

SKPN-24-8

Sketch Plan Submittal

Status: Active

Submitted On: 4/26/2024


Primary Location

0


Owner

Applicant

 Nick McCall

 912-237-9879

 nmccall@maxred.com

 40 Joe Kennedy Blvd  
Statesboro, Ga 30458

## Internal Documents

 Staff Report



No File Uploaded

 Staff Review Letter



No File Uploaded

 Board of Commissioners Meeting\*


—

 Map\*

—

 Parcel\*

—

 Description of Development\*

 Road Name\*

 Sketch Plan Modifications

 Recommended Changes for Preliminary Plan

## Applicant Information

Applicant / Agent Name\*

Ryan Poythress

Applicant Phone Number\*

912-659-8444

Applicant Email Address\*

rpoythress@maxred.com

Applicant Address\*

40 Joe Kennedy Blvd

Applicant City\*

Statesboro

Applicant State\*

Georgia

Applicant Zip Code\*

30458

Is Applicant owner of property?\*

No

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## Project Information

Proposed Name of Project\*

Southeast Packers, LLC. Abbatoir

Map Number\*

04250002C00

Parcel Number\*

04250002C00

Total Acreage of Property\*

9.39

Number of Lots Proposed\*

1

Current Property Zoning\*

AR-1

Proposed Water\*

Proposed Private Deep Well

Proposed Sewer\*

Proposed Private Septic System

Are any variances requested?\*

If so, please described\*

No

No variances are requested.

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

Applicant\*

✓ Ryan Poythress  
Apr 22, 2024

Owner\*

✓ Andy Zoller  
Apr 22, 2024

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## Owner Information

Owner of Record\*

Andy Zoller

Owner Phone Number\*

912-213-2238

Owner Address\*

1670 Stillwell Cloy Rd

Owner City\*

Springfield

Owner State\*

Georgia

Owner Zip Code\*

31329

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## Engineer Information

Engineer \*

Ryan Poythress

Engineer Phone Number\*

912-659-8444

Engineer Address\*

40 Joe Kennedy Blvd

Engineer City\*

Statesboro

Engineer State\*

Georgia

Engineer Zip Code\*

30458

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## Surveyor Information

Surveyor\*

Maxwell-Reddick & Associates

Surveyor Phone Number\*

912-489-7112

Surveyor Address\*

40 Joe Kennedy Blvd

Surveyor City\*

Statesboro

Surveyor State\*

Georgia

Surveyor Zip Code\*

30458

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUMMITAL FORM**

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

Proposed Name of Subdivision Southeast Packers, LLC.

Name of Applicant/Agent Ryan Poythress Phone 912 659 8444

Company Name Maxwell-Reddick & Associates

Address 40 Joe Kennedy Blvd, Statesboro, GA 30458

Owner of Record Andy Zoller Phone 912-213-2238

Address 1670 Stillwell Clyn Rd, Springfield, GA 31329

Engineer Ryan Poythress Phone 912-659-8444

Address 40 Joe Kennedy Blvd, Statesboro, GA 30458

Surveyor Maxwell-Reddick & Associates Phone 912-489-7112

Address 40 Joe Kennedy Blvd, Statesboro, GA 30458

Proposed water Proposed Private Deep Well Proposed sewer Proposed Private Septic System

Total acreage of property 9.39 Acreage to be divided N/A Number of Lots Proposed 1

Current Zoning AR-1 Proposed Zoning AR-1 Tax map - Block - Parcel No 04250002C00

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.

