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*

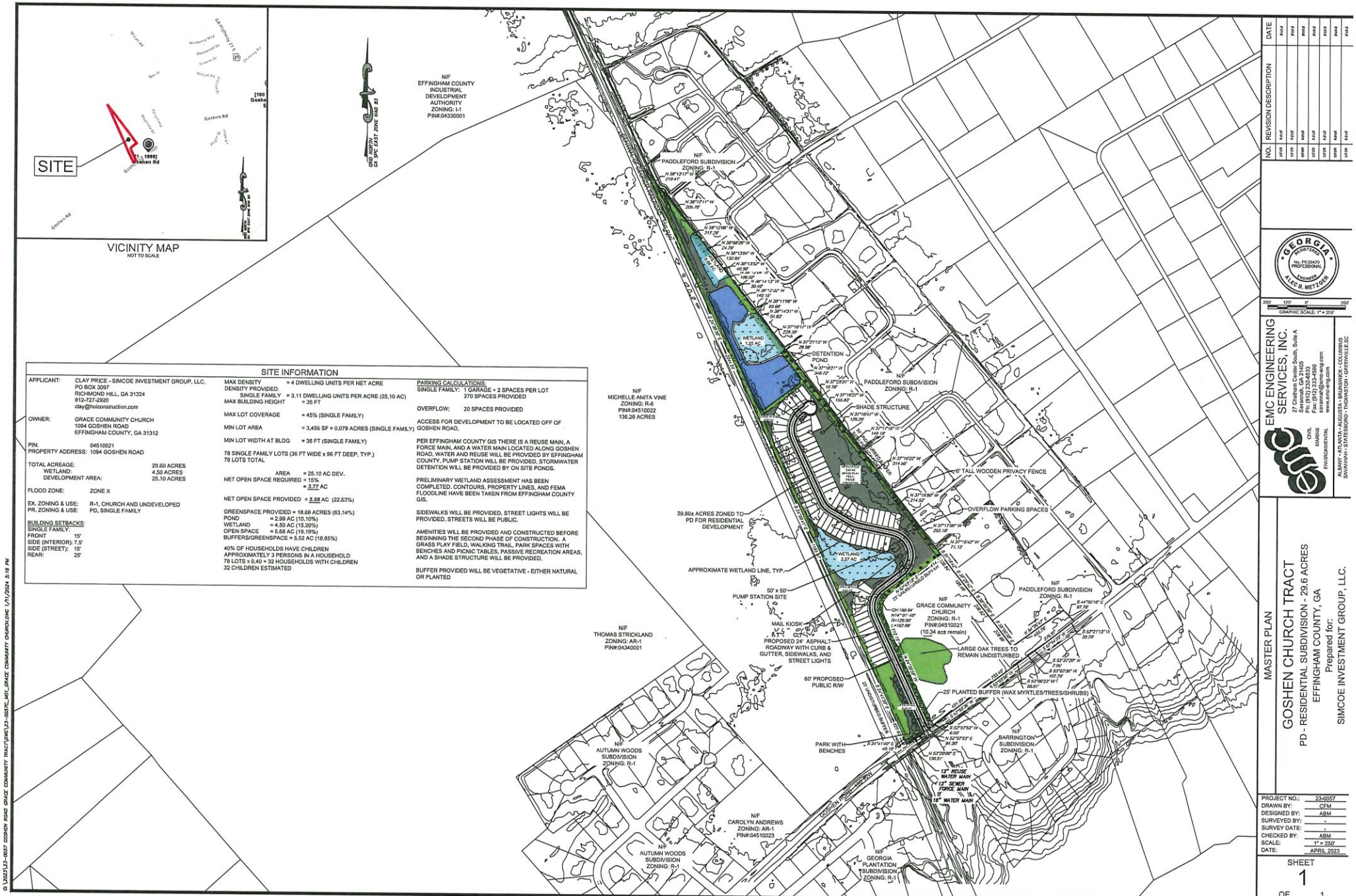
Savannah

Surveyor State*

GA

Surveyor Zip Code*

31405



SITE INFORMATION

APPLICANT: CLAY PRICE - SIMCOE INVESTMENT GROUP, LLC.
PO BOX 3097
RICHMOND HILL, GA 31324
912-727-2920
clay@hoiconsiruction.com

