

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUMITTAL FORM**

**OFFICIAL USE ONLY**  
Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_  
Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision Effingham Business Center

Name of Applicant/Agent Greg Coleman / Scott Allison Phone 912-200-3041

Company Name Coleman Company, Inc.

Address 1480 Chatham Parkway Suite 100 Savannah, Ga. 31405

Owner of Record See attached list of owners Phone \_\_\_\_\_

Address \_\_\_\_\_

Engineer Coleman Company, Inc. Phone 912-200-3041

Address 1480 Chatham Parkway Suite 100 Savannah, Ga. 31405

Surveyor Coleman Company, Inc. Phone 912-200-3041

Address 1480 Chatham Parkway Suite 100 Savannah, Ga. 31405

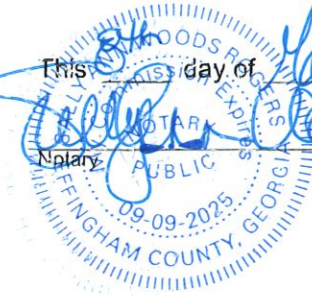
Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 140.71 Acreage to be divided NA Number of Lots Proposed 1

Current Zoning I-1/AR-1 Proposed Zoning I-1 Tax map – Block – Parcel No See Attached

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.

This 23rd day of March, 2006  
  
[Signature]

Applicant [Signature]  
Owner [Signature]

Mirna Belfort

2063 Old Augusta Road

Rincon Ga 31326

912-438-3997

PIN #: 04770003

William and Bonnie Butler

2023 Old Augusta Road

Rincon Ga 31326

912-963-0110

PIN #: 04770004

William Spikes III

652 Ralph Rahn Rd

Rincon Ga 31326

912-228-1246

PIN #: 04770002

Ashley Ron Moore

103 Rommell Rd

Garden City, Ga 31408

PIN #: 04770008

Chester and Clint Porter

PO Box 634

Rincon, Ga 31326

PIN #: 04770009

# 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.


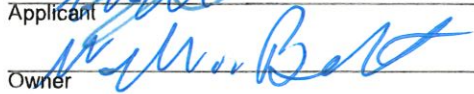
Office Use	Applicant Use	
<b>(a) Project Information:</b>		
	Y	1. Proposed name of development.
	Y	2. Names, addresses and telephone numbers of owner and applicant.
	Y	3. Name, address and telephone number of person or firm who prepared the plans.
	Y	4. Graphic scale (approximately 1"=100') and north arrow.
	Y	5. Location map (approximately 1" = 1000').
	Y	6. Date of preparation and revision dates.
	NA	7. Acreage to be subdivided.
<b>(b) Existing Conditions:</b>		
	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.
	NA	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>		
	NA	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 8<sup>th</sup> day of March, 2023  
  
 Notary  


Applicant   
 Owner 

Additional Response to Checklist Items:

(c) Proposed Features

- 4. Existing buildings and structures to remain or be removed.

Butler Tract

- a. multiple structures - Single family home and out buildings to be removed

Belfort Tract

- a. Two structures - Single family home and out building to be removed

Spikes Tract

- a. One structure - Single family home to be removed

- \* 7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed)
  - a. At the current time we would propose a private wastewater collection system on-site (low pressure forcemain and grinder stations) with a public or private master station that would connect to the county's forcemain in Old Augusta Road ROW.
- \* 8. Water Distribution infrastructure master plan
  - a. We would propose connecting to the County's 16" watermain in Old Augusta Road ROW and will coordinate private/public distribution mains within the park with County staff. Depending on fire flow test results we may have a need for private tanks for fire protection.



**NOT FOR CONSTRUCTION**  
SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

**CONCEPT PLAN FOR EFFINGHAM BUSINESS CENTER**  
LOCATED IN EFFINGHAM COUNTY, GEORGIA  
PREPARED FOR SPIKES, MOORE, PORTER INDUSTRIAL

JOB NUMBER: 23-000  
DATE: 3-08-22  
DRAWN BY: DLF  
CHECKED BY: DLF  
SCALE: AS NOTED

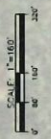
SKETCH PLAN

SHEET: **CP1.0**



**PERMITS**

1. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
2. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
3. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
4. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
5. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
6. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
7. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
8. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
9. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115  
10. CITY OF SAVANNAH PLAT BOOK 574, PAGE 115



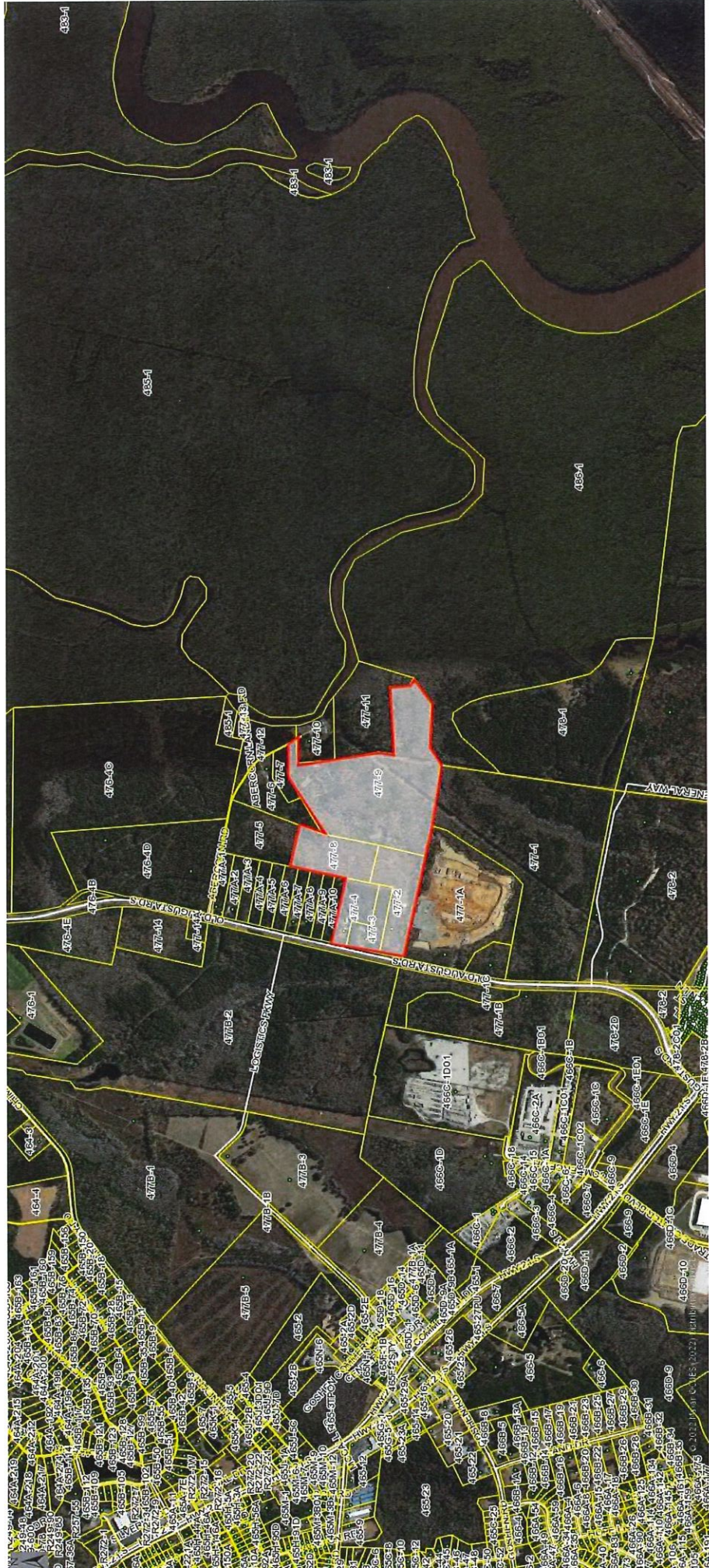


# 477-2,3,4,8,9





# 477-2,3,4,8,9





477-2,3,4,8,9



3/14/2023

1:18,056

- Tax Parcel Labels
- Tax Parcels
- AR-2
- AR-1
- Roads
- Effingham County Zoning
- B-3 Efn\_fin\_cache
- I-1
- R-1
- Red: Band\_1
- Green: Band\_2

0 0.13 0.25 0.5 mi  
0 0.2 0.4 0.8 km  
Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
NASA, EPA, USDA



STATE OF GEORGIA  
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
477-8&9, 477A-6&10

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
477-8&9, 477A-6&10

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, STATURE INVESTMENTS AS AGENT FOR VARIOUS has filed an application for a variance, to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses; map and parcel number 477-8&9, 477A-6&10, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on August 2, 2022 and notice of said hearing having been published in the Effingham County Herald on July 13, 2022; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on June 29, 2022; and

IT IS HEREBY ORDAINED THAT a variance to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses; map and parcel number 477-8&9, 477A-6&10, located in the 5<sup>th</sup> commissioner district is approved, with the following condition:

1. A 25-foot wide buffer consisting of a 5-foot high earthen berm shall be constructed at the eastern boundary of parcel 477-9, where it meets 477-10 and 477-11. The berm shall be planted with vegetation. Property owner/Applicant and its successors and assigns shall perpetually maintain the earthen berm and vegetation.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This 16<sup>th</sup> day of August, 20 22

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: Wesley M. Corbitt  
WESLEY CORBITT, CHAIRMAN

ATTEST:

S. Johnson  
STEPHANIE JOHNSON  
COUNTY CLERK

FIRST/SECOND READING: 08/02/2022  
08/16/2022





**EOM Operations**  
*Your solution to a better tomorrow*

April 4<sup>th</sup>, 2023

Greg Coleman  
Coleman Company  
1480 Chatham Pkwy, Suite 100  
Savannah, GA 31405

Dear Mr. Coleman,

I am pleased to provide you with a review of the sketch plan submitted under the cover of 'Effingham Business Center', which can be found below.

**Site Plan Review**

Submittal Documents                      Sketch Plan ..... *Mar. 2023*

Comments:

1. One of the requirements for sketch plan submittal is that the extent of the 100-yr floodplain be delineated, if applicable. The 100-yr flood plain covers most of this site. The proposed sketch plan delineates a portion of the floodplain, with an unlabeled, slightly bolder line. The FIRM Panel tile line is also shown on the sketch plan. It appears that only one of the FEMA map tiles is being displayed, as the next tile to the west includes no indication that it's in the floodplain. Delineate/label the full extent of the floodplain across the site and remove the FIRM Panel Tile boundary from the drawing.
2. Sketch plan should include vicinity map set to approx. scale of 1 inch = 1 mile.
3. Please show the full extent of the zoning buffer around the perimeter of site. While planting may not be necessary due to natural vegetation/screening, the zoning buffer would still exist.
4. The zoning buffer abutting City of Savannah Water Works does not appear to be meeting requirements outlined in the County's Zoning Ordinance. A variance will likely need to be attained.
5. Include the driveway connection on the sketch plan.

Sincerely,

*Trevor Shoemaker*  
**Trevor Shoemaker**  
Project Manager  
EOM

CC: Teresa Concannon, Planning Manager - Effingham County  
Chelsie Fernald, Planner - Effingham County  
Liberto Chacon, PE, Sr. Vice President - EOM