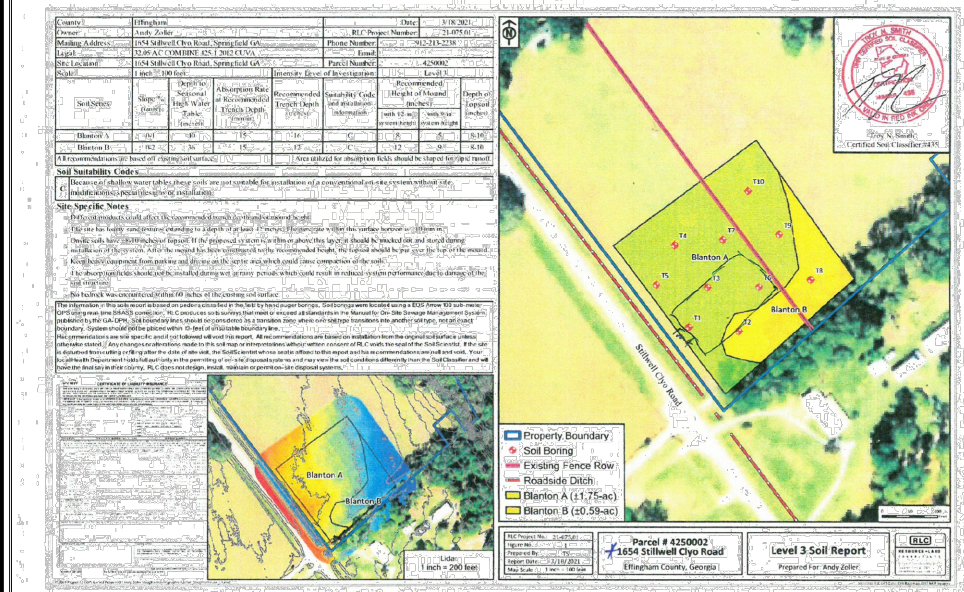
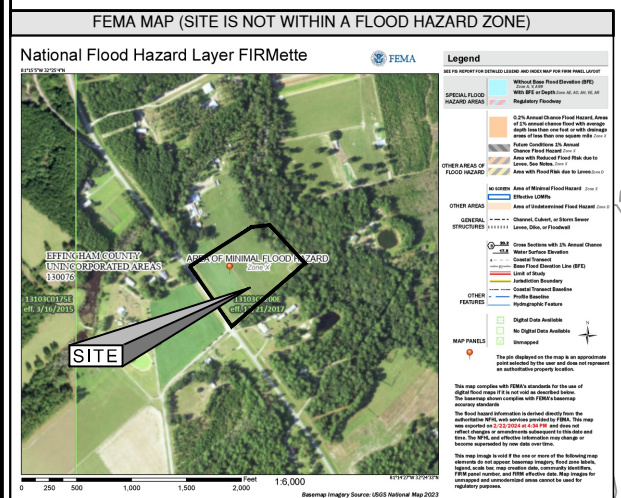
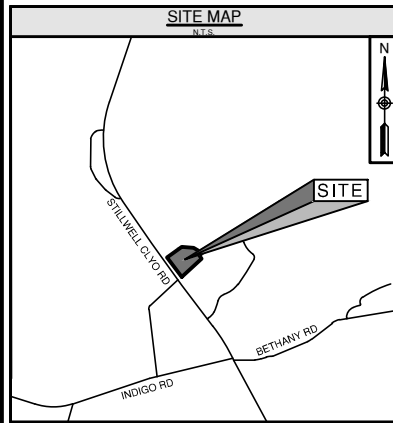
This 23rd day of April, 2024

