



PREL-25-4

Preliminary Plat

Submittal

Status: Active

Submitted On: 6/20/2025

Primary Location

32.257208, -81.400196

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*

07/15/2025

Map *

298

Parcel*

9

Description of Development*

PD-R - residential subdivision

Road Name*

Sand Hill Road

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*

430

- 461

Current Property Zoning*

PD-R

Water Provider?*

Other

Please explain*

Private Wells

Sewer Provider?*

Other

Please explain*

Private LAS septic system

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
Jun 20, 2025

Owner*

✓ Brett Bennett
Jun 20, 2025

Owner Information

Owner of Record*

Greenland Developers (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

Surveyor Phone Number*

(912) 200-3041

Surveyor Address*

1480 Chatham Pkwy, Suite 100

Surveyor City*

Savannah

Surveyor State*

Georgia

Surveyor Zip Code*

31405

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 Private Proposed sewer Private

Total acreage of property 247.20 Acreage to be divided 185.66 Number of Lots Proposed 461

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

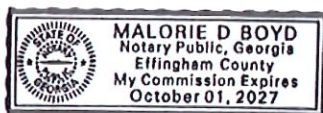
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 17th day of June, 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.

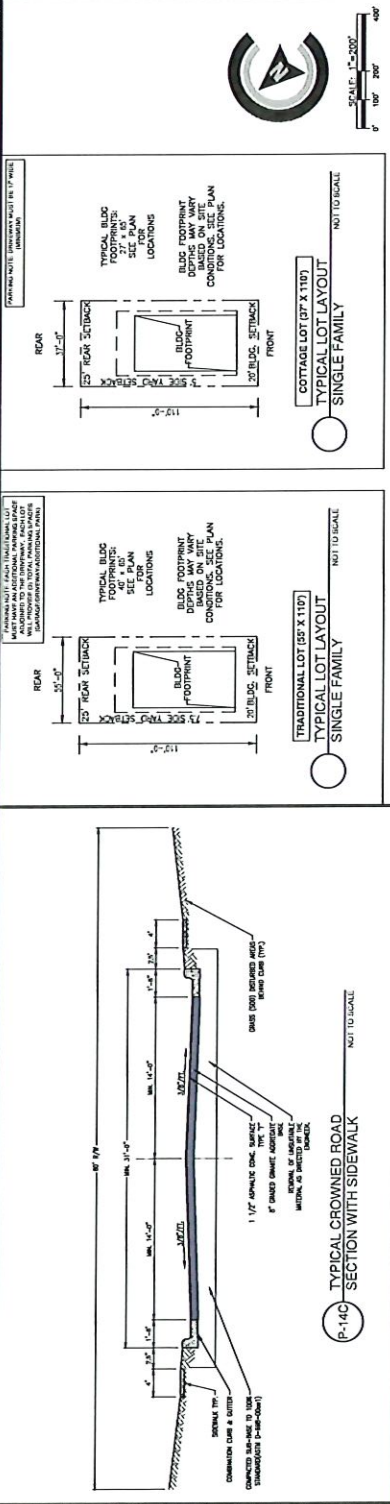
This 17th day of June, 2025

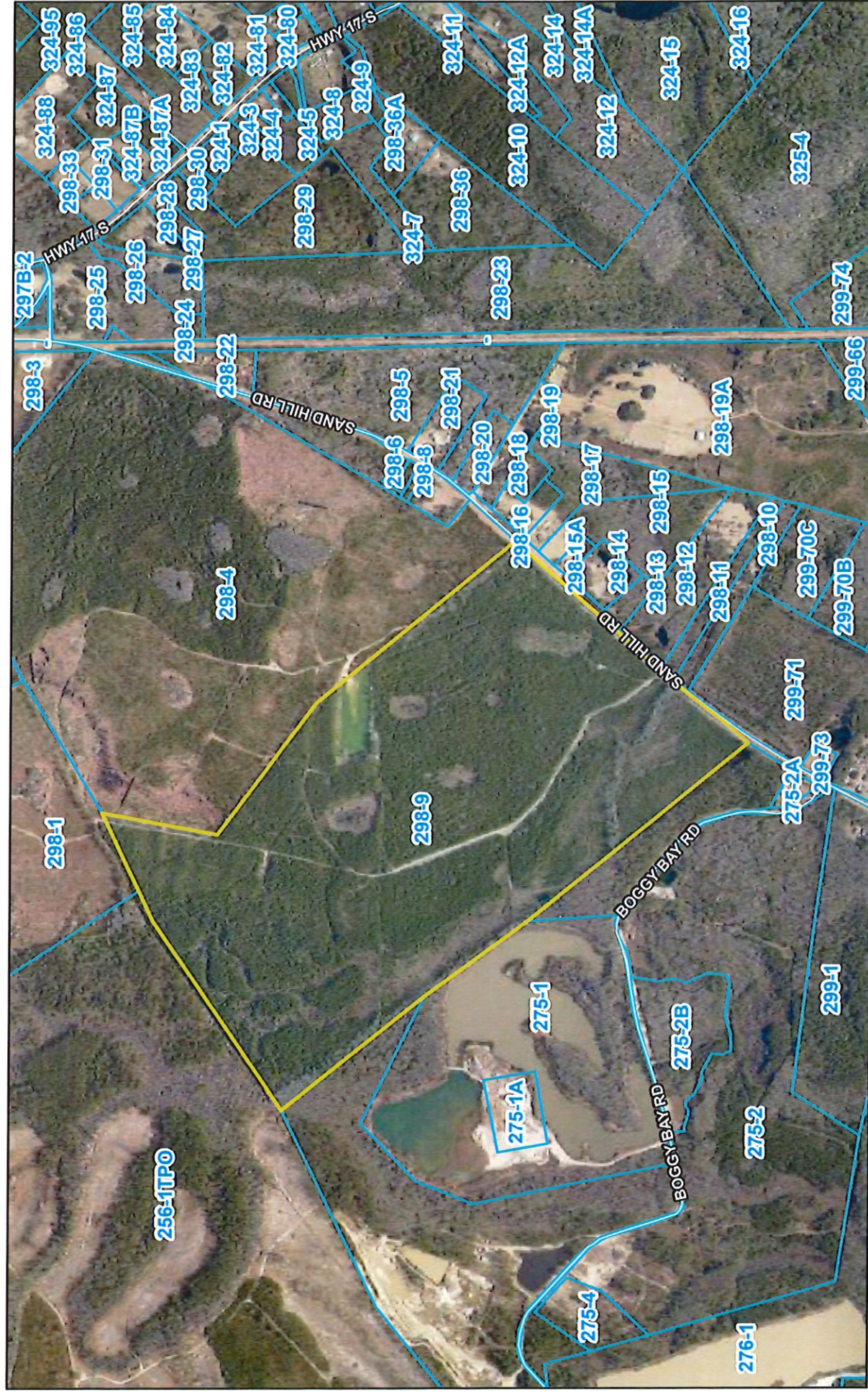
Malorie Boyd
Notary

Nieph
Applicant

Owner





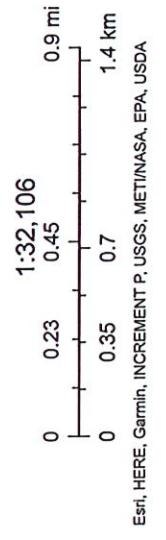


8/22/2025

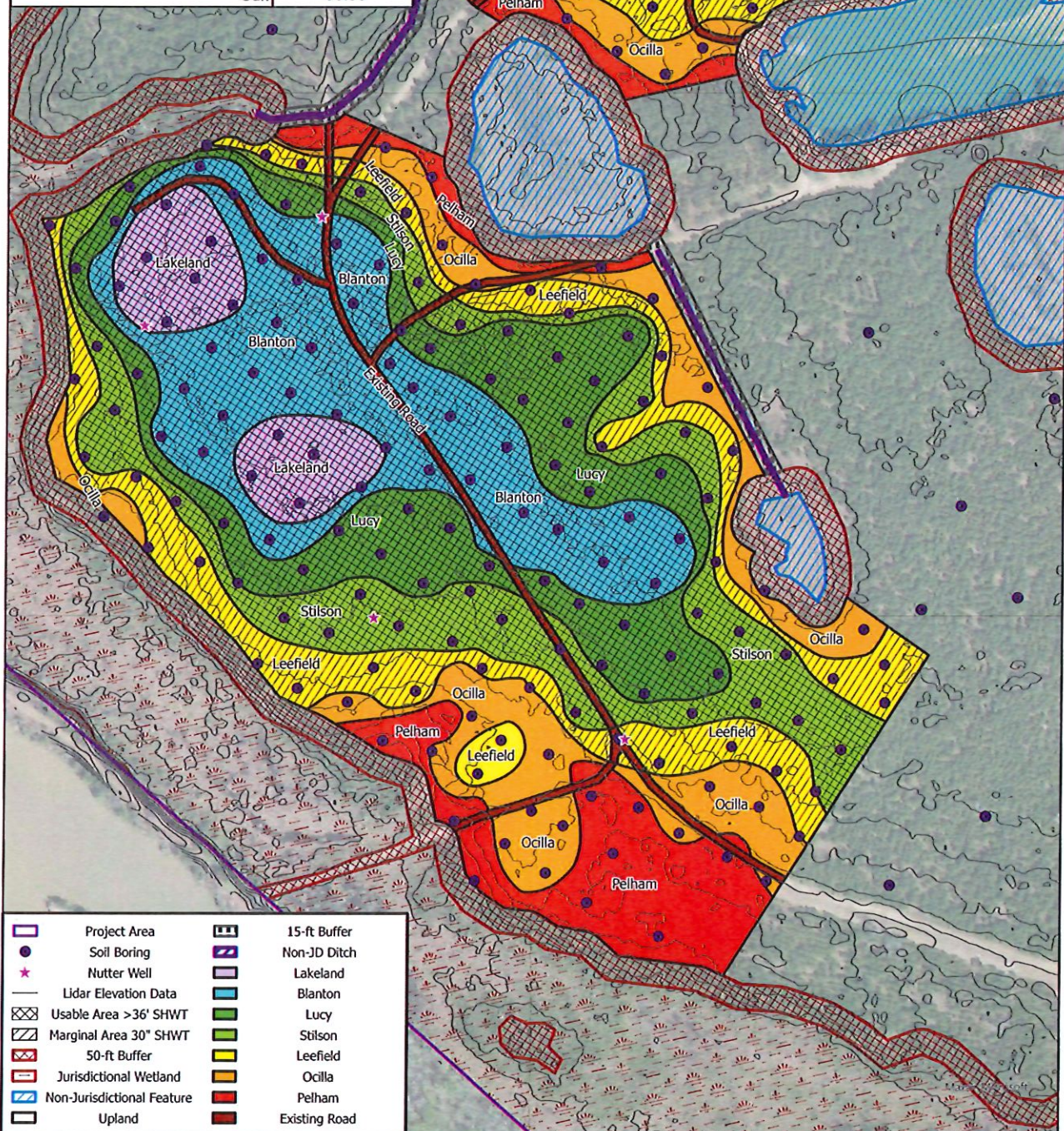
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6/20/2025



Area	Soil Map Unit	SHWT	Acreage	
Area A	Lakeland	54	2.41	23.48
	Blanton	48	7.60	
	Lucy	42	6.73	
	Stilson	36	6.09	
	Existing Road	>36	0.65	
	Leefield	30	5.42	5.51
	Existing Road	30	0.09	
	Ocilla	24	4.84	9.02
	Pelham	<20	3.82	
	Existing Road	<30	0.36	
Area B	Lucy	42	3.41	9.25
	Stilson	36	5.45	
	Existing Road	>36	0.40	
	Leefield	30	1.46	1.52
	Existing Road	30	0.05	
	Ocilla	24	1.05	2.13
	Pelham	<20	1.01	
	Existing Road	<30	0.07	
Sum			50.90	



Project Number: S25-018
Figure Number: 1
Edit Date: 6/17/2025
1 inch equals 200 feet
0 100 200 Feet



Figure Title:
Detailed Soil Mapping

Project Name:
Hinley Tract
Sandhill Road

Prepared For:
Greenland
Developers

Effingham County
Georgia

SWC
Soil & Wetland Consulting
912-220-1631 / Soil-Wetland.com