



PREL-25-5

Preliminary Plat Submittal

Status: Active

Submitted On: 10/1/2025

Primary Location

32.256012, -81.401526

Owner


No owner information

Applicant

 Neil McKenzie
912-200-3041 ext.



@ residential@cci-sav.com

 1480 Chatham Pkwy
Savannah, GA 31405

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

—

Map *

Parcel*

Description of Development*

Road Name*

Preliminary Plat Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Neil McKenzie

Applicant Phone Number*

(912) 200-3041

Applicant Email Address*

nmckenzie@colemancompanyinc.com

Applicant Address*

1480 Chatham Pkwy, Suite 100

Applicant City*

Savannah

Applicant State*

Georgia

Applicant Zip Code*

31405

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Hinely Tract Subdivision

Map Number*

02980009

Parcel Number*

02980009

Total Acreage of Property*

247.20

Number of Proposed Lots*

580

Current Property Zoning*

PD-R

Water Provider?*

Effingham County

Sewer Provider?*

Effingham County

Variance Requested?*

No

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

Applicant*

✓ Neil McKenzie
Sep 30, 2025

Owner*

✓ Brett Bennett
Sep 30, 2025

Owner Information

Owner of Record*

Brett Bennett

Owner Phone Number*

(912) 661-1086

Owner Address*

1750 Hwy 21 N

Owner City*

Springfield

Owner State*

Georgia

Owner Zip Code*

31329

Engineer Information

Engineer Company Name*

Coleman Company, Inc.

Engineer *

Neil McKenzie

Engineer Phone Number*

(912) 200-3041

Engineer Address*

1480 Chatham Pkwy, Suite 100

Engineer City*

Savannah

Engineer State*

Georgia

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Coleman Company, Inc. (Don Taylor)

Surveyor Phone Number*

(912) 200-3041

Surveyor Address*

1480 Chatham Pkwy, Suite 100

Surveyor City*

Savannah

Surveyor State*

Georgia

Surveyor Zip Code*

31405

[illegible][illegible]

OFFICE SPACE CALCULATIONS:

MINIMUM REQUIRED OFFICE SPACE: 574'

PROPOSED:

150.00 SQ. FT. OFFICE AREA
110.00 SQ. FT. OFFICE AREA
110.00 SQ. FT. OFFICE AREA
104.00 SQ. FT. OFFICE AREA

TOTAL PROPOSED OFFICE SPACE = 474.00 SQ. FT.

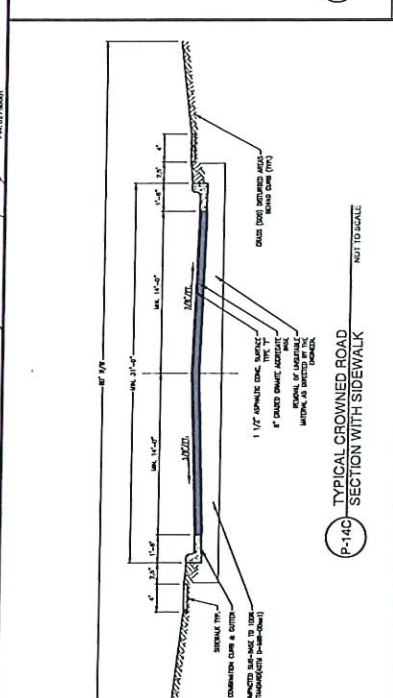
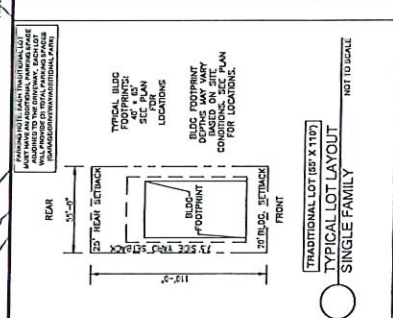
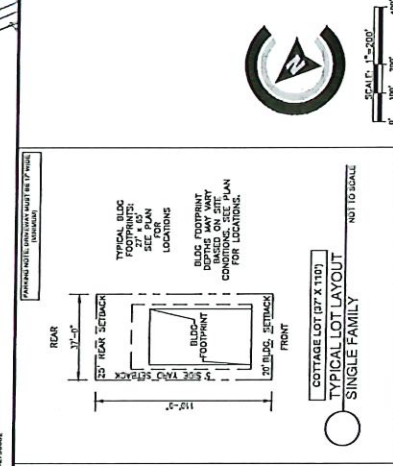
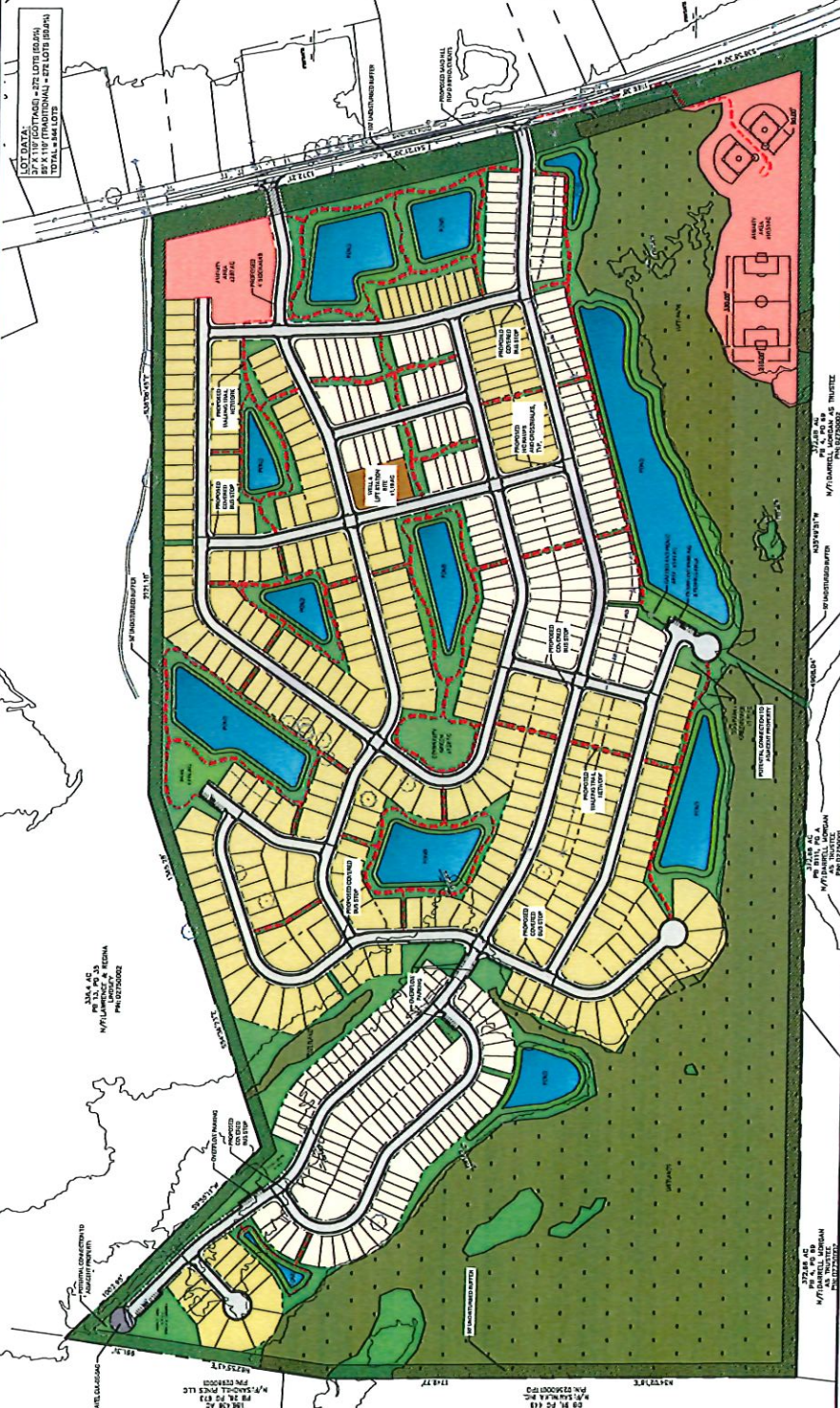
RENTAL CALCULATIONS:

MAX. RENTAL ALLOWED:
150.00 SQ. FT. OFFICE AREA @ \$2
110.00 SQ. FT. OFFICE AREA @ \$2
110.00 SQ. FT. OFFICE AREA @ \$2
104.00 SQ. FT. OFFICE AREA @ \$2

TOTAL PROPOSED RENTAL: 1448.00 SQ. FT. OFFICE AREA DIFFERENCE

CONTACTS	
ARMAND TREMBLAY / CONSULTANT (FNUH) NAME: ARMAND TREMBLAY PHONE: 514-393-1111 FAX: 514-393-1111 EMAIL: trembay@tremblay.com	ADMINISTRATIVE SERVICES (FNUH) NAME: NAE KANG, #8 ADDRESS: 688 CHATHAM HWY, SUITE 106 SCARBOROUGH, ONTARIO M1B 4Y3 PHONE: 416-291-1188 EMAIL: nae.kang@tremblay.com