Hollie Edenfield  
Notary

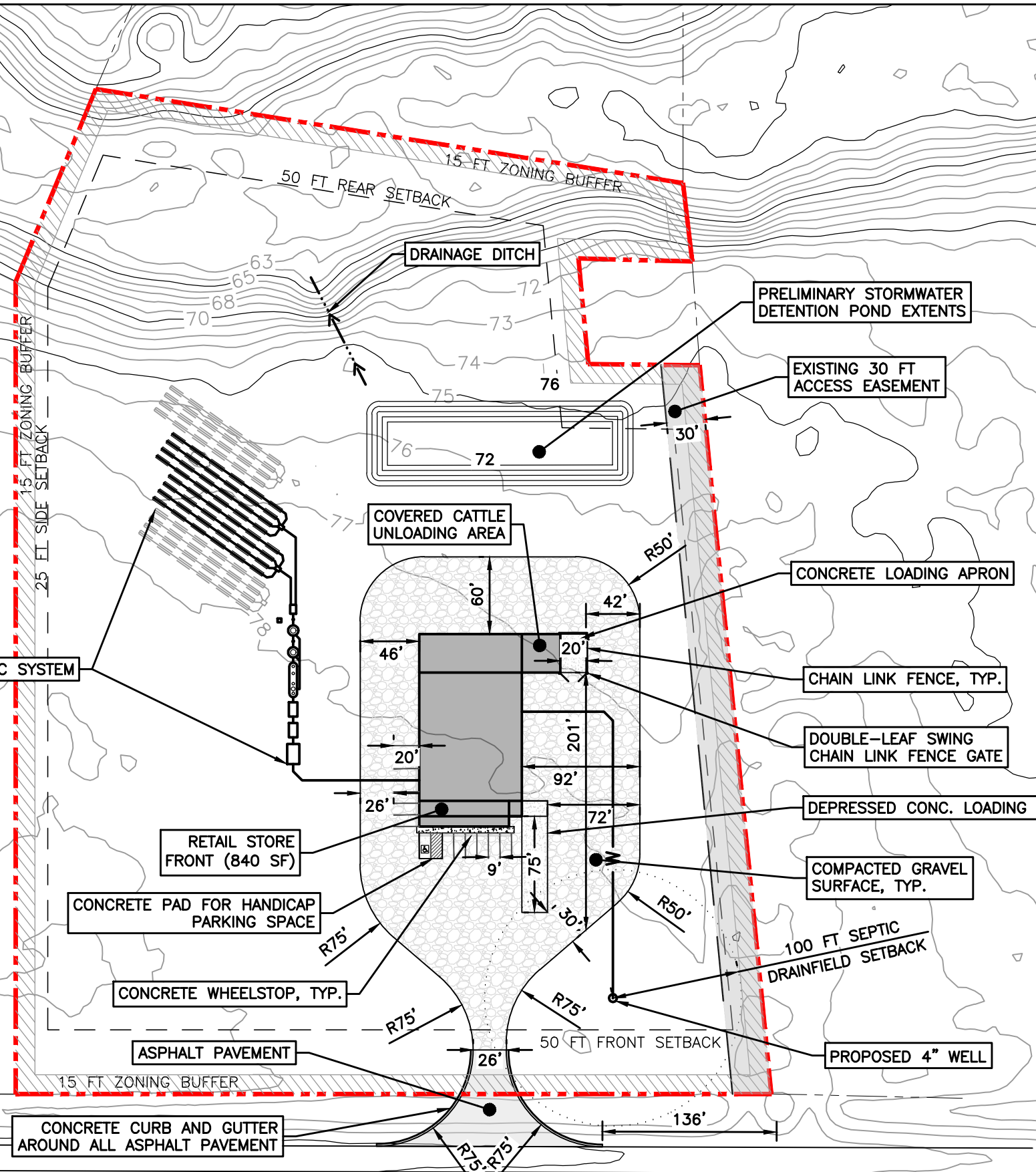
Ryan Poythress  
Applicant  
Andy Zoller  
Owner

HOLLIE EDENFIELD  
NOTARY PUBLIC  
BULLOCH County  
State of Georgia  
My Comm. Expires 9/23/2025

Maxwell-Reddick & Associates Jobs/2023/2023-094 Tippians Polk - Andy Zoller 1654 Stillwell Clyo Road/Engineering/Design/Conceptual Drawings/Slaughterhouse\_CON.PLOT DATE: 4/22/2024 11:10 AM



THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER, NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.



