

Staff Report

Preliminary Plat

Subject: Preliminary Plat (Second District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: July 16, 2024
Item Description: **Liberty Street Development** as agent for **Nolan Earl Lain Jr.** request approval of a **Preliminary Plat** for “West Gate Phase 2” Located on Earl Lain Road, zoned **R-5. [Map# 435 Parcel# 19]**

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 1** of a **Preliminary Plat** for “West Gate Phase 2”

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.
- On March 5, 2024, Effingham County Board of Commissioners approved this rezoning from AR-1 to R-5 with the following conditions:
 - A Sketch Plan must be approved before site development plans are submitted.
 - Site Development Plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 - All wetland impacts must be approved and permitted by USACE.
 - A Traffic Impact Assessment shall be submitted during development plan review process.
 - A 6ft wooden privacy fence shall be constructed along the residential lots to the north that have frontage on Kolic Helmey Road that abut the new subdivision, and along the south that have frontage on Joyce Curve that abut the subdivision.
- Phase 2 of this development is 185 acres with 276 proposed lots.
- Required Buffers are 30ft for property lines adjacent to AR-1 & R-1 Properties, and 20ft for the property lines adjacent to Phase 1. The applicant is proposing 30ft around the perimeter in addition to the 6ft wooden privacy fence required by the Approved Zoning Map Amendment.

Alternatives

1. **Approve the Preliminary Plat** for “West Gate Phase 2” with the Following Conditions:
 - All development located in the Flood Plain A must adhere to Chapter 34 – Flood Damage Prevention.
2. **Deny the Preliminary Plat** for “West Gate Phase 2”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Preliminary Plat Application 2. Preliminary Plat

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph

SITE INFORMATION

APPLICANT
LIBERTY STREET DEVELOPMENT, LLC.
660 E 39TH ST, SAVANNAH, GA 31401
(828)384-5655

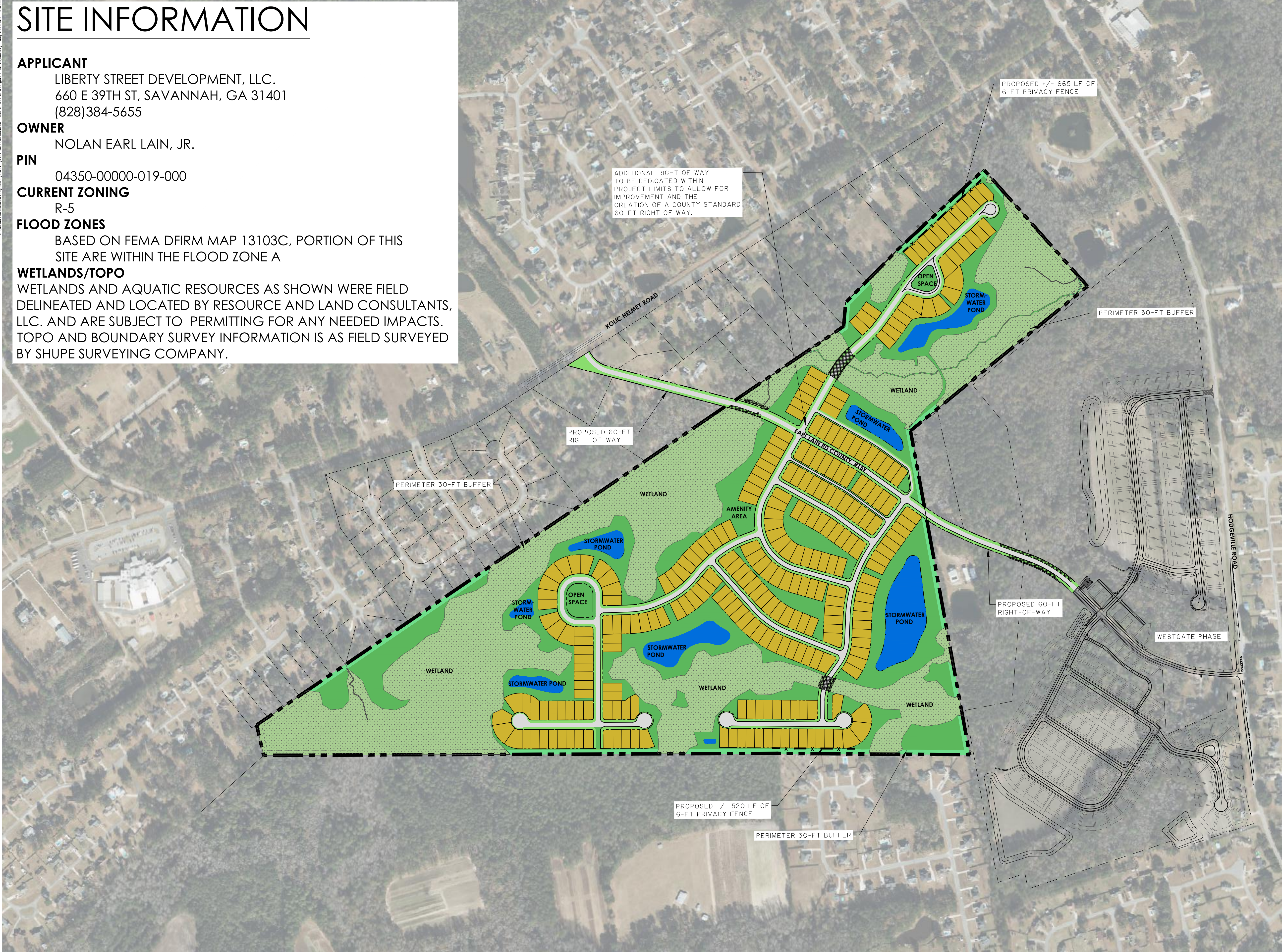
OWNER
NOLAN EARL LAIN, JR.

