

Staff Report

Sketch Plan

Subject: Sketch Plan (Second District)
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: April 2, 2024
Item Description: **SIMCOE Investment Group, LLC** request approval of a **sketch plan** for “**Goshen Church Tract**” Located on Goshen Road, proposed zoning **PD-R. [Map# 451 Parcel# 21**

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 2** of a **sketch plan** for “Goshen Church Tract”

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- Staff has not met with the applicant for a Technical Review Committee Meeting.
- Access is from Goshen Road.
- The applicant is showing a 30’ Vegetated Buffer in addition to a 6’ privacy fence on the Paddleford Subdivision Side and a 25’ Vegetated Buffer to the Church Property Line.
- The submitted Sketch Plan, does not show the correct buffers on the Railroad Track Side. There should be a 25’ Vegetated Buffer alongside the 150’ Right of Way for the Railroad in addition to the required 20’ Vegetated Buffer for the proposed subdivision. *(Section 7.1.7 Railroads and highways (freeways, expressways): a. Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows: i. In residential districts, a buffer strip not less than 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be so designated on the plat: "This strip is reserved for the planting of trees and shrubs by the owner. The placement of structures hereon is prohibited.")*
- There is multiple scaling problems for the Railroad Right of Way and Vegetated Buffers around the property lines.
- The pond is shown as touching the vegetated buffer. Ponds nor sloping of the pond shall enter the vegetated buffers.
- Proposed Roads are shown as 24’ Asphalt and a 60’ Public Right of Way with Curb & Gutter and sidewalks.
- **On March 12, 2024, Planning Board voted to approve the Sketch Plan for “Goshen Church Tract”**

Alternatives

1. **Approve the sketch plan** for “Goshen Church Tract”
2. **Deny the Sketch Plan** for “Goshen Church Tract”

Recommended Alternative: 2

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 1

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph

SKPN-24-2

Sketch Plan Submittal

Status: Active

Submitted On: 1/17/2024

Primary Location

1094 Goshen Road

Rincon, GA 31326

Owner



CHURCH GRACE

COMMUNITY CHURCH OF

EFFINGHAM COUNTY

GEORGIA INC P O BOX 1369

RINCON, GA 31326

Applicant McCaulea Kirkland 912-644-3249 mccaulea_kirkland@emc-
eng.com 5857 Hwy 21 South
Rincon, GA 31326

Internal Documents

 **Staff Report**

No File Uploaded

 **Staff Review Letter**

No File Uploaded

 **Board of Commissioners Meeting***


04/02/2024

 **Map***

451

 **Parcel***

21

 **Description of Development***Proposed Zoning: PD / Residential
Development of 78 Lots **Road Name***

Goshen Road

 **Sketch Plan Modifications** **Recommended Changes for Preliminary Plan**

Applicant Information

Applicant / Agent Name*

SIMCOE Investment Group, LLC (Clay Price)