**SITE NOTES:**

**SITE AREA:**  
PROPERTY AREA: ±9.39 ACRES  
PROJECT AREA: ±9.39 ACRES

**SITE ZONING:**  
EXISTING ZONING: AR-1  
PROPOSED ZONING: AR-1

**LAND USE:**  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: NEW ABBATOIR

**MINIMUM SETBACKS:**  
FRONT: 50 FT  
SIDE (INTERIOR): 25 FT  
SIDE (STREET): 50 FT  
REAR: 50 FT

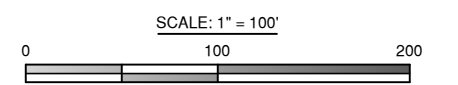
**PROPOSED BUFFERS:**  
A 15 FT TRANSITIONAL BUFFER ZONE IS REQUIRED WHEN AR-1 ABUTS AR-1.

**PARKING:**  
REQUIRED PARKING: 11 SPACES\*  
PROPOSED PARKING: 14 SPACES INCLUDING 1 HANDICAP PARKING SPACE PER ADA REQUIREMENTS.

\*REQUIRED PARKING COUNT IS BASED ON "MANUFACTURING AND INDUSTRIAL CONCERNS WITH RETAIL BUSINESS ON PREMISES."  
(0.5 SPACES X 10 EMPLOYEES) + (840 RETAIL SF / 150 SF) = 11 SPACES

NOTE: WATER AND SANITARY SEWER (SEPTIC SYSTEM) UTILITIES SHOWN ARE PRELIMINARY.

NOTE: THE USE OF A GREASE TRAP AND ATU SYSTEM IS EXPECTED TO DISCHARGE EFFLUENT TO THE DRAIN-FIELD WITH LESS THAN 200 mg/L BOD-5 AND TSS.



**DATA SOURCE NOTE:**

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM GA GIS LIDAR AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK"

**MAXWELL-REDDICK AND ASSOCIATES**  
ENGINEERING • LAND SURVEYING

40 JOE KENNEDY BLVD SUITE 360  
STATESBORO, GA 30458 ALPHARETTA, GA 30009  
(912)489-7112 OFFICE (404)693-1618 OFFICE

MAXWELL-REDDICK AND ASSOCIATES  
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REVISIONS:

1	
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DESIGNED: NAM  
DRAWN BY: NAM  
CHECKED: RLP

