

EFFINGHAM COUNTY

SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____	Reviewed by: _____	

Proposed Name of Subdivision Horizon Business Center

Name of Applicant/Agent Nolan Andrews Phone (912) 228-2263

Company Name MRD Partners, LLC

Address 463 Johnny Mercer Blvd, B-7-120, Savannah, GA 31410

Owner of Record See on page 3 Phone (912) 228-2263

Address _____

Engineer Hussey Gay Bell & DeYoung Inc. Phone (912) 354-4626

Address 329 Commercial Drive, Suite 200, Savannah, GA 31406

Surveyor Hussey Gay Bell & DeYoung Inc. Phone (912) 354-4626

Address 329 Commercial Drive, Suite 200, Savannah, GA 31406

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 19.01 Acreage to be divided N/A Number of Lots Proposed 1

Current Zoning AR-1 & R-2 Proposed Zoning I-1 Tax map – Block – Parcel No See on page 3

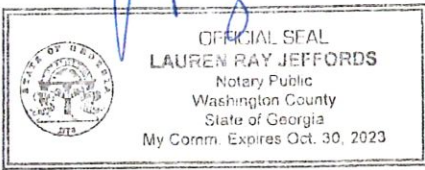
Are any variances requested? Yes If so, please describe: A buffer variance is requested on the McCall Rd boundary of the site due to the locational characteristics of the site and the support of the adjacent property owners.

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

This 9th day of August, 2023

[Signature]
Applicant
[Signature]
Owner

Notary _____



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.
Y		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.

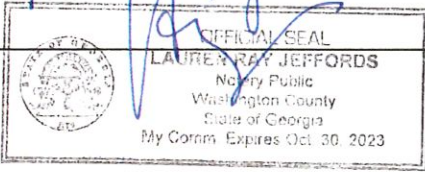
	* 7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	* 8. Water distribution infrastructure master plan.

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

This 9th day of August, 2023

Applicant

 Owner

Notary


Additional Response to Checklist Items:

(c) Proposed Features:

4. Existing buildings and structures to remain or be removed.
Roberts Tract (Parcels 0450D004A00 & 0450D004B00)
 Two single family homes and out buildings to be removed.

Chenkin Tract (Parcel 0450D005)
 Single family home, shop, and out buildings to be removed.

*7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
 We propose a private wastewater collection system on-site. This would include a low pressure force main and private grinder station that would connect to Effingham County's force main in the McCall Road ROW.

*8. Water distribution infrastructure plan.
 We propose a connection to Effingham County's 16" watermain in the McCall Road ROW.

Owners of Record:

Ronald V. Roberts
 Parcels 0450D004A00 & 0450D004B00
 4828 & 4838 McCall Rd

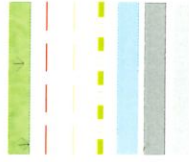
Barry Chenkin
 Parcel 0450D005
 4884 McCall Rd



SITE HIGHLIGHTS:

- TOTAL AREA = 183.7 ACRES
- UPLANDS = 119 ACRES
- WETLANDS = 64.7 ACRES
- CURRENT ZONING = L-1
- PROPOSED ZONING = L-1
- BUILDING 1 - SINGLE LOAD
- 36,000 SF 600' X 2400'
- 30 DOCK POSITIONS
- 2 DRIVE IN RAMPS
- 18 TRAILER POSITIONS
- 70 - COMMUTER PARKING

- LEGEND**
- WETLANDS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - FLOOD PLAIN
 - DETENTION
 - BUILDING
 - PAVING



VICINITY MAP
SCALE 1" = 2000'

HORIZON BUSINESS CENTER

CONCEPT PLAN - MCCALL ROAD
EFFINGHAM COUNTY, GA
DATE AUGUST 07, 2025 SCALE 1" = 60'

GRAPHIC SCALE
0' 10' 20' 30' 40' 50' 60'