Applicant Phone Number*

912-727-2920

Applicant Email Address*

clay@hoiconstruction.com

Applicant Address*

PO Box 3097

Applicant City*

Richmond Hill

Applicant State*

GA

Applicant Zip Code*

31324

Is Applicant owner of property?*

Yes

Project Information

Proposed Name of Project*

Goshen Church Tract

Map Number*

04510

Parcel Number*

021

Total Acreage of Property*

39.94

Number of Lots Proposed*

78

Current Property Zoning*

R-1

Proposed Water*

Effingham County

Proposed Sewer*

Effingham County

Are any variances requested?*

no

If so, please described*

n/a

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

Applicant*

Clay Price
Jan 17, 2024

Owner*

Clay Price
Jan 17, 2024

Engineer Information

Engineer *

Alec B. Metzger

Engineer Phone Number*

912-644-3223

Engineer Address*

27 Chatham Center South Drive, Suite A

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Jimmy R. Toole

Surveyor Phone Number*

912-644-3237

Surveyor Address*

27 Chatham Center South, Suite A

Surveyor City*

Savannah

Surveyor State*

GA

Surveyor Zip Code*

31405

NO.	REVISION DESCRIPTION	DATE

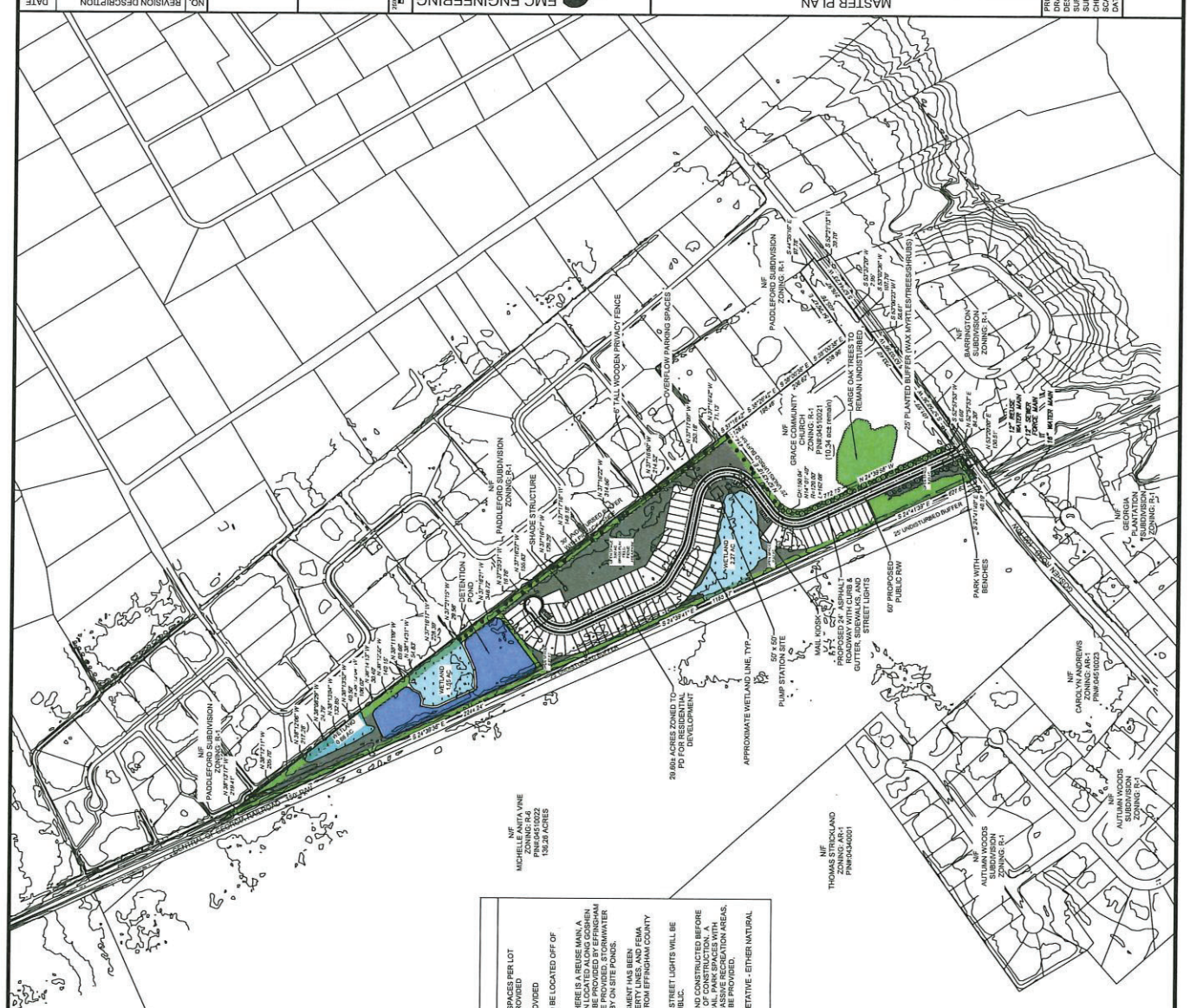


EMC ENGINEERING

27 CARRIAGE CENTER SOUTH, SUITE A
 SAVANNAH, GA 31405
 919.224.8653
 www.emc-eng.com
 EMail: savanna@emc-eng.com
 FAX: (912) 224-8600

SMCOE INVESTMENT GROUP, LLC.
 Prepared for:
 EFFINGHAM COUNTY, GA
 PD - RESIDENTIAL SUBDIVISION - 29.6 ACRES
GOSHEN CHURCH TRACT
MASTER PLAN

PROJECT NO.: 23-0507
 DRAWN BY: CEM
 SURVEYED BY: CEM
 SURVEY DATE: 12-20-22
 SCALE: 1" = 20'
 DATE: APRIL 2024
 SHEET 1 OF 1



EFFINGHAM COUNTY
 INDUSTRIAL DEVELOPMENT
 AUTHORITY
 2304 HAZEN DRIVE
 PARSIPPAN, NJ 07054



VICINITY MAP
 NOT TO SCALE

SITE
 1:1000
 GOSHEN RD

APPLICANT: CLAY PRICE - SMCOE INVESTMENT GROUP, LLC.
 PO BOX 3007
 8122 WOODBURN RD
 WOODBURN, GA 31724
 clay@smcoeinvest.com

