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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

