

SKPN-24-4

Sketch Plan Submittal

Status: Active

Submitted On: 2/7/2024

Primary Location

0

Owner

Applicant

 Taylor Stein 912-328-4449 taylor.stein@kimley-
horn.com 25 Bull St

Suite 400

Savannah, GA 31401

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*

Brian Quigley

Applicant Phone Number*

847 217 6551

Applicant Email Address*

bquigley@conor.com

Applicant Address*

9500 W Bryn Mawr, Suite 200

Applicant City*

Rosemont

Applicant State*

IL

Applicant Zip Code*

60018

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Warehouses on SR26/30/US 80

Map Number*

354

Parcel Number*

21

Total Acreage of Property*

102.69

Number of Lots Proposed*

1

Current Property Zoning*

I-L

Proposed Water*

Private Well

Proposed Sewer*

Private Septic

Are any variances requested?*

No

If so, please described*

None.

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

Applicant*

Brian Quigley
Feb 7, 2024

Owner*

Jeremy Nease
Feb 7, 2024

Owner Information

Owner of Record*

Jeremy Nease, Randy Hadden, Charles
Hildabrandt

Owner Phone Number*

912 658 6245

Owner Address*

802 N Maple St

Owner City*

Springfield

Owner State*

GA

Owner Zip Code*

31329

Engineer Information

Engineer *

Jamie Gwaltney

Engineer Phone Number*

912 328 4449

Engineer Address*

25 Bull St, Suite 400

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31401

Surveyor Information

Surveyor*

Keith P Pirkle

Surveyor Phone Number*

912 654 3298

Surveyor Address*

783 Slater Durrence Rd

Surveyor City*

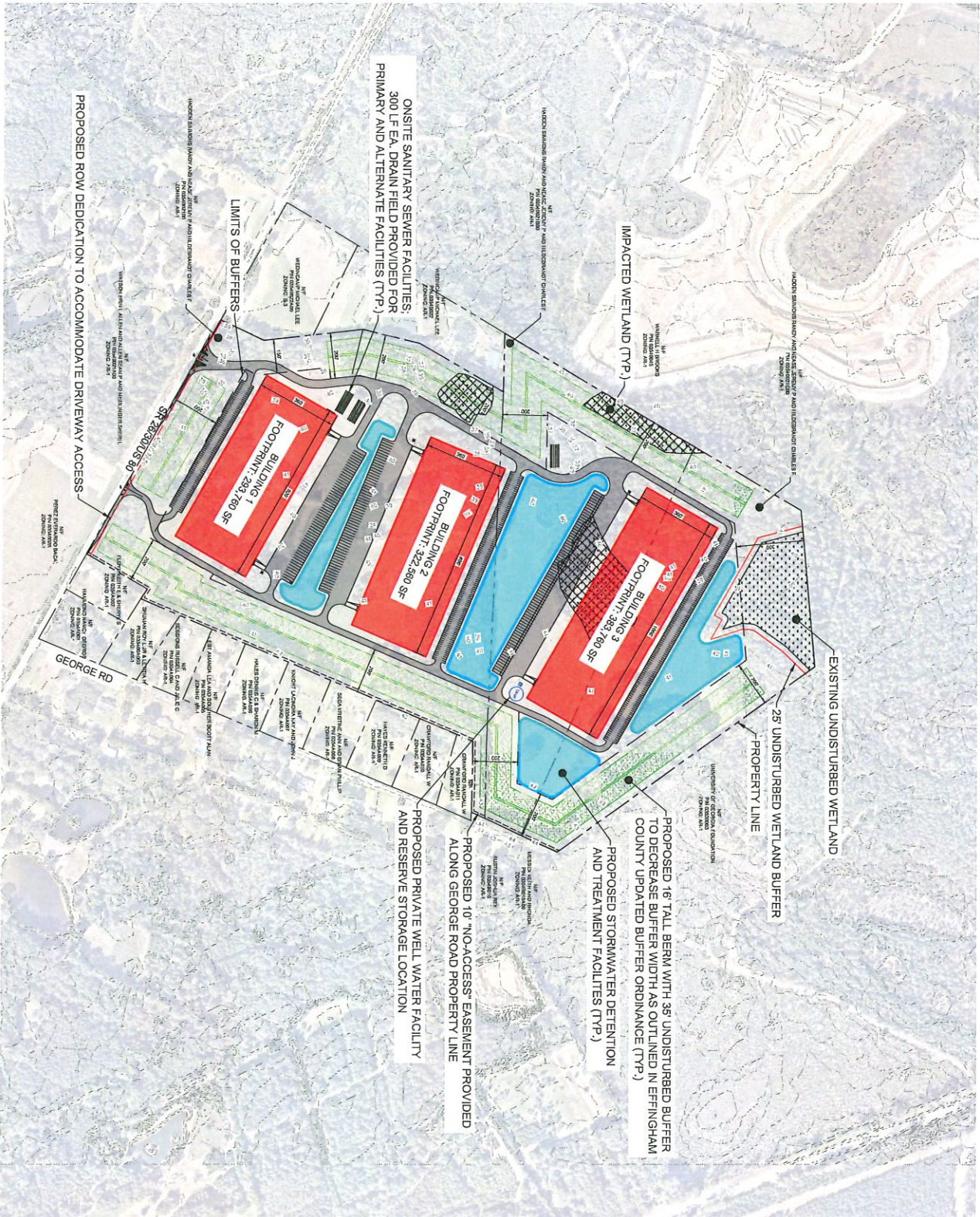
Glennville

Surveyor State*

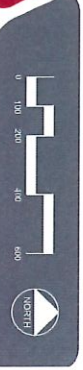
GA

Surveyor Zip Code*

30427



- SITE NOTES:**
1. TOTAL SITE ACREAGE: 102.69 AC
 2. CURRENT ZONING: I-1
 3. PROPOSED ZONING: I-1
 4. CURRENT USE: MOSTLY VACANT LOT
 5. PROPOSED USE: DISTRIBUTION WAREHOUSES
 6. PARCEL LINES ARE BASED ON GIS AND ARE APPROXIMATE IN NATURE
 7. EXISTING TOPOGRAPHY IS BASED ON LIDAR AND IS APPROXIMATE IN NATURE