DATE: APRIL 23, 2024

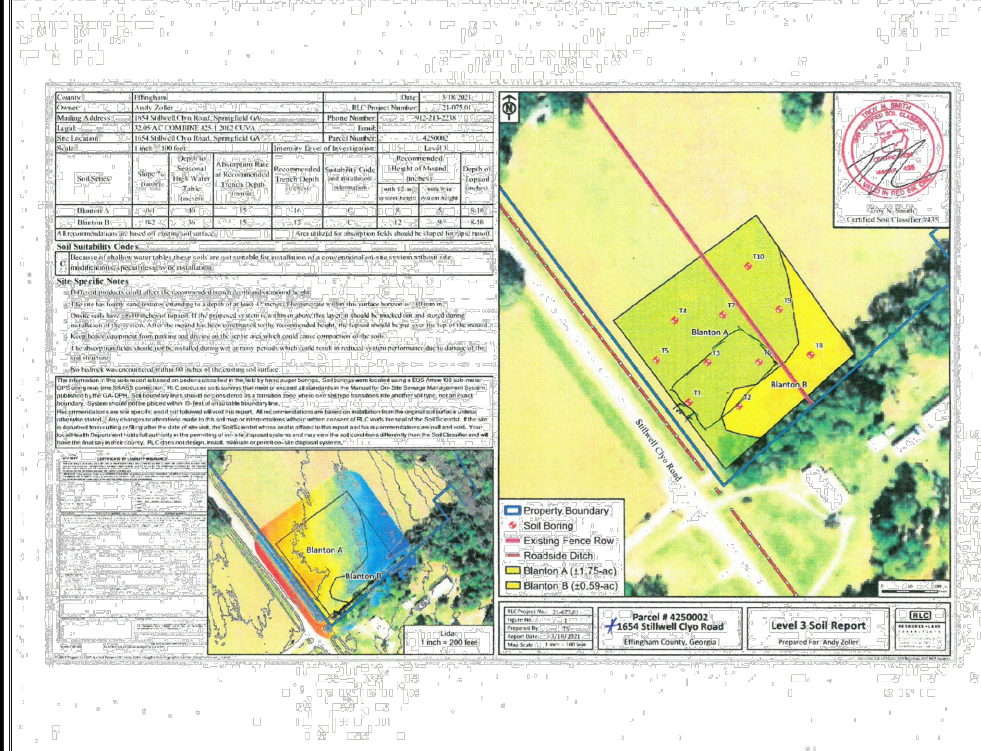
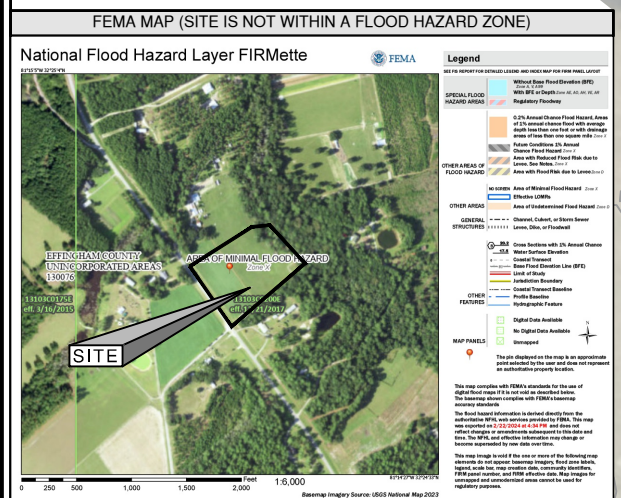
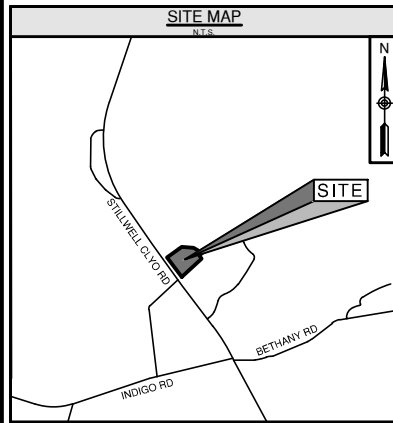
JOB NO.: 2023-094