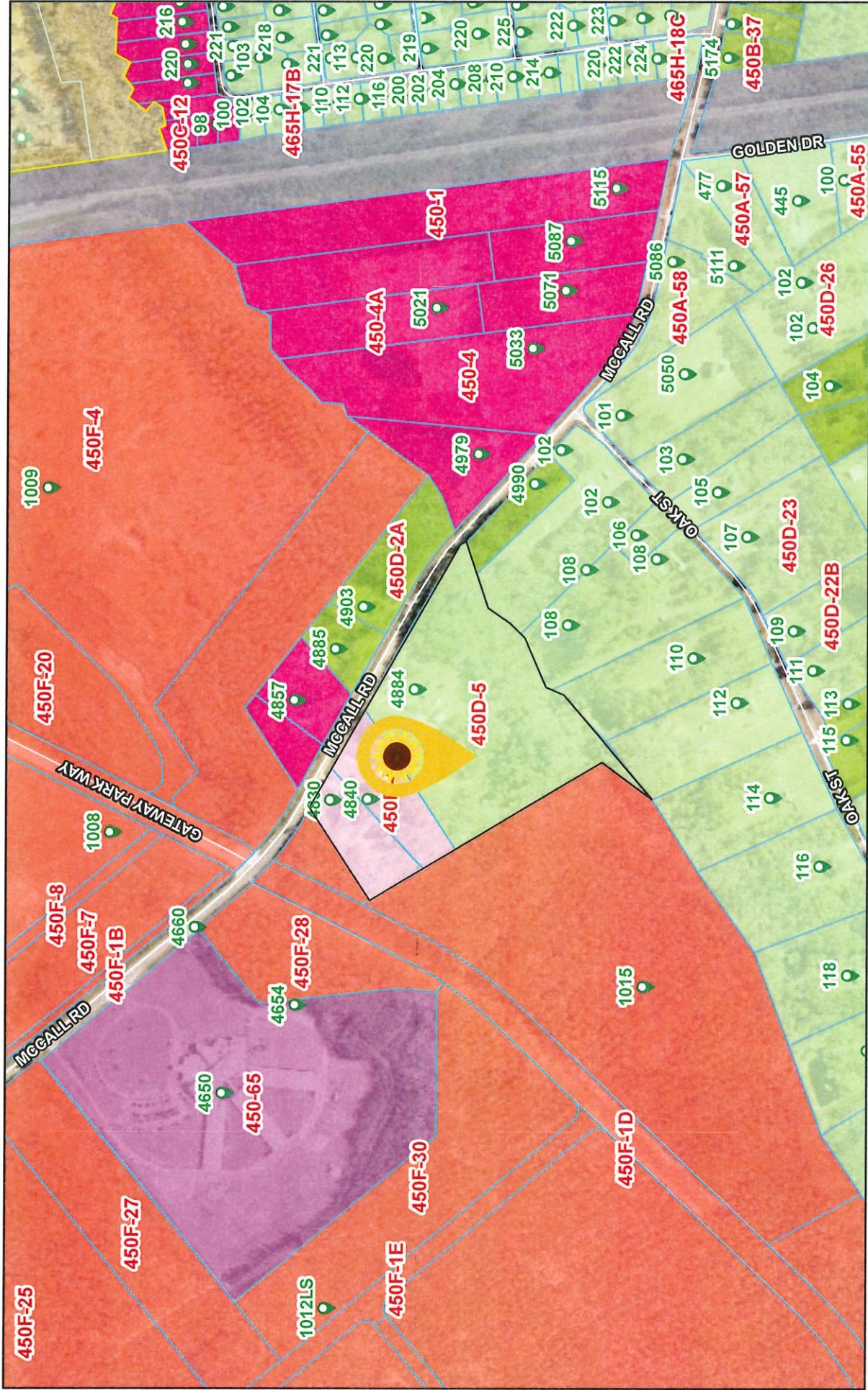
HUSSEY GAY BELL
Established 1958



4830, 4840 & 4884 McCall Road

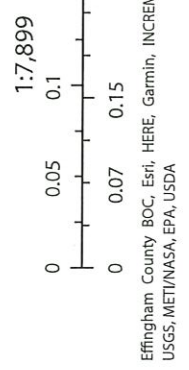


4830, 4840 & 4884 McCall Rd \ 450D-4A, 4B & 5



7/7/2023

■ Municipal Boundaries
● Address Points
■ Tax Parcels
■ Roads
■ Effingham County Zoning
■ R-1
■ AR-1
■ R-2
■ AR-2
■ I-1
■ PD
■ Other



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