OWNER: GRACE COMMUNITY CHURCH
 8781 GOSHEN ROAD
 EFFINGHAM COUNTY, GA 31032
 846.565.1433

PROPERTY ADDRESS: 194 GOSHEN ROAD

TOTAL ACREAGE: 29.60 ACRES
WETLAND: 4.90 ACRES

DEVELOPMENT AREA:
 ZONE X
 EX. ZONING & USE: R-1, CHURCH AND UNDEVELOPED
 PR. ZONING & USE: PD, SINGLE FAMILY

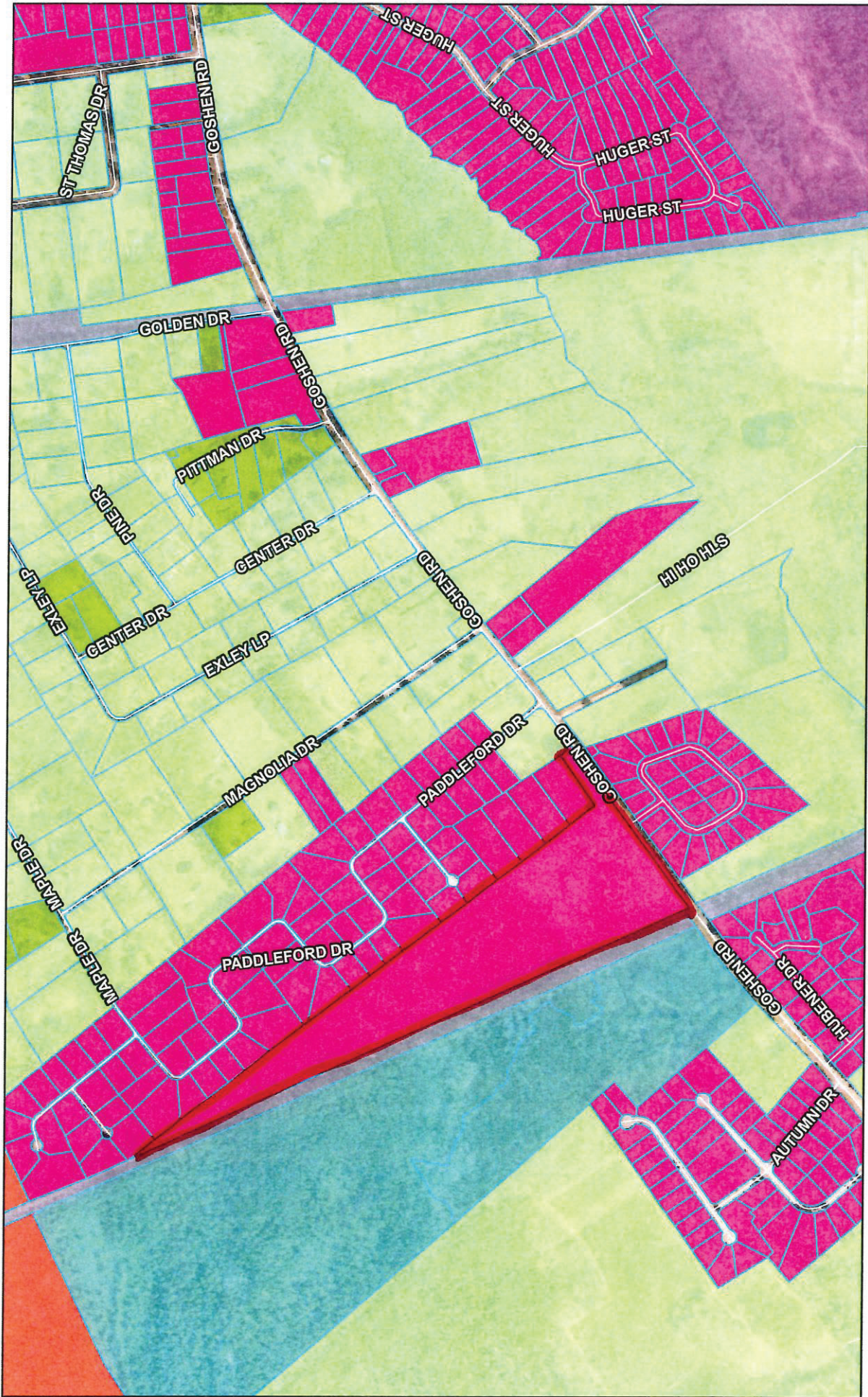
BUILDING SETBACKS:
 FRONT YAWK: 15'
 SIDE (REAR): 7.5'
 REAR: 25'
 SIDE (SIDE): 25'

MIN. LOT WIDTH AT BLDG: 38 FT (SINGLE FAMILY)
MIN. LOT AREA: 3,486 SF = 0.077 ACRES (SINGLE FAMILY)
MIN. LOT WIDTH AT BLDG: 38 FT (SINGLE FAMILY)
78 SINGLE FAMILY LOTS 98 FT WIDE x 68 FT DEEP, TYP.)
78 LOTS TOTAL

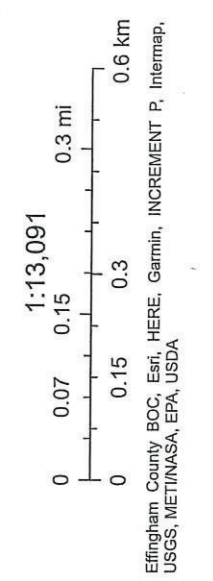
NET OPEN SPACE REQUIRED = 15% AREA = 25.10 AC DEV. = 2,227 AC
NET OPEN SPACE PROVIDED = 2,282 AC (22.83%)
DENSITY PROVIDED: 1.11 DWELLING UNITS PER ACRE (25.10 AC) = 11.77 UNITS PER ACRE
MAX. BLDG HEIGHT = 25 FT

OVERFLOW: 20 SPACES PROVIDED
 ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF GOSHEN ROAD.
 PER EFFINGHAM COUNTY GIS THERE IS A REUSE MAIN, A FORCE MAIN, AND A WATER MAIN LOCATED ALONG GOSHEN ROAD. PUMP STATION WILL BE PROVIDED. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE PONDS.
 PRELIMINARY WETLAND ASSESSMENT HAS BEEN CONDUCTED AND APPROVED BY THE STATE OF GEORGIA.
 FLOODLINE HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.
 SIDEWALKS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC.
 AGREEMENTS WILL BE PROVIDED AND CONSTRUCTED BEFORE GRASS PLAY FIELDS, WALKING TRAIL, PARK SPACES WITH LARGE OAK TREES TO REMAIN UNDERSTANDING, AND A SHADE STRUCTURE WILL BE PROVIDED.
 BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED.

451-21



1/23/2024



0 0.07 0.15 0.3 0.6 km
0 0.15 0.3 0.6 mi

- Roads
- Tax Parcels
- Tax Parcel Labels
- AR-1
- AR-2
- R-1
- R-6
- I-1
- PD
- Other
- Efn_fin_cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MIETINASA, EPA, USDA

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision GOSHEN CHURCH TRACT

Name of Applicant/Agent CLAY PRICE Phone 912-727-2920

Company Name SIMCOE INVESTMENT GROUP, LLC.

Address PO BOX 3097 RICHMOND HILL GA 31324

Owner of Record GRACE COMMUNITY CHURCH OF EFFINGHAM COUNTY, GEORGIA, INC. Phone _____

Address PO BOX 1369 RINCON GA 31326

Engineer ALEC B. METZGER (EMC ENGINEERING SERVICES, INC.) Phone 912-644-3223

Address 27 CHATHAM CENTER SOUTH DRIVE, SUITE A SAVANNAH GA 31405

Surveyor JIMMY R. TOOLE (EMC ENGINEERING SERVICES, INC.) Phone 912-644-3223

Address 27 CHATHAM CENTER SOUTH DRIVE, SUITE A SAVANNAH GA 31405

Proposed water EFFINGHAM COUNTY Proposed sewer EFFINGHAM COUNTY

Total acreage of property 39.94 Acreage to be divided 29.60 Number of Lots Proposed 78

Current Zoning R-1 Proposed Zoning PD Tax map - Block - Parcel No 04510021

Are any variances requested? _____ 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 10th day of January, 2024

[Signature]
Notary Wendy K Russell

[Signature] Manager
Applicant

[Signature] Manager
Owner



EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

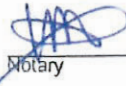
Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

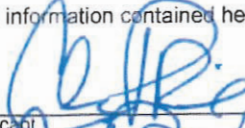
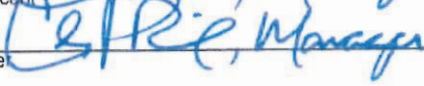
The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use
(a) Project Information:	
✓	1. Proposed name of development.
✓	2. Names, addresses and telephone numbers of owner and applicant.
✓	3. Name, address and telephone number of person or firm who prepared the plans.
✓	4. Graphic scale (approximately 1"=100') and north arrow.
✓	5. Location map (approximately 1" = 1000').
✓	6. Date of preparation and revision dates
✓	7. Acreage to be subdivided.
(b) Existing Conditions:	
✓	1. Location of all property lines.
✓	2. Existing easements, covenants, reservations, and right-of-ways.
✓	3. Buildings and structures.
✓	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
✓	5. Existing utilities including water, sewer, electric, wells and septic tanks.
✓	6. Natural or man-made watercourses and bodies of water and wetlands.
✓	7. Limits of floodplain.
✓	8. Existing topography.
✓	9. Current zoning district classification and land use.
✓	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:	
✓	1. Layout of all proposed lots.
✓	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
✓	3. Proposed zoning and land use.
✓	4. Existing buildings and structures to remain or be removed.
✓	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
✓	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 10th day of January, 2024

 Notary Wendy K. Russell


 Applicant CEP, Manager

 Owner CEP, Manager

