

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Highway 21 Multifamily

Name of Applicant/Agent John Giordano Phone (912) 721 - 4054

Company Name Thomas & Hutton

Address 50 Park of Commerce Way, Savannah, GA 31405

Owner of Record 21 & McCall, LLC / Gary Wiggin Phone (912) 667 - 0582

Address 660 E 39th St, Savannah, GA 31401

Engineer John Giordano, Thomas & Hutton Phone (912) 721 - 4054

Address 50 Park of Commerce Way, Savannah, GA 31405

Surveyor EMC Engineering Services / Jack Berry & Associates Phone (912) 232 - 6533

Address 27 Chatham Center S Dr A, Savannah, GA 31405

Proposed water Yes Proposed sewer Yes

Total acreage of property 30.58 Acreage to be divided n/a Number of Lots Proposed n/a

Current Zoning B-2 Proposed Zoning B-2 Tax map – Block – Parcel No 04650 - 00000 - 003

Are any variances requested? No If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Sworn and subscribed before me:

This 7th day of August, 2023

Notary [Signature]

Applicant [Signature]

Owner [Signature]



EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
	Y	1. Proposed name of development.
	Y	2. Names, addresses and telephone numbers of owner and applicant.
	Y	3. Name, address and telephone number of person or firm who prepared the plans.
	Y	4. Graphic scale (approximately 1"=100') and north arrow.
	Y	5. Location map (approximately 1" = 1000').
	Y	6. Date of preparation and revision dates.
	N/A	7. Acreage to be subdivided.
(b) Existing Conditions:		
	Y	1. Location of all property lines.
	Y	2. Existing easements, covenants, reservations, and right-of-ways.
	Y	3. Buildings and structures.
	Y	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	Y	5. Existing utilities including water, sewer, electric, wells and septic tanks.
	Y	6. Natural or man-made watercourses and bodies of water and wetlands.
	N/A	7. Limits of floodplain.
	Y	8. Existing topography.
	Y	9. Current zoning district classification and land use.
	N/A	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	N/A	1. Layout of all proposed lots.
	Y	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	Y	3. Proposed zoning and land use.
	Y	4. Existing buildings and structures to remain or be removed.
	Y	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	Y	6. Proposed retention/detention facilities and storm-water master plan.

<input checked="" type="checkbox"/>	Y	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	Y	8. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Sworn and subscribed before me on:
 This 7th day of August, 2023

Notary *[Signature]*

Applicant *[Signature]*

Owner *[Signature]*

ANASTASIA PONOMARI
 NOTARY PUBLIC
 Chatham County, State of Georgia
 My Commission Expires 6/21/2026

ADDRESS: HIGHWAY 21 NHCEN, GA 31928

SITE: 0248000270

EXISTING PARCEL ACREAGE: 50.26 AC

DEVELOPED ACREAGE: 22.20 AC

ZONING DISTRICT: R-3 (PRIMARY COMMERCIAL DISTRICT)

PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL

REQUIRED BUFFER TO STREET	MINIMUM	PROPOSED
BUFFER BETWEEN ADJACENT LOTS	15'	15'
BUFFER BETWEEN ADJACENT LOTS	15'	15'
BUFFER BETWEEN ADJACENT LOTS	20'	20'
REQUIRED GREENSPACE	10%	20%

UNIT BREAKDOWN:

4/- 208 TOTAL UNITS	
- 06 2-01 UNITS (6120)	
- 19 2-01 UNITS (6420)	
- 24 2-01 UNITS (6520)	

PARSON REQUIREMENT CALCULATION:

REQUIRED PARKING BREAKDOWN	PROPOSED PARKING BREAKDOWN
COMPACT	N/A
STANDARD	434 SPACES
ADA	28 SPACES
TOTAL	462 SPACES

ADA PARKING SPACES WILL BE PROVIDED WITHIN THE OFF STREET PARKING FACILITIES AS REQUIRED BY ERMINGHAM COUNTY.

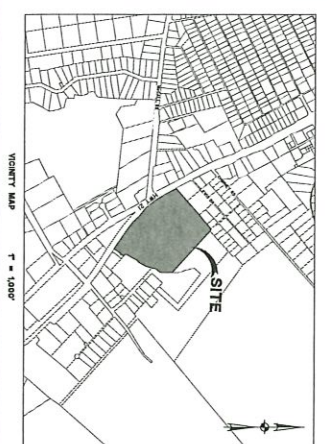
FEWA FLOOD ZONE - ZONE X

FEWA PLAN#: 50200000E (DP: 3/9/2018)

WATER AND SEWER SERVICE WILL BE PROVIDED BY ERMINGHAM COUNTY, PROVIDED THE PROPOSED DEVELOPMENT CONFORMS TO THE CITY DEVELOPMENT REGULATORY CODES AND ZONING ORDINANCES. THE DEVELOPMENT SHALL BE SITED AND CONSTRUCTED TO PROTECT EXISTING UTILITIES AND TO BE FULLY ADAPTED THROUGH A CONSERVATION OF NEW PLANTINGS AND THE PRESERVATION OF EXISTING TREES.

AGRICULTURE, HORSEHOUSING AND VERTICAL SPORTS DISTANCE WILL EXIST.

PLAN IS CONCEPTUAL ONLY AND MUST BE REVIEWED AND APPROVED BY VARIOUS AGENCIES AND PERMITS BEFORE CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND JURISDICTIONS BEFORE COMMENCING CONSTRUCTION.



THOMAS HULTON

A DIVISION OF CHAMBERLAIN, WYATT & TUCKER LLP

150 W. WASHINGTON ST., SUITE 1500

SAVANNAH, GA 31401

TEL: 912.424.3000

FAX: 912.424.3001

PROJECT CONTACTS:

