces and passive recreation spaces throughout
- 5) Shade structure or shelter

Provisions for the proposed development standards are summarized in the Table 1-1.

	Detached Single-Family
Lot Size	3,456 SF minimum
Width	36'
Depth	96' minimum
Height (Maximum)	35'
Setbacks (Minimum)	
Front	15'
Side (interior)	7.5'
Side (street)	15'
Rear	25'

*Net Density (maximum) 4.0 units/acre

Buffers will be provided around the entire perimeter of the property and will vary from 20' to 30'. Undisturbed preserved wetlands will provide significantly larger buffers in several locations around the perimeter. A 25' buffer will be provided along the rail road. All buffers regardless of size will remain undisturbed. Areas of buffers without existing vegetation or along the west property line with the church adjacent to the entrance road shall plant a minimum of 3 – 2" caliper canopy trees, 6 – 2" caliper evergreen understory trees and 10 – 3-gallon evergreen shrubs per 100' l.f. of buffer. It is encouraged that any buffer that is planted is done in a natural manner versus regularly spaced, uniform plantings. The intent of the buffers is to visually soften the view from the adjacent properties/roads and is not to completely block views.

D) Exceptions requested

In order to allow for the development of the plan as shown on the PD master plan the following exceptions to the subdivision regulations are requested:

- Subdivision Regulations Sec.7.3.1 Blocks. To be amended to allow block lengths up to 2,800 L.F. measured from center line to center line. No road stub outs to undeveloped property are available, no secondary entrance is available, and the width of the

H) Open Space, Walks, and Common Areas

Community Recreation Facilities:

Recreational facilities and common areas will be owned and maintained by the developers until dedicated to a Homeowner Association

Parks:

All parks, open spaces, amenities, and wetlands will be accessible to the residents of Goshen Church tract for recreational purposes. In addition, public spaces and passive recreation areas are scattered throughout the community for use by its residents.

Any trails or paths located within the development, not located within a public right-of-way shall be located within an access easement. Any neighborhood parks and trails will be owned and maintained by the developer until such time as these amenities are dedicated to a Homeowners Association. Large wetland acreages outside the permitted development area and provided buffer are to be preserved and used to provide additional natural buffer and green space. These areas will also be owned and maintained by the developer until such times as these areas are dedicated to a Homeowners Association.

Lakes:

Lakes will be located as an amenity to the community and to manage stormwater runoff. Stormwater will generally be collected into common detention areas, creating open water features and allowing for the settling of pollutants. Lakes shall be owned and maintained by the developer until such time as these amenities are dedicated to the Homeowners Association.

Table 1-4 provides a summary of open space in Goshen Church tract.

<i>Table 1-4: Open Space Summary</i>		
	Acres	Percentage of Site
Pond	3.00	10.13
Preserved Wetland	4.48	15.13
Buffers/Greenspace	5.67	19.19
Open Space	4.57	15.43
TOTAL	17.72	59.88

*Open space required is 15% net useable area (3.77 acres required)

**Open space provided is 4.57 acres/25.12 useable acres = 18.19% provided

- property doesn't allow conventional block layout.
- Zoning Ordinance Sec.3.38.9 Freestanding sign size limits shall be defined as described herein.
 - Minimum road centerline radius to be 100'.

E) Percentage of Land Uses

Table 1-2 indicates the approximate acreages of land uses planned for Goshen Church tract. Ranges of size are indicated to accommodate for flexibility in refinement of the final engineered site development plan. At no time shall the common open space fall below 15% of the net usable acreage with a minimum of 50% of that area being in buildable/usable area.

<i>Table 1-2: Land Uses</i>		
	Acres	Percentage of Site
Detached Single-Family	8.00	27.02
Wetland	4.48	15.13
Stormwater Pond/Lake	3.00	10.13
Right-of-Way Dedication	3.88	13.10
Buffers/Greenspace	5.67	19.19
Open space	4.57	15.43
TOTAL	29.60	100.00

F) Dwelling Units

Table 1-3 summarizes the areas of the Goshen Church tract. Gross density refers to the number of units divided by the total land area. Net density equals the number of units divided by the developable/useable site area.

<i>Table 1-3: Dwelling Unit Summary</i>				
Number of Units	Total	Useable	Gross Density	Net Density
90	29.60	25.12	3.04 units/acre	3.58 units/acre

*Max net density requested is 4.00 units per acre

**Net density of 5 units/acre is allowed in R-5 zoning

G) Proposed Dedication of Public Use

Streets & Utility Easements:

All streets and utility easements will be presented to the Effingham County Board of Commissioners for acceptance as public streets and easements. Roads will be within a 60' right of way and constructed to the County's local street standards with curb and gutter, sidewalks, and street lights. Sidewalks located within the right-of-way will be dedicated to the Home Owners Association.

***50% or more of open space area is buildable.

I) Utilities

Water and sewer will be provided by Effingham County. Water, sewer, reuse lines, and sewer pump station will be installed by the developer and dedicated to Effingham County upon acceptance by the Board of Commissioners or designee. A 15' utility easement will be provided across the frontage of all lots. Stormwater management will be handled through a series of detention ponds. All plans will be reviewed and approved by the Effingham County Engineer prior to construction and will meet or exceed the requirements of Effingham County.

J) Access and Parking

The overall street network of Goshen Church tract is designed to provide options for both vehicular and pedestrian access. The street network enhances mobility and provides for more efficient delivery of services to the community. Through the placement of sidewalks throughout the community, residents are encouraged to walk or ride a bike to visit the neighbors, to access community recreation areas, or simply for exercise. Depending on the size/use of the community amenity areas, accommodations for additional parking beyond those provided on each lot may be provided. Streets that are in front of amenity areas and mail kiosks may be widened enough to provide on street parking directly adjacent to the amenity or mail kiosk. As off-street parking has been provided on each lot and in several areas throughout the project, a prohibition for on street parking in undesignated areas will be incorporated into the covenants for the project.

The property shall be accessed primarily by one ingress/egress point on Goshen Road. This access shall meet the minimum standards of a 60' right of way for a local street. The road design will be subject to a traffic impact analysis (TIA) and conformance with the access management and encroachment regulations for Effingham County Roads. A secondary access point was investigated, but no additional land is available for development or is cut off by the rail road. The property is also narrow where it abuts Goshen Road; therefore, no secondary access point is available.

K) Signage

It is anticipated that the development will include signs at the access point along Goshen Road. Free standing monument signage shall be allowed in the locations as shown on the PD master plan. The PD reserves the right to propose standards that may deviate from the typical zoning standards for signage so long as all building code issues are addressed. Such deviations may be approved at staff level. Should staff not agree, the matter may be brought to the planning board and county commission appeal.

