

**Notice of Public Hearings Before the McIntosh County Planning and Zoning Commission  
and the McIntosh County Board of Commissioners**

The McIntosh County Planning and Zoning Commission will meet in regular session on Tuesday, July 7, 2026 at 5:30 p.m. at the McIntosh County Board of Education Transportation Center, 200 Pine Street, Darien, Georgia for all purposes under the law, including but not limited to the consideration of an amendment to the McIntosh County Zoning Ordinance, specifically the Hog Hammock (HH) District, prepared at the direction of the McIntosh County Board of Commissioners, which will impact the maximum square footage of all buildings constructed in the district of Hogg Hammock, exclusively. The proposed amendment will apply to the Hog Hammock District, only. Further, nothing contained within the proposed amendment will allow the addition of multi-family construction that is not previously provided for in the ordinance.

Specifically, the Hog Hammock District was repealed by referendum.

The new proposed ordinance, the subject of the public hearings, reads as follows:

**Section 219. Hog Hammock (HH) District**

- (a) Purpose of this district is to allow continued use and activities of the community of Hog Hammock on Sapelo Island. This community has unique needs in regard to its historic resources, traditional patterns of development, threat from land speculators and housing forms. It is the intent of this district to reserve this area for low intensity residential and cottage industry uses which are environmentally sound and will not contribute to land value increases which could force removal of the indigenous population. Further, it is the intent of this district to provide for a community on the island with limited water supply and/or sanitary sewer facilities. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of dwellings and shall commercial establishments to support this island community. Industry is not an acceptable form of development in the Hog Hammock district.
- (b) Uses permitted in the Hog Hammock district:
  - (1) No building, structure, or land shall be used except principal uses, accessory uses, and temporary uses that are allowed by right or by Special Use approval listed on Table 2.1: Allowed Land Uses by Zoning District in Section 221.
  - (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.1 and are contained in Section 221 of this Ordinance.
- (c) Area regulations.

Unless otherwise specified in this Ordinance, uses permitted in the Hog Hammock district shall conform to the following requirements:

  - (1) Minimum lot area: 21,780 square feet.
  - (2) Minimum lot width at building line: 50 feet.
  - (3) Minimum front setback from property line: 20 feet.

- (4) Minimum side setback from property line: 10 feet.
  - (5) Minimum rear setback from property line: 10 feet.
  - (6) Maximum lot coverage of 4,356 square feet of impervious surfaces. Impervious surfaces as they pertain to this code section means any surface such as pavement, roofs, roadways or other surface material through which water does not permeate. Grass, lawns or any other vegetation are not considered impervious cover.
  - (7) Maximum building height: Maximum building height shall not exceed 35 feet. Building height is defined as the vertical distance measured from the Average Existing Natural Grade at the building perimeter to the highest point of the roof structure.
  - (8) Minimum dwelling unit size: 720 square feet under roof. Under roof refers to the total, comprehensive measurement of all enclosed and covered spaces within the exterior perimeter of a structure's roofline, including non-liveable, unconditioned areas like garages, carports and covered porches.
  - (9) Maximum dwelling unit size: 1,800 square feet under roof. Under roof refers to the total, comprehensive measurement of all enclosed and covered spaces within the exterior perimeter of a structure's roofline, including non-liveable, unconditioned areas like garages, carports and covered porches.
  - (10) Maximum density: One (1) single-family dwelling per lot.
- (d) Standards for residences in the HH district.
- (1) The roof shall be covered with asphalt composition shingles, metal roofing, tile materials or corrugated metal similar materials.
  - (2) The exterior wall shall be material similar to traditional site-built housing. These materials may include clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, logs, shakes, stucco, brick, brick veneer, concrete block, corrugated material or similar materials.
  - (3) Mobile homes with manufacturing specifications are permitted within the Hog Hammock district.
- (e) Standards for accessory buildings in the HH district.
- (1) All accessory buildings over 200 square feet must meet the wind code as referenced in the International Building Code handbook and be certified by the manufacturer of the building or a Georgia licensed design professional.
  - (2) Any pier foundations over five (5) feet high must be approved by a design professional.
  - (3) All area regulations must be met as specified in Section 219(c) Area Regulations.
  - (4) No shipping containers can be used as an accessory building in the Hog Hammock district.
- (f) Domestic animals.
- (1) Domesticated animals may be kept in the Hog Hammock district.
  - (2) All structures which house livestock and poultry must be kept at least 20 feet from property lines which abut property in residential use.
- (g) Signs permitted in the HH district.

(1) For permitted home occupations, one (1) non-illuminated, professional or business nameplate not exceeding two (2) square feet in area is permitted.

(2) All other non-dwelling signs shall not exceed six (6) square feet in area.

(h) Miscellaneous.

Water and sewer installation and usage is currently governed exclusively by the Georgia Department of Natural Resources and the McIntosh County Environmental Health Department. Before construction begins, all water and sewer/septic permits must be secured. No building permit will be issued without a designated, duly authorized water source and sewer/septic permit.

The previously issued Table 2.1: Allowed Land Uses by Zoning District in Section 221 shall remain in full force and effect, as no substantive changes are requested.

No further amendment is to be considered.

A copy of all relevant documents, including a copy of the above-referenced amendment, are available for review at the McIntosh County Planning and Zoning Commission Office, 100 Madison Street, Darien, Georgia, 31305.

The matter will be heard at Public Hearing before the McIntosh County Planning and Zoning Commission, followed by preliminary consideration of the matter before that Board. All interested parties should appear at the public hearing and address the Planning and Zoning Commission.

Final consideration of the matter (and a final public hearing) will be addressed by the McIntosh County Board of Commissioners at their regular session on Tuesday, July 14, 2026 at 5:00 p.m. at the Main Conference Room in the Old City Hall Building, 106 Washington Street, Darien, Georgia.

All interested parties wishing to address either board will be given the opportunity to speak.

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## Sec. 219. HH Hog Hammock district.

(a) *Purpose and intent of the HH zoning district.*

The purpose of this district is to allow continued use and activities of the community of Hog Hammock on Sapelo Island. This community has unique needs in regard to its historic resources, traditional patterns of development, threat from land speculators and housing forms. It is the intent of this district to reserve this area for low intensity residential and cottage industry uses which are environmentally sound and will not contribute to land value increases which could force removal of the indigenous population. Further, it is the intent of this district to provide for a community on the island with limited water and/or sanitary sewer facilities. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of dwellings and small commercial establishments to support this island community. Industry is not an acceptable form of development in the Hog Hammock district.

(b) *Uses permitted in the HH zoning district.*

- (1) No building, structure, or land shall be used except principal uses, accessory uses, and temporary uses that are allowed by right or by Special Use approval listed on Table 2.1: Allowed Land Uses by Zoning District in Sec. 221.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.1 and are contained in Sec. 221 of this Ordinance.

(c) *Area regulations.*

Unless otherwise specified in this Ordinance, uses permitted in the Hog Hammock district shall conform to the following requirements:

- (1) Minimum lot area: 21,780 square feet.
- (2) Minimum lot width at building line: 50 feet.
- (3) Minimum front setback from property line: 20 feet.
- (4) Minimum side setback from property line: 10 feet.
- (5) Minimum rear setback from property line: 10 feet.
- (6) Maximum lot coverage of 4,356 square feet of impervious surfaces. Impervious surfaces as they pertain to this code section means any surface such as pavement, roofs, roadways, or other surface material through which water does not permeate. Grass, lawns, or any other vegetation are not considered impervious cover.
- (7) Maximum building height: ~~37~~ Maximum building height shall not exceed 35 feet. Building height is defined as the vertical distance measured from the Average Existing Natural Grade at the building perimeter to the highest point of the roof structure feet.
- (8) ~~Dwelling shall have no more than 2,000 square feet enclosed within the exterior walls. Maximum dwelling unit size: 1,400 square feet under roof\*. \* Under roof – refers to the total, comprehensive measurement of all enclosed and covered spaces within the exterior perimeter of a structure’s roofline, including non-livable, unconditioned areas like garages, carports, and covered porches.~~
- (9) Minimum dwelling unit size: 720 heated square feet.
- (10) Maximum density: One (1) single-family dwelling per lot.

(d) *Standards for residences in the HH district.*

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- (1) The roof shall be covered with asphalt composition shingles, metal roofing, tile materials, or corrugated metal similar materials. Flat sheet metal roofs are prohibited.
  - (2) The exterior wall shall be material similar to traditional site-built housing. These materials may include clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, logs, shakes, stucco, brick, brick veneer, concrete block, corrugated material, or similar materials.
  - (3) The minimum floor area shall be 720 heated square feet.
  - (4) Mobile homes with manufacturing specifications are permitted within the Hog Hammock district.
- (e) *Standards for accessory buildings in the HH district.*
- (1) All accessory buildings over 200 square feet must meet the wind code as referenced in the International Building Code handbook and be certified by the manufacturer of the building or a Georgia licensed design professional.
  - (2) Any pier foundations over five (5) feet high must be approved by a design professional.
  - (3) All area regulations must be met as specified in Section 3-4219(c) Area Regulations.
  - (4) No shipping containers can be used as an accessory building in the Hog Hammock district.
- (f) *Domestic animals.*
- (1) Domesticated animals may be kept in the Hog Hammock district.
  - (~~3~~2) All structures which house livestock and poultry must be kept at least 20 feet from property lines which abut property in residential use.
- (g) *Signs permitted in the HH district.*
- (1) For permitted home occupations, one 11 non-illuminated, professional or business nameplate not exceeding two (2) square feet in area is permitted.
  - (2) All other non-dwelling signs shall not exceed six (6) square feet in area.

Table 2.1 Allowed Uses by Zoning District

P	Permitted by Right
S	Permitted with Special Permit
	Prohibited

Note: All uses not listed as permitted or special uses are prohibited and shall require the approval of the County Commission through the ordinance text amendment process.

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
<b>Principal Uses</b>															
<b>Principal Residential Uses</b>															
	Single Family Detached: Site-Built	P	P	P	P	P		S						P	302(a)
	Single Family Detached: Modular	P	P	S	P	P		S						P	302(a)
	Two Family Dwelling: Duplex				P										
	Multi Family Dwelling: Townhomes					P									
	Multi Family Dwelling: Apartment/Condominium					P									
321991	Mobile/Manufactured Home	P	P		P									P	
	Mobile/Manufactured Home Park														
	Residential Mixed-Use Building							P	S	S	S	S		P	
<b>Adult Entertainment</b>															
	Live Adult Entertainment								S						
	Adult Media Store								S						
	Adult Movie Theater								S						
<b>Agricultural Uses</b>															
11															
111	Crop Production including fruits, vegetables, nuts, grains, trees, etc.	P	P								S	S	P	P	
1114	Greenhouse, Horticultural Nursery, and Floriculture Production	P	P							P				P	





