ENGINEER: THOMAS HULTON
 150 W. WASHINGTON ST., SUITE 1500
 SAVANNAH, GA 31401
 (912) 424-3000

DEVELOPER: ZI & MCCALL, LLC
 50 PARK OF COMMERCIAL WAY
 SAVANNAH, GA 31405
 (912) 897-0282

HIGHWAY 21 MULTIFAMILY

SKETCH PLAN

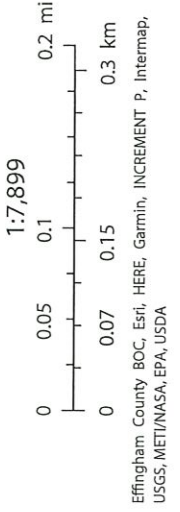
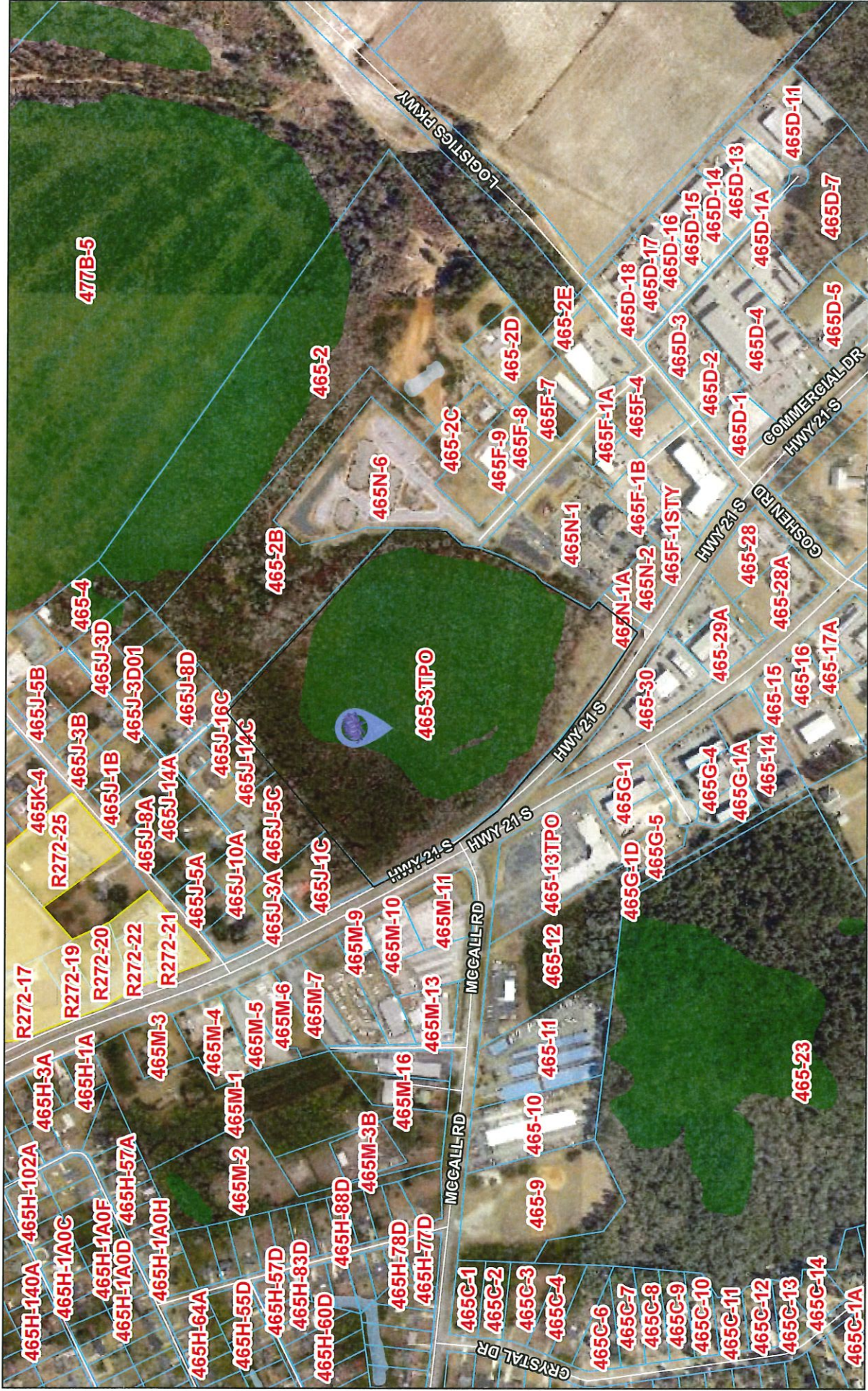
DATE PREPARED: AUGUST 9, 2023

PREPARED FOR:
ZI & MCCALL, LLC.

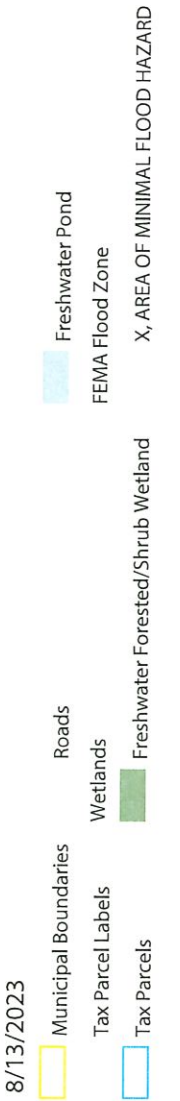
Hwy 21



465-3TPO / Hwy 21

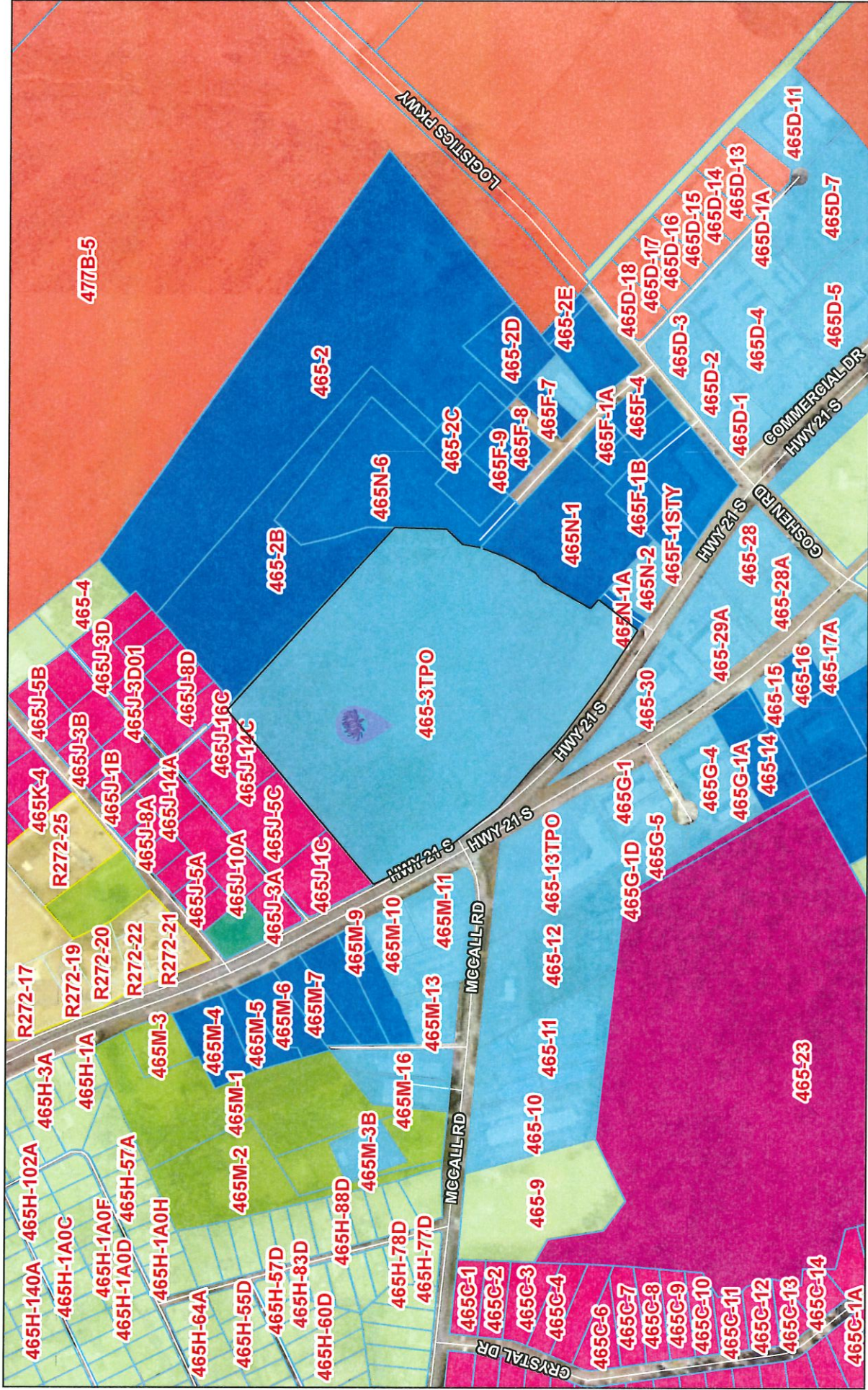


Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



8/13/2023

465-3TPO / Hwy 21



8/13/2023

	Municipal Boundaries		AR-2		R-3		Red: Band_1
	Tax Parcel Labels		R-1		AR-1		
	Tax Parcels		R-3		B-3		
			R-1		B-2		Efn_fin_cache
			AR-2		B-1		I-1
			Roads				

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

1:7,899