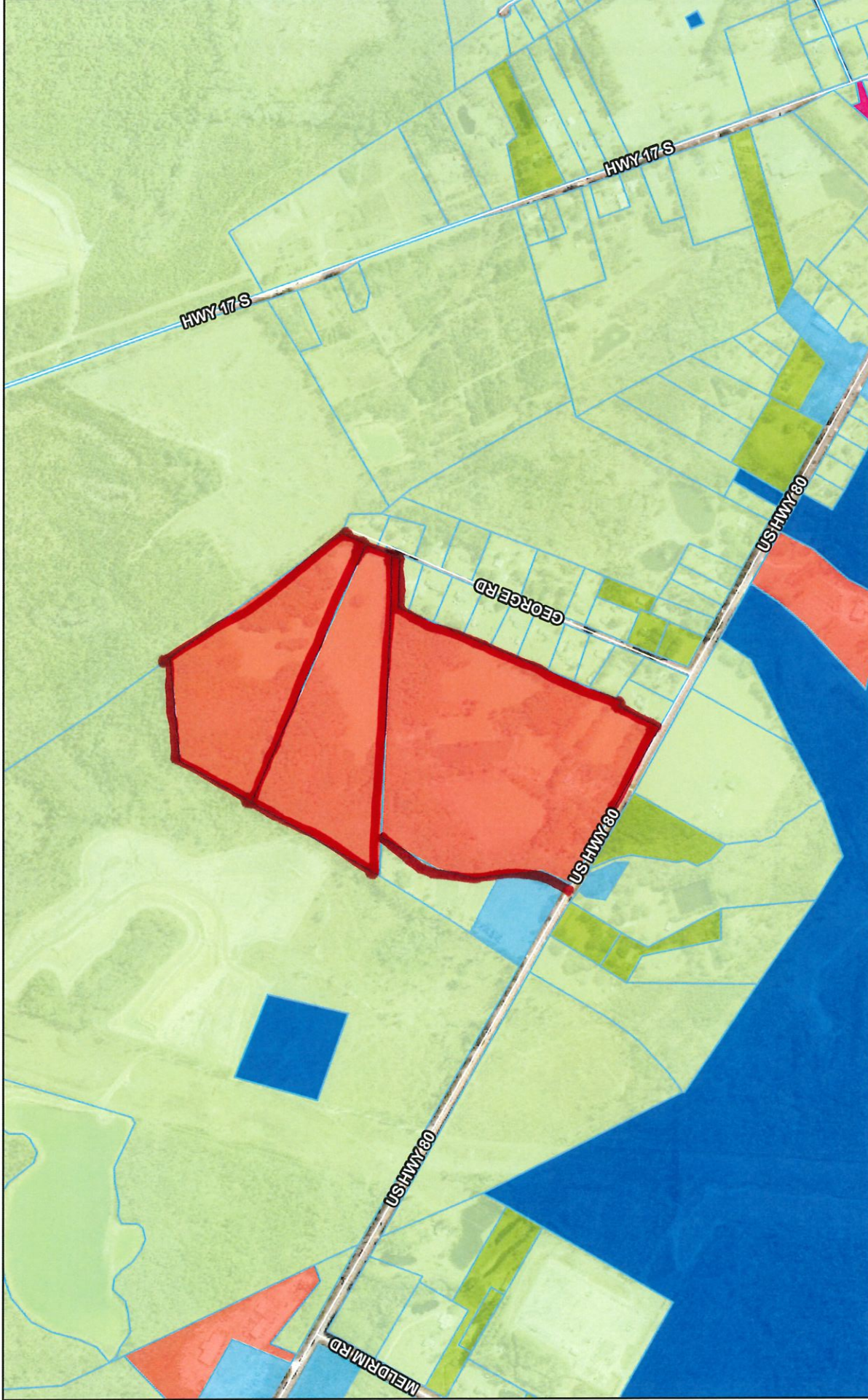




WAREHOUSES ON SR26/30/US 80
LOCATION MAP

February 5, 2024

354-21, 21B, & 21C



2/9/2024

1:13,091

Roads	I-1	Efn_fin_cache
Tax Parcels	R-1	Red: Band_1
Tax Parcel Labels	B-2	Green: Band_2
	AR-1	Blue: Band_3
	AR-2	
	B-3	

0 0.07 0.15 0.3 0.6 km
0 0.07 0.15 0.3 0.6 mi

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

**EFFINGHAM COUNTY
SKETCH PLAN SUBMITTAL FORM**

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

Proposed Name of Subdivision Warehouses on US-80
Name of Applicant/Agent Brian Quigley Phone 847 217 6551
Company Name Conor Commercial Real Estate
Address 9500 W. Bryn Mawr, Suite 200 Rosemont, IL 60018
Owner of Record Randy Hadden, Jeremy Nease and Charles Hildabrandt Phone 912 658 6245
Address 802 N Maple St Springfield, GA 31329
Engineer Jamie Gwaltney Phone 912 328 4449
Address 25 Bull St, Suite 400 Savannah, GA 31401
Surveyor Keith P Pirkle Phone 912 654 3298
Address 783 Slater Durrence Rd Glennville, GA 30427
Proposed water Private Proposed sewer Private
Total acreage of property 102.69 Acreage to be divided NA Number of Lots Proposed 1
Current Zoning I-L Proposed Zoning I-L Tax map - Block - Parcel No 354- 21 - (B)(C)
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 5 day of February, 2024
Ronald N. Walker
Notary EXPIRES MAY 20, 2024

Brian Quigley
Applicant
[Signature]
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:	
<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.

✓	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 5 day of February, 2024.

Ronald M. Walker
 Notary Expires May 20, 2024

Ben Quigg
 Applicant

[Signature]
 Owner