PROJECT MANAGER (M)
NAME: CHRISTOPHER A. POANE PC
ADDRESS: 10000 W. WHITE HITE 100
SARASOTA, FL 34237
PHONE: 941-552-1111
EMAIL: chris@compmanagement.com



EFFINGHAM COUNTY
Residential Preliminary Plat Submittal Form

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Hinely Tract Subdivision

Name of Applicant/Agent Neil McKenzie Phone (912) 200-3041

Company Name Coleman Company, Inc

Address 1480 Chatham Pkwy, Suite 100 Savannah, Ga 31405

Owner of Record Greenland Developers (Brett Bennett) Phone (912) 661-1086

Address 1750 Hwy 21 N Springfield, Ga 31329

Engineer Coleman Company, Inc (Neil McKenzie) Phone (912) 200-3041

Address 1480 Chatham Pkwy, Suite 100 Savannah, Ga 31405

Surveyor Don Edward Taylor, Jr Phone (912) 200-3041

Address 1480 Chatham Pkwy, Suite 100 Savannah, Ga 31405

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 247.20 Acreage to be divided 185.66 Number of Lots Proposed 580

Current Zoning PD-R Proposed Zoning PD-R Tax map – Block – Parcel No ----- #02980009

Are any variances requested? N/A, PD-R If so, please describe: See PD-R Package

Revised PD submitted to County and under review

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

This 1st day of October, 2025

Malorie Boyd
Notary

Neil McKenzie
Applicant

Owner



EFFINGHAM COUNTY

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

<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	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 1st day of October, 2025

Malorie Boyd
Notary

Nie P. [Signature]
Applicant

Owner



DAMON RAHN
Chairman At Large

STEPHANIE JOHNSON
County Clerk



TIMOTHY J. CALLANAN
County Manager

EDWARD L. NEWBERRY, JR.
County Attorney

Effingham County Board of Commissioners

FORREST FLOYD
District 1

ROGER BURDETTE
District 2

JAMIE DELOACH
Vice-Chairman District 3

BETH HELMLY
District 4

PHIL KIEFFER
District 5

August 5, 2025

Neil McKenzie, P.E.
Coleman Company
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

RE: Water and Sewer Utility Availability and Capacity
Hinely Tract, Effingham County

Dear Mr. McKenzie,

It is our understanding that you represent the above-referenced project, considering the development of approximately 247.20 acres of single-family residential development on property in Effingham County, Parcel 298-9, located on Sandhill Road in Guyton, Georgia.

The referenced location is within the Effingham County Public Water and Sewer system service area. The Water and Sewer systems are in full compliance with all local, state, and federal requirements. The County is currently in the process of extending its water and sewer lines in the proximity of this development. Anticipated completion is currently tracking to the first quarter of 2027. The Developer/Owner has the right to extend their service lines to connect to the County system. All extensions and associated connections to the County Water system will be at the expense of the Developer/Owner.

Upon completion of the extension, the County is agreeable to provide water service to the development via its available groundwater capacity allocated by the EPD in the Floridan Aquifer red zone. The County is also agreeable to providing sewer service to the development.

Prior to connecting to the water and sewer systems, the Developer/Owner shall enter into a Development Agreement for Water and Sanitary Sewage Facilities with Effingham County. In addition, prior to construction of the new water and sewer lines and connections, the Developer/Owner must submit plans and specifications for this work to the Effingham County Engineering office located at 804 S. Laurel St., Springfield, GA 31329.

Terms of this connection to sewer and any terms or requirements related to water supply will be stipulated in the Development Agreement for Water and Sanitary Sewage Facilities.

The terms contained in this letter shall expire on December 31, 2026, if the Developer has not started construction of the water and sewer infrastructure.

For further information, please contact our Project Manager, Tré Wilkins, at 912-754-8068 or twilkins@effinghamcounty.org, or feel free to reach out to me directly at 912-754-2111 or tcallanan@effinghamcounty.org.

Sincerely,

Tim Callanan
County Manager

cc: Brett Bennett, Greenland Developers (brett@greenland-developers.com)

804 South Laurel Street • Springfield, Georgia 31329
(912) 754-2123 • Fax (912) 754-4157

100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000

100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000

100-100000
100-100000
100-100000

100-100000
100-100000
100-100000
100-100000