OWNER: GRACE COMMUNITY CHURCH
1094 GOSHEN ROAD
EFFINGHAM COUNTY, GA 31312

PIN: 04510021
PROPERTY ADDRESS: 1094 GOSHEN ROAD

TOTAL ACREAGE: 29.60 ACRES
WETLAND: 4.50 ACRES
DEVELOPMENT AREA: 25.10 ACRES

FLOOD ZONE: ZONE X

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

BUILDING SETBACKS:
SINGLE FAMILY:
FRONT 15'
SIDE (INTERIOR): 7.5'
SIDE (STREET): 15'
REAR: 25'

MAX DENSITY = 4 DWELLING UNITS PER NET ACRE
DENSITY PROVIDED:
SINGLE FAMILY = 3.11 DWELLING UNITS PER ACRE (25.10 AC)
MAX BUILDING HEIGHT = 35 FT

MAX LOT COVERAGE = 45% (SINGLE FAMILY)

MIN LOT AREA = 3,456 SF = 0.079 ACRES (SINGLE FAMILY)

MIN LOT WIDTH AT BLDG = 36 FT (SINGLE FAMILY)

78 SINGLE FAMILY LOTS (36 FT WIDE x 86 FT DEEP, TYP.)
78 LOTS TOTAL

AREA = 25.10 AC DEV.
NET OPEN SPACE REQUIRED = 15%
= 3.77 AC

NET OPEN SPACE PROVIDED = 5.68 AC (22.63%)

GREENSPACE PROVIDED = 18.69 ACRES (63.14%)
POND = 2.99 AC (10.10%)
WETLAND = 4.50 AC (15.20%)
OPEN SPACE = 5.68 AC (19.19%)
BUFFERS/GREENSPACE = 5.52 AC (18.65%)

40% OF HOUSEHOLDS HAVE CHILDREN
APPROXIMATELY 3 PERSONS IN A HOUSEHOLD
78 LOTS x 0.40 = 32 HOUSEHOLDS WITH CHILDREN
32 CHILDREN ESTIMATED

PARKING CALCULATIONS:
SINGLE FAMILY: 1 GARAGE + 2 SPACES PER LOT
270 SPACES PROVIDED

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. WATER AND REUSE WILL BE PROVIDED BY EFFINGHAM COUNTY. PUMP STATION WILL BE PROVIDED. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE PONDS.

PRELIMINARY WETLAND ASSESSMENT HAS BEEN COMPLETED. CONTOURS, PROPERTY LINES, AND FEMA FLOODLINE HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.

SIDEWALKS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC.

AMENITIES WILL BE PROVIDED AND CONSTRUCTED BEFORE BEGINNING THE SECOND PHASE OF CONSTRUCTION. A GRASS PLAY FIELD, WALKING TRAIL, PARK SPACES WITH BENCHES AND PICNIC TABLES, PASSIVE RECREATION AREAS, AND A SHADE STRUCTURE WILL BE PROVIDED.

BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED

NO.	REVISION DESCRIPTION	DATE
01#1	1#1#	##/##/####
02#2	2#2#	##/##/####
03#3	3#3#	##/##/####
04#4	4#4#	##/##/####
05#5	5#5#	##/##/####
06#6	6#6#	##/##/####
07#7	7#7#	##/##/####
08#8	8#8#	##/##/####
09#9	9#9#	##/##/####

GEORGIA REGISTERED No. PE30470 PROFESSIONAL ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
27 Chatham Center South, Suite A
Savannah, GA 31405
Phone: (912) 233-4563
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • GREENVILLE SC