The following standards shall apply:

- 8 foot height x width determined by individual project constraints.
- Colors and materials to be determined by the developer.

- Letter size and style to be determined by the developer.
- Allowable sign area shall be 50 square feet per face
- Height shall be measure from elevation of adjacent roadway pavement or adjacent grade to sign, whichever is higher.

L) Schedule

It is the developer's intent to have started construction on the roadways, storm drainage, water system, and sewer system during the first quarter of 2024. It is planned to have the development proceed in 2 or 3 phases. The engineering and permitting for site development will be done all at once. As the development infrastructure is constructed, each phase will be platted and homes constructed. Based upon current market conditions, subsequent phases are expected to begin approximately 12 months following the previous phase. This development schedule may be modified based on market conditions, unforeseen delays in constructions schedules, or other factors outside the control of the developer.

M) Installation of Improvements

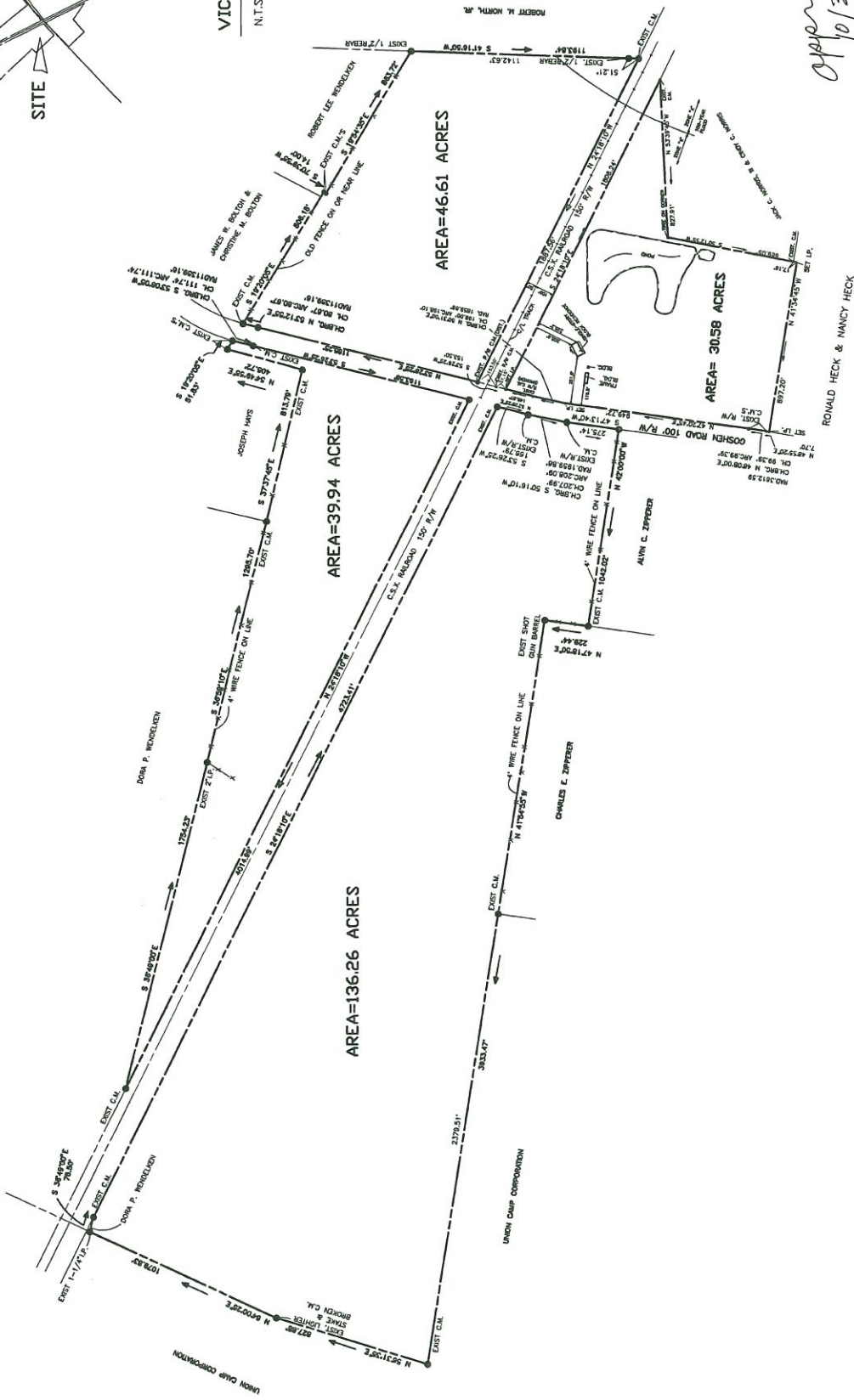
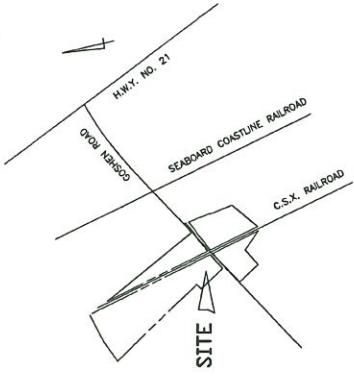
The developer ensures that the installation of improvements indicated in this Development Text will be completed in timely manner. The sanitary sewer pump station and force main will be installed during phase 1 with all other infrastructure being installed for each phase as outlined in the schedule outlined in section L. The amenity areas will begin construction prior to the beginning of the second phase.



Sketches

Filed for Record

Book A 397 Page D
Date 11/3/1977



Approved for Recording
10/30/77
J.J. Lamin

- REFERENCES:
1. D.B. 12E PAGE 199
 2. SURVEYORS BK. 1 PAGE 330
 3. D.B. 351 PAGE 695
 4. P.B. 5 PAGE 185
 5. P.B. 8 PAGE 160
 6. D.B. 164 PAGE 600
 7. P.B. 5 PAGE 135
 8. PLAT OF A 22281 ACRE PORTION OF THE WILLIAM SICKEL TRACT AT COLD BROOK STATION, 9th. GM. DISTRICT, EFFINGHAM COUNTY, GEORGIA DATED AUG. 23, 1983 SURVEYED BY HELMLY & ASSOC., INC.

NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED MARCH 18, 1997 A PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOOD ZONE.