PIN
04350-00000-019-000

CURRENT ZONING
R-5

FLOOD ZONES
BASED ON FEMA DFIRM MAP 13103C, PORTION OF THIS SITE ARE WITHIN THE FLOOD ZONE A

WETLANDS/TOPO
WETLANDS AND AQUATIC RESOURCES AS SHOWN WERE FIELD DELINEATED AND LOCATED BY RESOURCE AND LAND CONSULTANTS, LLC. AND ARE SUBJECT TO PERMITTING FOR ANY NEEDED IMPACTS. TOPO AND BOUNDARY SURVEY INFORMATION IS AS FIELD SURVEYED BY SHUPE SURVEYING COMPANY.



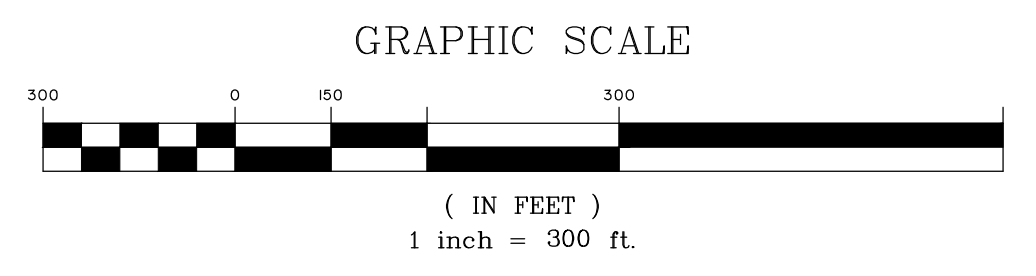
276 SINGLE FAMILY DETACHED LOTS
(FINAL YIELD MAY INCREASE OR DECREASE UPON FINAL DESIGN AS LONG AS THE R-5 STANDARDS ARE MET)

SITE SUMMARY

TOTAL SITE	= 180.8 AC.
WETLANDS	= 69.6 AC.
NET USABLE AC.	= 111.2 AC.

OPEN SPACE SUMMARY

MIN R-5 OPEN SPACE REQUIRED	= 16.7 AC.	(15% OF NET USABLE AREA)
OPEN SPACE	= 77.7 AC.	
USABLE SPACE	= 20.59 AC.	(18.5% OF NET USABLE AREA)



PREPARED FOR:
LIBERTY STREET
DEVELOPMENT, LLC.

J#30019.1000

WESTGATE PHASE 2 PRELIMINARY SITE LAYOUT

EFFINGHAM COUNTY, GA
MAY 2024



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Winwood Acres PD - Westgate Phase 2

Name of Applicant/Agent Douglas Hill Phone 828- 384- 5655

Company Name Liberty Street Development, LLC

Address 660 E 39th Street, Savannah, GA 31401

Owner of Record Nolan Earl Lain, Jr. Phone _____

Address 311 Earl Lain Road, Guyton, GA 31312

Engineer Mike Hughes, Thomas & Hutton Phone (912) 721 - 4191

Address 50 Park of Commerce Way, Savannah, GA 31405

Surveyor Shupe Surveying Company, P. C. - Grant Gammon Phone (912) 265-0562

Address 130 Canal Street, Suite 501 - Pooler, Georgia 31322

Proposed water Yes Proposed sewer Yes

Total acreage of property 181 Acreage to be divided n/a Number of Lots Proposed 276

Current Zoning PD Proposed Zoning PD Tax map – Block – Parcel No 435 -19 - _____

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 _____ day of _____, 20____. _____
Applicant

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

	Y	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	Y	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 _____ day of _____, 20__.

Applicant

Notary

Owner