**SOUTHEAST PACKERS, LLC.**  
STILLWELL CLYO ROAD  
EFFINGHAM COUNTY, GA

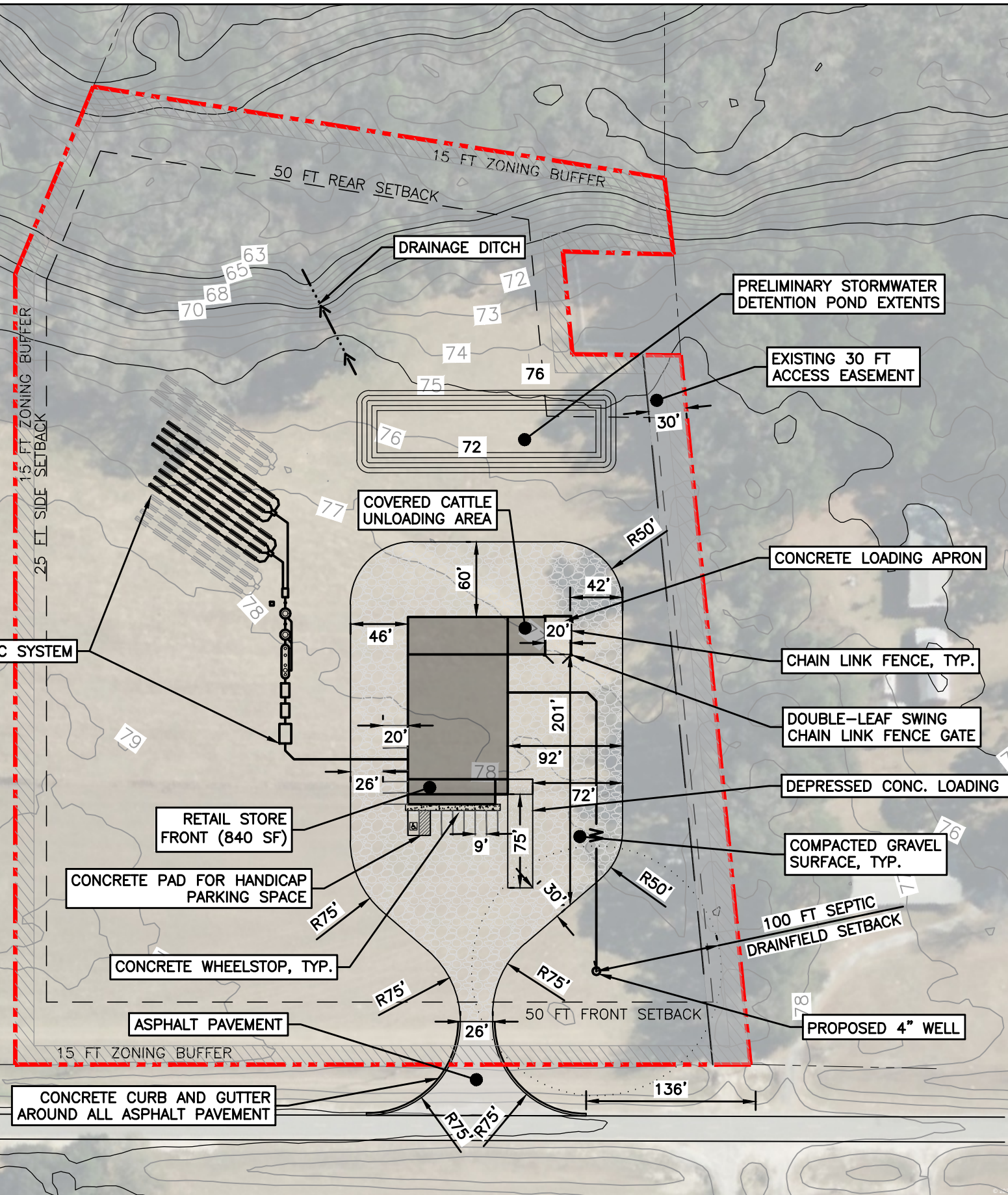
DRAWING NUMBER  
**1**  
1 OF 2 SHEETS

SKETCH PLAN WITHOUT AERIAL

Maxwell-Reddick & Associates Jobs(2023)2023-094 Tippians Polk - Andy Zoller 1654 Stillwell Clyo Road Engineering Design Conceptual Drawings Slaughterhouse\_CON.PLOT DATE: 4/22/2024 11:10 AM