MASTER PLAN

GOSHEN CHURCH TRACT

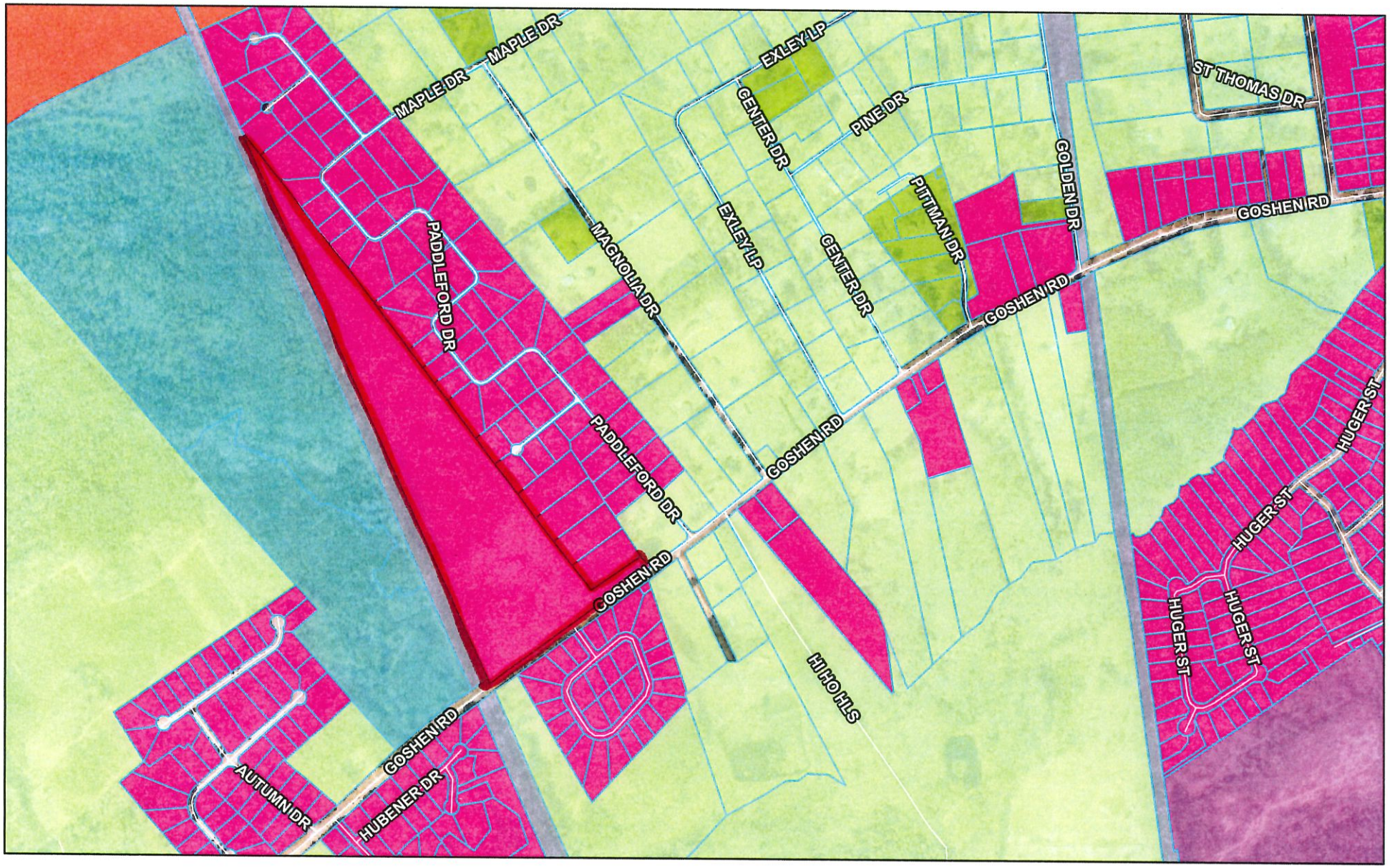
PD - RESIDENTIAL SUBDIVISION - 29.6 ACRES
EFFINGHAM COUNTY, GA
Prepared for:
SIMCOE INVESTMENT GROUP, LLC.

PROJECT NO.:	23-0057
DRAWN BY:	CFM
DESIGNED BY:	ABM
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 250'
DATE:	APRIL 2023

SHEET 1 OF 1

G:\2023\23-0057 GOSHEN ROAD GRACE COMMUNITY TRACT\DWG\23-0057C_MP_GRACE COMMUNITY CHURCH.DWG 1/1/2024 5:16 PM

451-21



1/23/2024

Roads

Tax Parcels

Tax Parcel Labels

Effingham County Zoning

AR-1

AR-2

R-1

R-6

I-1

PD

Other

Efn_fin_cache

Red: Band_1

Green: Band_2

Blue: Band_3

1:13,091

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, 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.

Notary Wendy K Russell

WENDY K RUSSELL NOTARY PUBLIC CHATHAM COUNTY, GA Comm. Exp. 03/27/26

Applicant Clay Price, Manager

Owner Clay Price, Manager

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.

Wendy L. Russell
Notary

Applicant

Owner

WENDY K RUSSELL NOTARY PUBLIC Comm. Exp. 03/27/26 CHATHAM COUNTY, GA