ERROR OF CLOSURE:
ANG. ERROR 1' 31" PER ANG. PT.
ADJUSTED BY 1 COMPASS METHOD
PLAT 1-1-J 455619
EQUIPMENT: SINKH WYER SINGLE PRISM



SURVEYED FOR: MARILYN SMITH

SCALE: 1"=400'

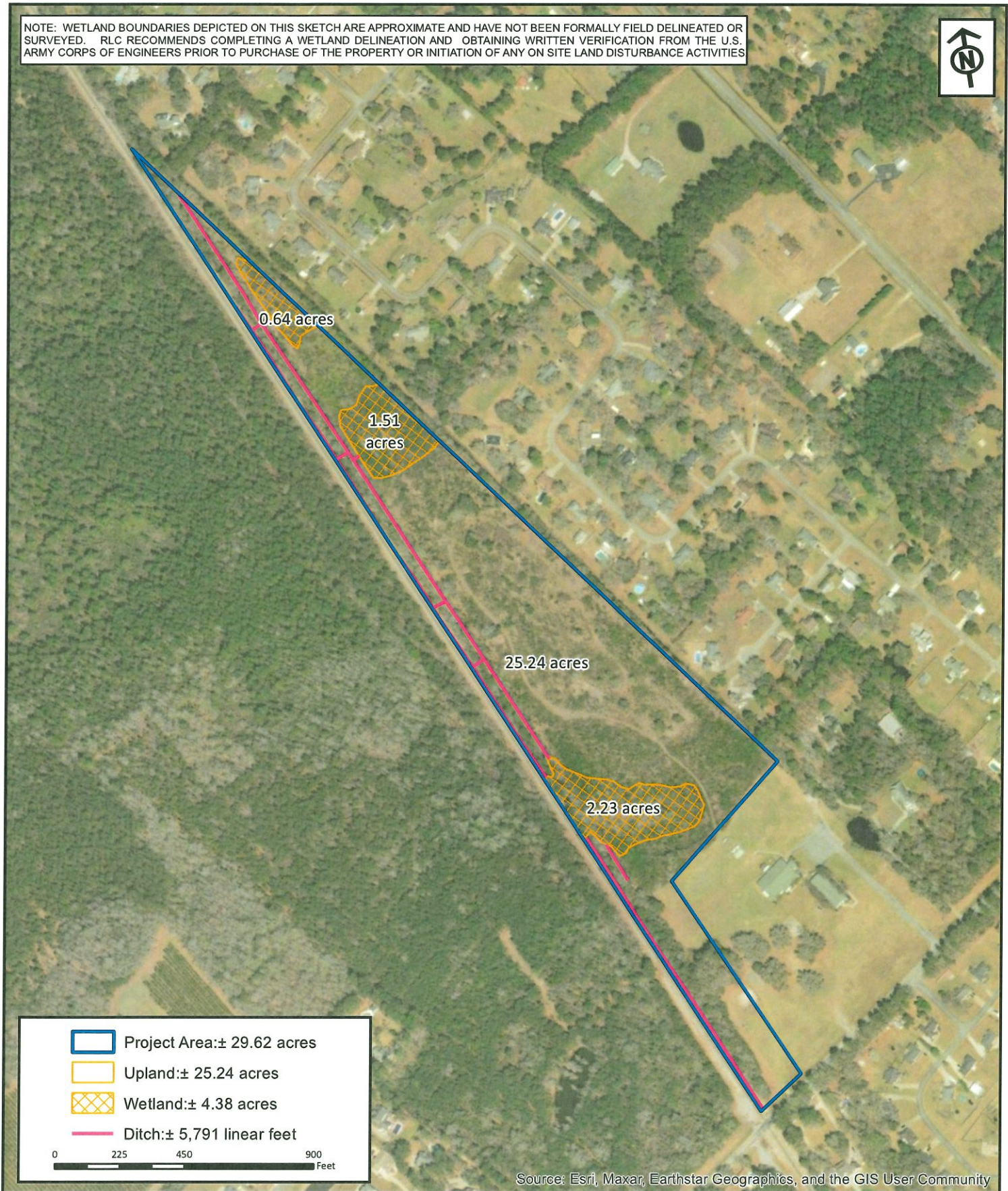
JOB NO: 97-88

DATE: AUGUST 26, 1997

VINCENT HELMLY
119 BURTON ROAD
SAVANNAH, GEORGIA 31405

D.S.S.

NOTE: WETLAND BOUNDARIES DEPICTED ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN FORMALLY FIELD DELINEATED OR SURVEYED. RLC RECOMMENDS COMPLETING A WETLAND DELINEATION AND OBTAINING WRITTEN VERIFICATION FROM THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO PURCHASE OF THE PROPERTY OR INITIATION OF ANY ON SITE LAND DISTURBANCE ACTIVITIES



	Project Area:± 29.62 acres
	Upland:± 25.24 acres
	Wetland:± 4.38 acres
	Ditch:± 5,791 linear feet

0 225 450 900 Feet

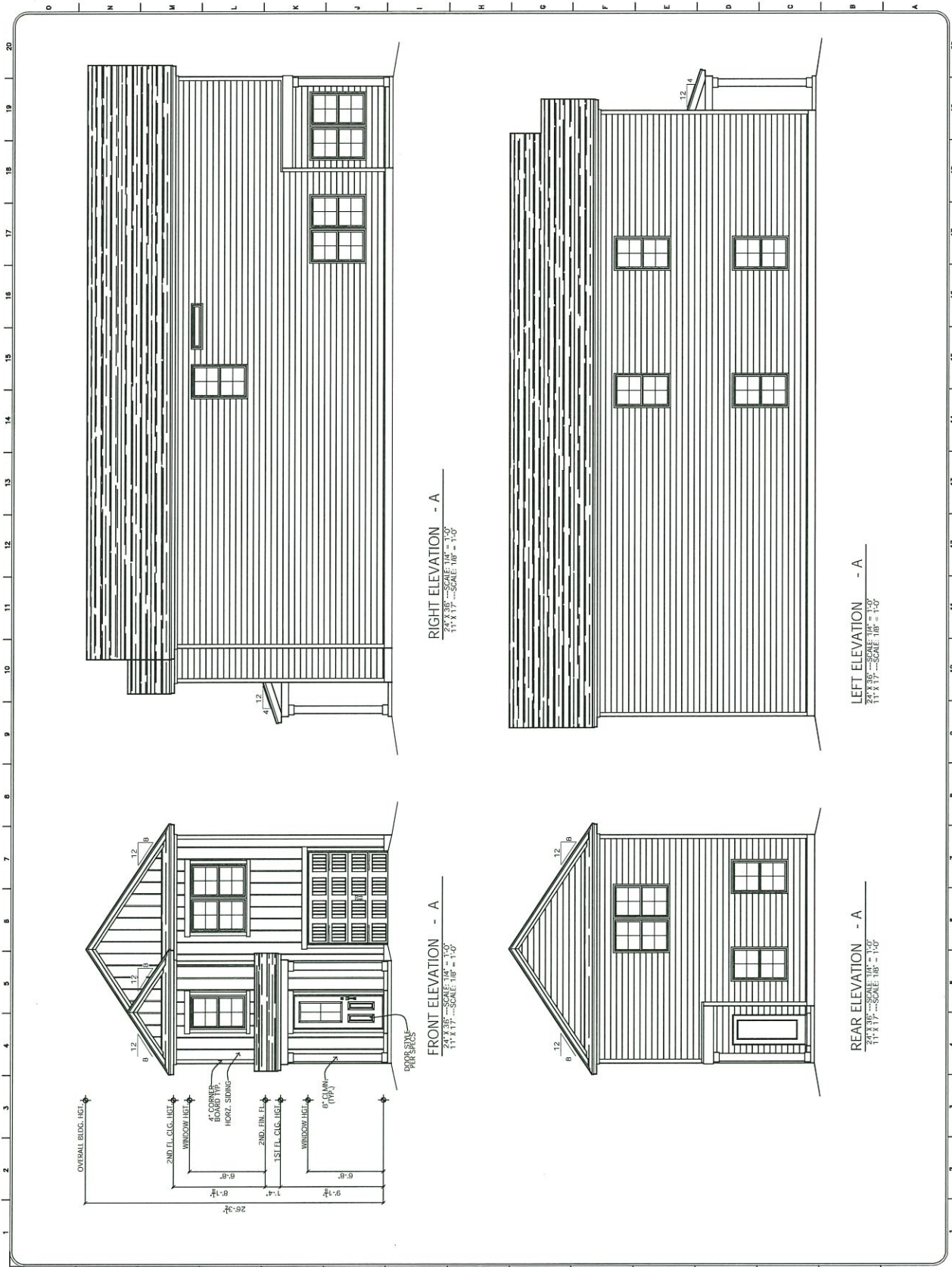
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

RLC Project No.:	22-193
Figure No.:	1
Prepared By:	BS
Sketch Date:	1/9/2023
Map Scale :	1 inch = 450 feet

Grace Community Church Tract
Effingham County, Georgia

Preliminary Wetland Assessment

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
912.443.5896 www.ranrlc.com



THESE PLANS ARE THE PROPERTY OF HOMES OF INTEGRITY CONSTRUCTION, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HOMES OF INTEGRITY CONSTRUCTION, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HOMES OF INTEGRITY CONSTRUCTION, INC. HOMES OF INTEGRITY CONSTRUCTION, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS TO PREVENT LOSS OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS TO PREVENT LOSS OR DESTRUCTION.



HOMES OF INTEGRITY
 ROBERTSON-22
 P.O. BOX 3097
 RICHMOND HILL, GEORGIA 31324

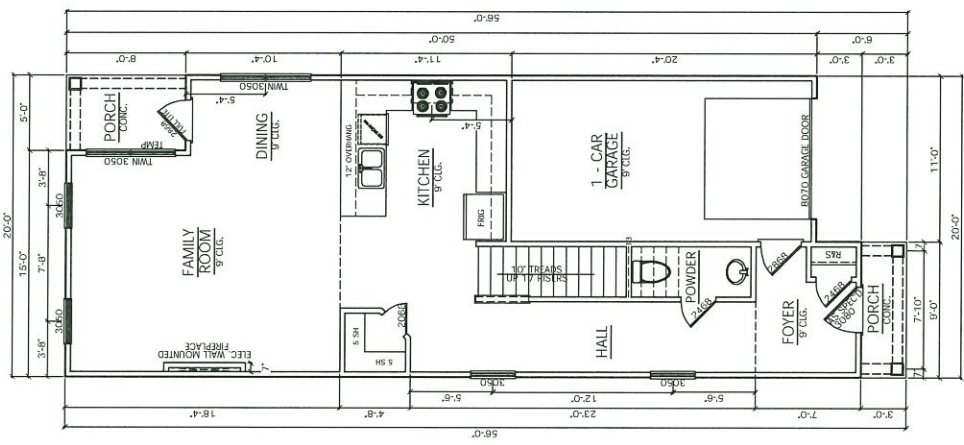
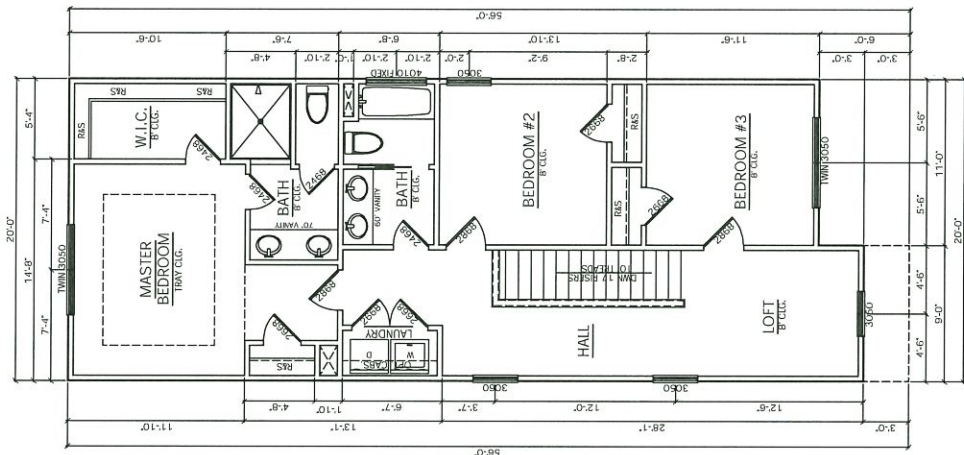
Floor Plans
 PROJECT NUMBER: _____
 DATE: 2-7-22
 DRAWN BY: JF
 CHECKED BY: JDI
 A-2A

AREA CALCULATIONS:

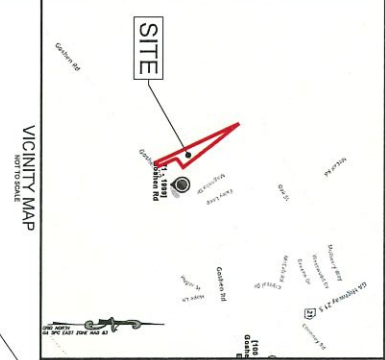
FIRST FLOOR HEATED AREA	907 SF
SECOND FLOOR HEATED AREA	844 SF
TOTAL HEATED AREA	1,749 SF
GARAGE	300 SF
FRONT PORCH	100 SF
REAR PORCH - STORAGE	132 SF
TOTAL PDA UNDER ROOF	1,380 SF

WALL LEGEND
 2x4 WALL
 2x6 WALL
 *VERIFY WALL SIZE & DIMENSIONS BY BUILDER & ENGINEER

- GENERAL NOTES:
- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
 - ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
 - ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
 - ALL MECHANICAL MUST COMPLY WITH THE INTERNATIONAL MECHANICAL REFERRENTIAL (I.M.E.R.) EDITIONS AND STATE OF GEORGIA AMENDMENTS.
 - CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE HOME BUILDER.
 - REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR MORE INFORMATION, INCLUDING INTERIOR AND EXTERIOR FINISHES, TRIM OPTIONS, DOOR HARDWARE, E.T.C.
 - PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CUTS FOR PORCH POSTS AS REQUIRED.
 - ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
 - ROOF OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE. PROVIDE TWO ROOF INCHES WITH DIFFERENT ROOF PITCHES. PROVIDE 1/2" OVERHANGS TO BE USED TO LINE UP FRAMES AT A MINIMUM OF A 12" OVERHANG.
 - PROVIDE FOOTINGS AND SUPPORT FOR STEPS TO GRADE AS REQUIRED (IF APPLICABLE).
 - ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 - BRICK VENEER SHALL INCLUDE SOLDER HEADERS AND ROWLOCK SILL AT EACH OPENING.
 - ALL INSULATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMENDMENTS
 - SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DECKING FOR STORAGE AND MECHANICAL.
 - THE CEILING OF THE GARAGE SHALL BE MINIMUM 5/8 INCH TYPE X CEILING BOARD WHILE THE UNFINISHED SPACES ARE LOCATED AT THE REAR OF THE GARAGE. PROVIDE 1/2" OVERHANGS AROUND BY FILING ALL OPENINGS AROUND THE PERIMETER WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

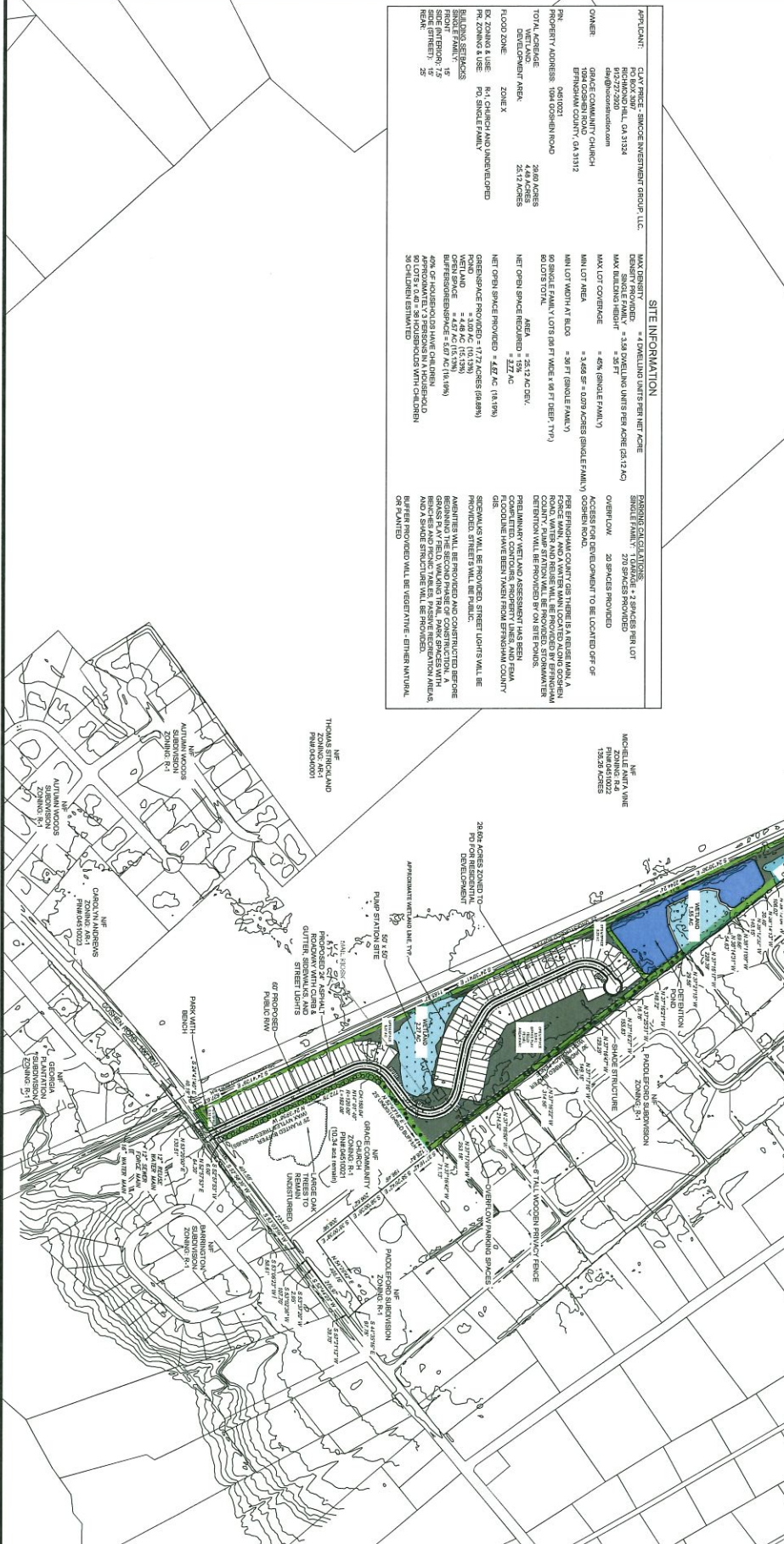



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SITE INFORMATION

APPLICANT: LVM PRICE SIMCOE INVESTMENT GROUP, LLC RICHMOND HILL, GA 31324 lvm@simcoeinvest.com	MAX DENSITY: 4 DWELLING UNITS PER NET ACRE MAX SINGLE-FAMILY: 4.38 DWELLING UNITS PER ACRE (25.12 AC) MAX RESIDENTIAL HEIGHT: 35 FT
OWNER: GRACE COMMUNITY CHURCH 1098 GOSHEN ROAD EFFINGHAM COUNTY, GA 31312	MAX LOT COVERAGE: 65% (SINGLE-FAMILY) MAX LOT AREA: 3.86 AC (SINGLE-FAMILY) MIN LOT WIDTH AT BLDO: 38 FT (SINGLE-FAMILY) 80 LOT'S TOTAL
PROPERTY ADDRESS: 1098 GOSHEN ROAD	NET OPEN SPACE REQUIRED: 4.22 AC (18.19%) NET OPEN SPACE PROVIDED: 4.22 AC (18.19%)
DEVELOPMENT AREA: 29.68 ACRES FLOOD ZONE: ZONE X	PERMITS REQUIRED: 28 SPACES PROVIDED OVERLAP: 28 SPACES PROVIDED
EX. ZONING & USE: R-1, CHURCH AND UNDEVELOPED PD, SINGLE-FAMILY	ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF: GOSHEN ROAD
RELATIVE SERVICES: 15' FROM FRONT PROPERTY LINE 15' FROM SIDE STREET 25' FROM REAR	PER EFFINGHAM COUNTY GIS THERE IS A REAR MAIN, A ROAD, WATER AND SEWER WILL BE LOCATED IN GOSHEN COUNTY. PUMP STATION WILL BE PROVIDED. STORMWATER COLLECTION WILL BE PROVIDED BY ON SITE CATCH BASINS. ALL UTILITIES WILL BE PROVIDED BY THE COUNTY. ALL UTILITIES HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS. THERE WILL BE PROPOSED STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PAVED.

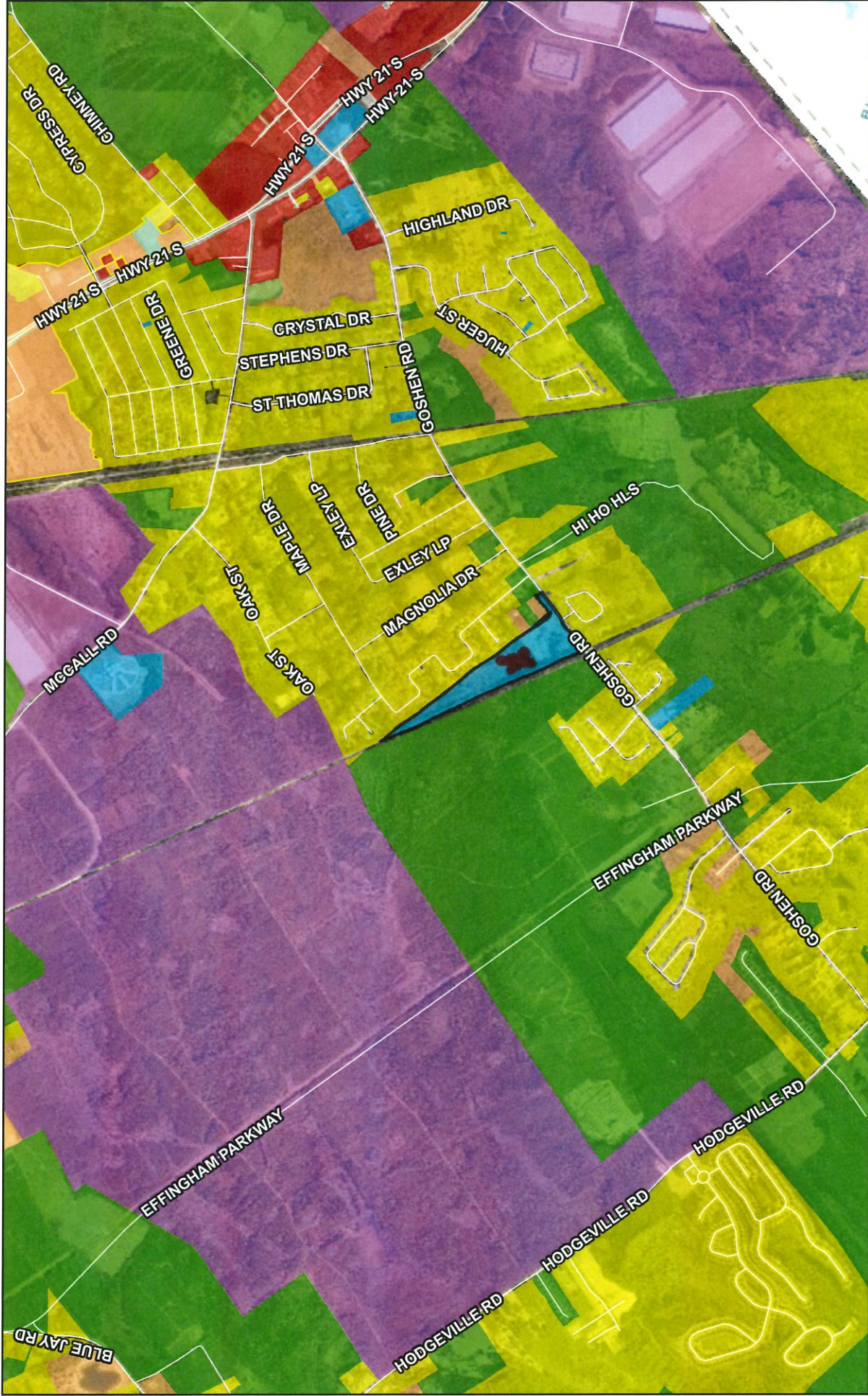


<p>PROJECT NO. 23207 DRAWN BY: CFM DESIGNED BY: AEM CHECKED BY: AEM DATE: APRIL 2023</p>	<p>MASTER PLAN</p> <p>GOSHEN CHURCH TRACT PD - RESIDENTIAL SUBDIVISION - 29.6 ACRES EFFINGHAM COUNTY, GA</p> <p>Prepared for: SIMCOE INVESTMENT GROUP, LLC.</p>	 <p>EMC ENGINEERING SERVICES, INC. 27 Chatham Center South, Suite A Savannah, GA 31405 Ph: (912) 233-6533 Fax: (912) 233-6560 savannah@emc-eng.com www.emc-eng.com</p> <p>ENVIRONMENTAL</p> <p>ALBANY - ATLANTA - AUGUSTA - BRUNSWICK - COLUMBIA SAVANNAH - STATESBORO - THOMASTON - GREENVILLE, SC</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION DESCRIPTION	DATE																														
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1094 Goshen Road



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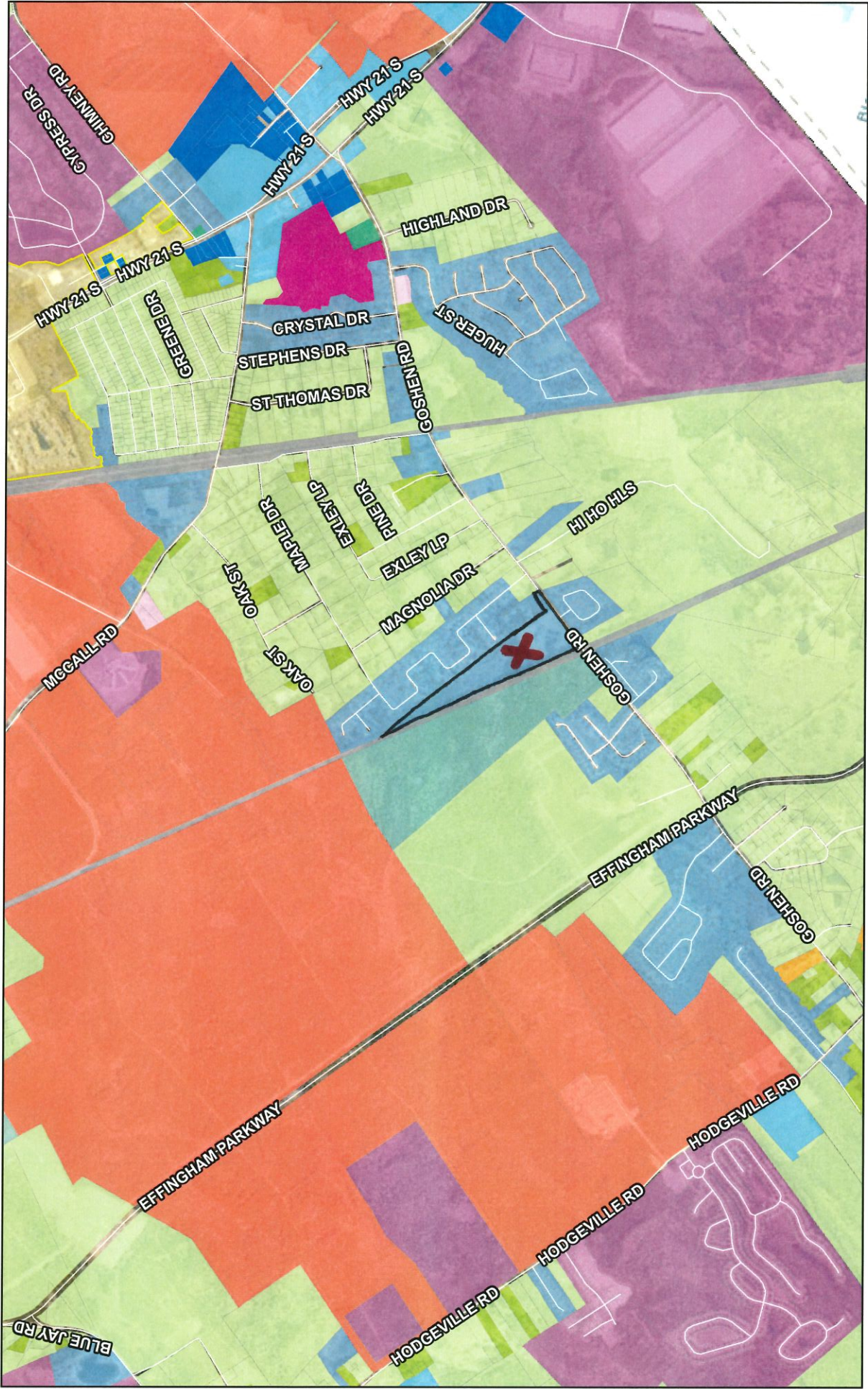
5/4/2023

1:36,112

- Municipal Boundaries
- Agriculture
- Industrial
- Residential
- Conservation/Recreation
- Public/Institutional
- Undeveloped
- Commercial
- Transportation/Utilities
- Tax Parcel Labels
- Roads

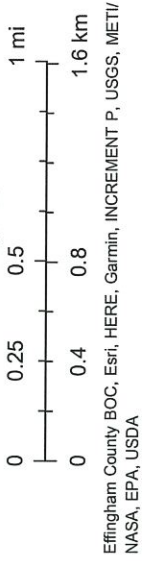
Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

1094 Goshen Road



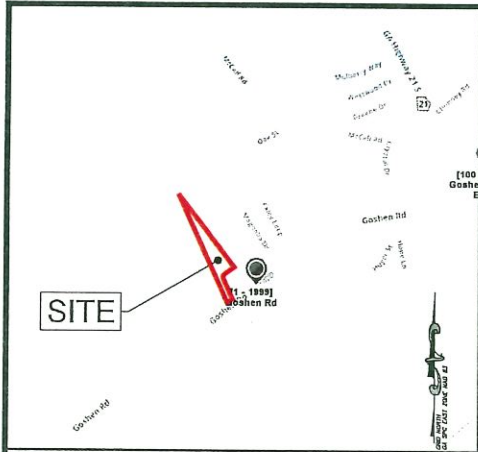
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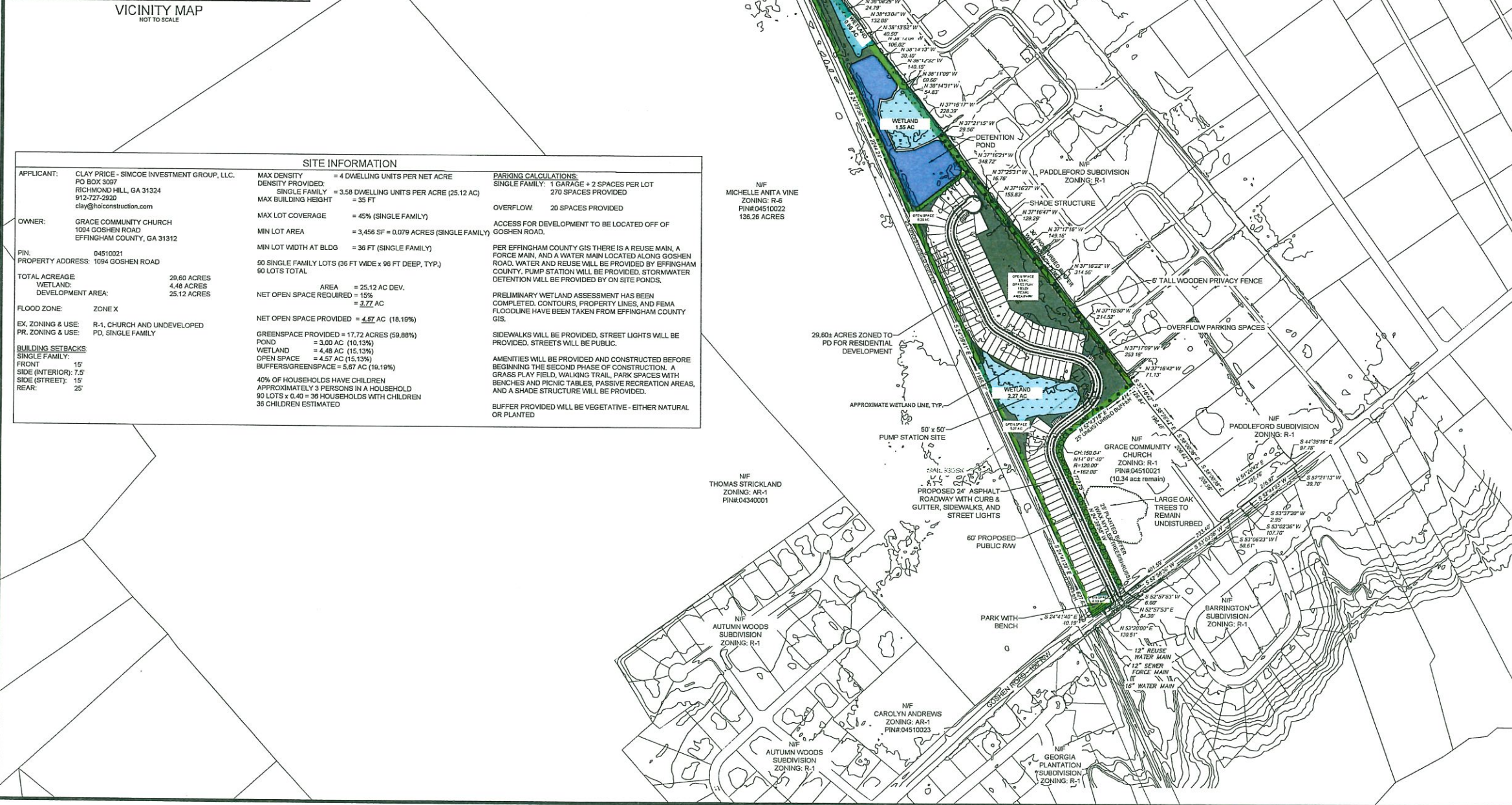


- Municipal Boundaries
 - Tax Parcel Labels
 - Roads
- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> R-1 R-4 R-6 R-3 B-1 B-2 B-3 B-6 PD Other | <ul style="list-style-type: none"> Effingham County Zoning AR-1 AR-2 I-1 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
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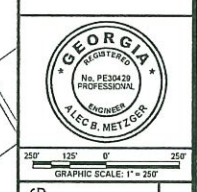


VICINITY MAP
NOT TO SCALE



SITE INFORMATION			
APPLICANT:	CLAY PRICE - SIMCOE INVESTMENT GROUP, LLC. PO BOX 3097 RICHMOND HILL, GA 31324 912-727-2920 clay@hoiconstruction.com	MAX DENSITY = 4 DWELLING UNITS PER NET ACRE	PARKING CALCULATIONS: SINGLE FAMILY: 1 GARAGE + 2 SPACES PER LOT 270 SPACES PROVIDED
OWNER:	GRACE COMMUNITY CHURCH 1094 GOSHEN ROAD EFFINGHAM COUNTY, GA 31312	DENSITY PROVIDED: SINGLE FAMILY = 3.58 DWELLING UNITS PER ACRE (25.12 AC) MAX BUILDING HEIGHT = 35 FT	OVERFLOW: 20 SPACES PROVIDED
PIN:	04510021	MAX LOT COVERAGE = 45% (SINGLE FAMILY)	ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF GOSHEN ROAD.
PROPERTY ADDRESS:	1094 GOSHEN ROAD	MIN LOT AREA = 3,456 SF = 0.079 ACRES (SINGLE FAMILY)	PER EFFINGHAM COUNTY GIS THERE IS A REUSE MAIN, A FORCE MAIN, AND A WATER MAIN LOCATED ALONG GOSHEN ROAD. WATER AND REUSE WILL BE PROVIDED BY EFFINGHAM COUNTY. PUMP STATION WILL BE PROVIDED. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE PONDS.
TOTAL ACREAGE:	29.60 ACRES	MIN LOT WIDTH AT BLDG = 36 FT (SINGLE FAMILY)	PRELIMINARY WETLAND ASSESSMENT HAS BEEN COMPLETED. CONTOURS, PROPERTY LINES, AND FEMA FLOODLINE HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.
WETLAND:	4.48 ACRES	60 SINGLE FAMILY LOTS (36 FT WIDE x 96 FT DEEP, TYP.)	SIDEWALKS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC.
DEVELOPMENT AREA:	25.12 ACRES	90 LOTS TOTAL	AMENITIES WILL BE PROVIDED AND CONSTRUCTED BEFORE BEGINNING THE SECOND PHASE OF CONSTRUCTION. A GRASS PLAY FIELD, WALKING TRAIL, PARK SPACES WITH BENCHES AND PICNIC TABLES, PASSIVE RECREATION AREAS, AND A SHADE STRUCTURE WILL BE PROVIDED.
FLOOD ZONE:	ZONE X	AREA = 25.12 AC DEV. NET OPEN SPACE REQUIRED = 15% = 3.77 AC	BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED
EX. ZONING & USE:	R-1, CHURCH AND UNDEVELOPED	NET OPEN SPACE PROVIDED = 4.67 AC (18.19%)	
PR. ZONING & USE:	PD, SINGLE FAMILY	GREENSPACE PROVIDED = 17.72 ACRES (59.88%)	
BUILDING SETBACKS		POND = 3.00 AC (10.13%)	
SINGLE FAMILY:		WETLAND = 4.48 AC (15.13%)	
FRONT:	15'	OPEN SPACE = 4.57 AC (15.13%)	
SIDE (INTERIOR):	7.5'	BUFFERS/GREENSPACE = 5.67 AC (19.19%)	
SIDE (STREET):	15'		
REAR:	25'		
		40% OF HOUSEHOLDS HAVE CHILDREN	
		APPROXIMATELY 3 PERSONS IN A HOUSEHOLD	
		90 LOTS x 0.40 = 36 HOUSEHOLDS WITH CHILDREN	
		36 CHILDREN ESTIMATED	

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Tel: (912) 233-4590
Fax: (912) 233-4590
savannah@emc-eng.com
www.emc-eng.com

MASTER PLAN
GOSHEN CHURCH TRACT
PD - RESIDENTIAL SUBDIVISION - 29.6 ACRES
EFFINGHAM COUNTY, GA
Prepared for:
SIMCOE INVESTMENT GROUP, LLC.

PROJECT NO.:	23-0057
DRAWN BY:	CEM
DESIGNED BY:	ARM
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	ARM
SCALE:	1" = 250'
DATE:	APRIL 2023

© 1/2023-12-19959 GOSHEN ROAD GRACE COMMUNITY TRACT(10-18-19959-101-GRACE COMMUNITY CHURCH) 5/27/2023 5:37 PM

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 **Simcoe Investment Group, LLC as Agent for Grace Community Church of Effingham County, Georgia, Inc. – (Map # 451 Parcel # 21)** from **R-1** to **PD** zoning.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
- No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- 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?

JKS, 6/13/23.

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APPROVAL _____

DISAPPROVAL PEH

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PEH