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**MAXWELL-REDDICK AND ASSOCIATES**  
 ENGINEERING • LAND SURVEYING

40 JOE KENNEDY BLVD SUITE 360  
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REVISIONS:

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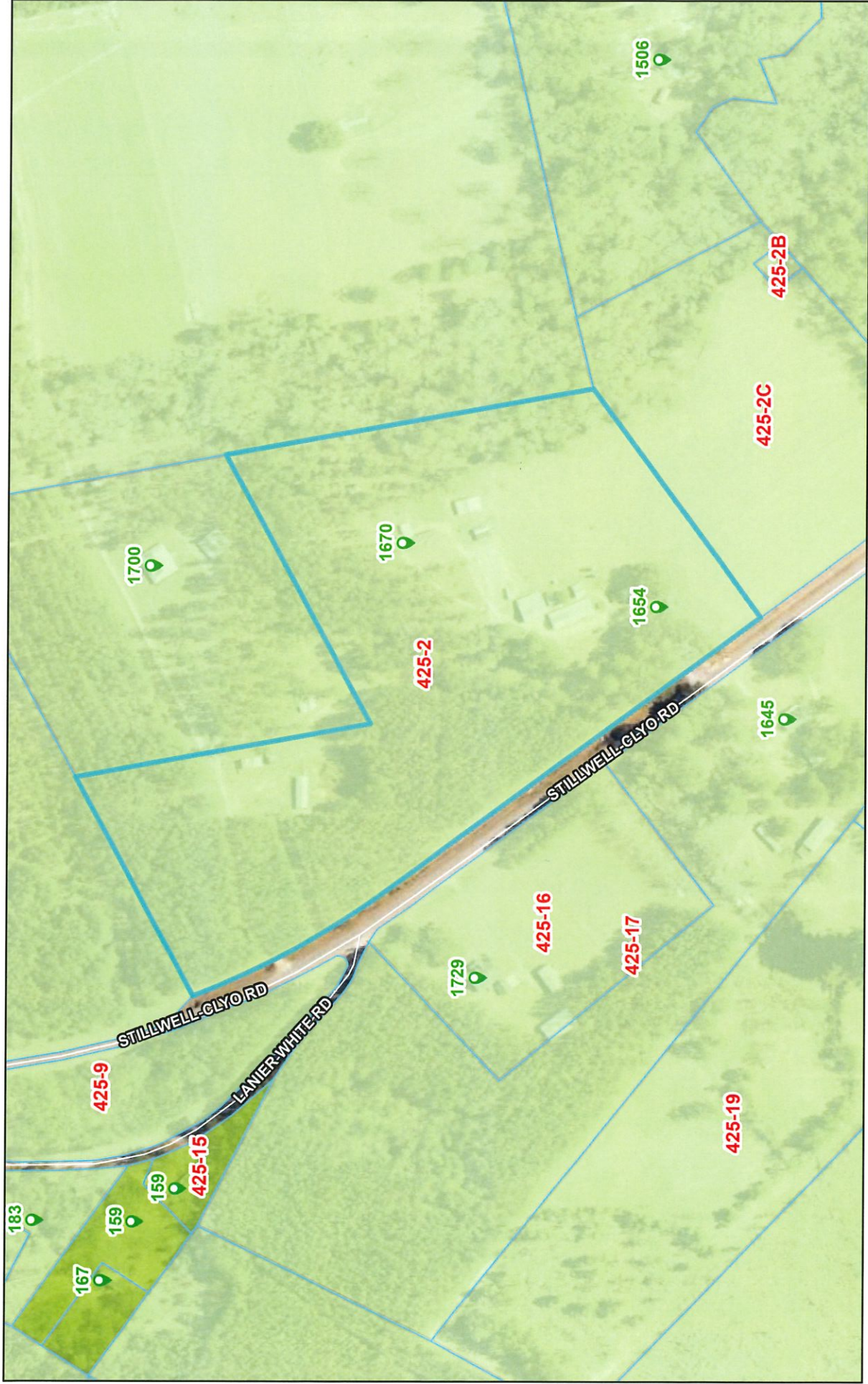
DESIGNED:	DRAWN BY:	CHECKED:
NAM	NAM	RLP
DATE: APRIL 23, 2024		
JOB NO.: 2023-094		

**SOUTHEAST PACKERS, LLC.**  
 STILLWELL CLYO ROAD  
 EFFINGHAM COUNTY, GA

SKETCH PLAN WITH AERIAL

DRAWING NUMBER  
**2**  
 2 OF 2 SHEETS

# 425-2



4/26/2024

Legend:

- Addresses (Green pin icon)
- Tax Parcels (Blue outline icon)
- Roads (Brown line icon)
- Effingham County Zoning
  - AR-1 (Light green box)
  - AR-2 (Dark green box)
- Tax Parcel Labels (Red text icon)

Scale:

1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA