County of Effingham, GA

October 2, 2025

PREL-25-5

Preliminary Plat Submittal

Status: Active

Submitted On: 10/1/2025

Primary Location

32.256012, -81.401526

Owner

No owner information

Applicant

Neil McKenzie

912-200-3041 ext. _____

residential@cci-sav.com

1480 Chatham Pkwy

Savannah, GA 31405

Internal Documents

Staff Report

No File Uploaded

Staff Review Letter

No File Uploaded

Board of Commissioners Meeting*

–

Map *

Parcel*

Description of Development*

Road Name*

Preliminary Plat Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Neil McKenzie

Applicant Phone Number*

(912) 200-3041

Applicant Email Address*

nmckenzie@colemancompanyinc.com

Applicant Address*

1480 Chatham Pkwy, Suite 100

Applicant City*

Savannah

Applicant State*

Georgia

Applicant Zip Code*

31405

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Hinely Tract Subdivision

Map Number*

02980009

Parcel Number*

02980009

Total Acreage of Property*

247.20

Number of Proposed Lots*

580

Current Property Zoning*

PD-R

Water Provider?*

Effingham County

Sewer Provider?*

Effingham County

Variance Requested?*

No

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

Applicant*

Neil McKenzie
Sep 30, 2025

Owner*

Brett Bennett
Sep 30, 2025

Owner Information

Owner of Record*

Brett Bennett

Owner Phone Number*

(912) 661-1086

Owner Address*

1750 Hwy 21 N

Owner City*

Springfield

Owner State*

Georgia

Owner Zip Code*

31329

Engineer Information

Engineer Company Name*

Coleman Company, Inc.

Engineer *

Neil McKenzie

Engineer Phone Number*

(912) 200-3041

Engineer Address*

1480 Chatham Pkwy, Suite 100

Engineer City*

Savannah

Engineer State*

Georgia

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Coleman Company, Inc. (Don Taylor)

Surveyor Phone Number*

(912) 200-3041

Surveyor Address*

1480 Chatham Pkwy, Suite 100

Surveyor City*

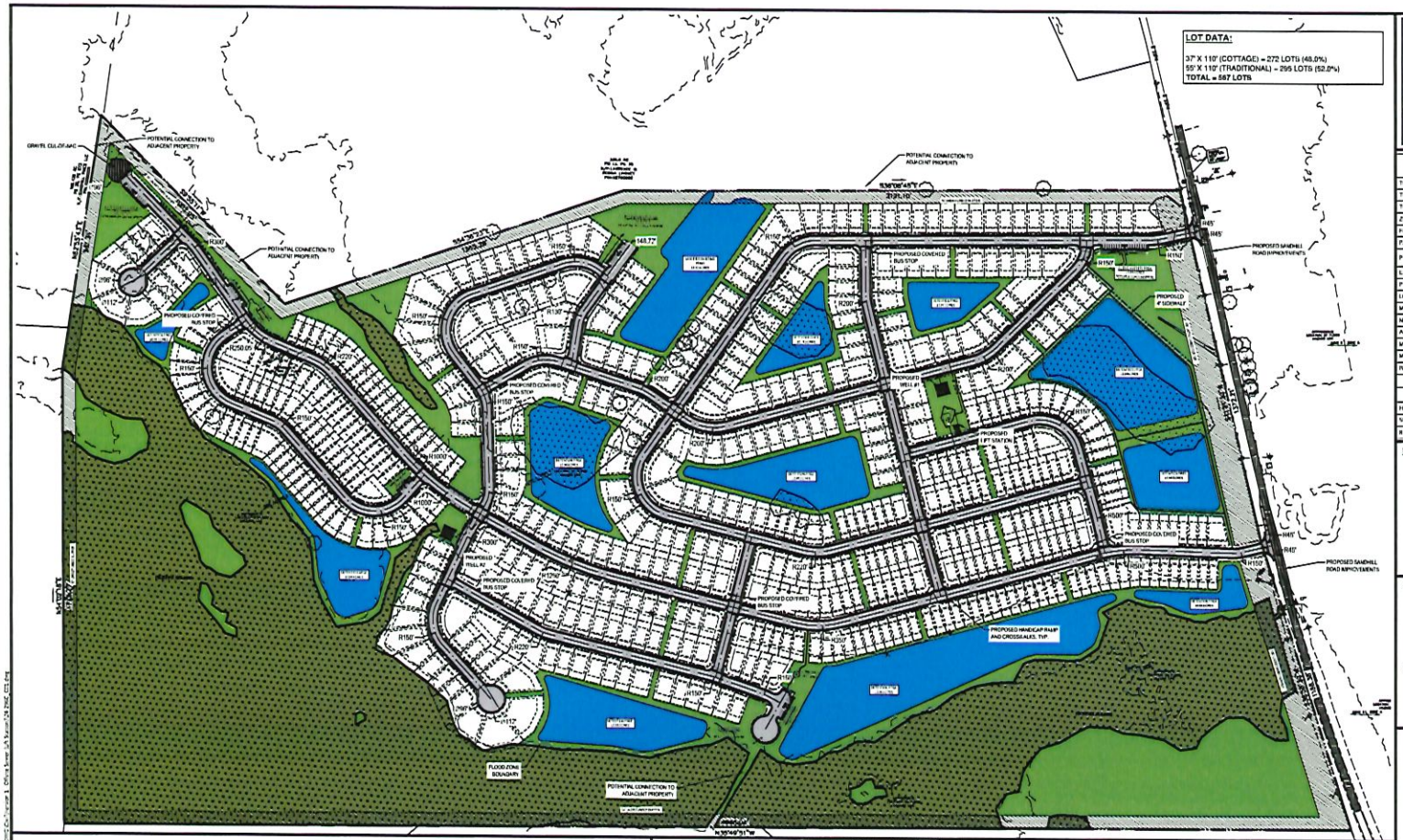
Savannah

Surveyor State*

Georgia

Surveyor Zip Code*

31405



SITE DATA TABLE

TOTAL SITE AREA	±217.20 ACRES
TOTAL WETLANDS	±81.54 ACRES
TOTAL UPLANDS	±135.66 ACRES
ZONING	PLANNED DEVELOPMENT (PD-R)
FLOOD ZONE	X AND A
PARCEL ID	PARCEL #0M0020
PROJECT ADDRESS	SAND HILL RD EFFINGHAM COUNTY, GEORGIA
EXISTING LAND USE	AGRICULTURE (UNDEVELOPED)
PROPOSED LAND USE	RESIDENTIAL
LOT SIZE	37' X 110' (COTTAGE) | 55' X 110' (TRAD)
MINIMUM LOT AREA	4,070 SF (COTTAGE) | 6,050 SF (TRAD)
NUMBER OF LOTS	567 LOTS (272 COTTAGE | 295 TRAD)
ALLOWED | PROPOSED DENSITY	5.0 UNITS/ACRE | 3.4 UNITS/ACRE
MAX BUILDING HEIGHT	35'
MAX | PROPOSED BUILDING COVERAGE	45.0% | 27.0%
REQUIRED | PROPOSED OPEN SPACE	20.0% | 47.4%

SETBACKS AND BUFFERS

BUILDING	LANDSCAPE
FRONT: 20'	ADJACENT PROP: 50'
SIDE: 7.5' (TRAD) | 5' (COTTAGE) | 15' (ROAD)	SAND HILL ROAD: 100'
REAR: 25'	-

NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE X AND A, FLOOD INSURANCE RATE MAP NUMBER 13103C0045E, EFFECTIVE DATE: MARCH 16, 2015.
2. ALL TOPOGRAPHIC DATA BASED ON LIDAR
3. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
4. SURVEY PREPARED BY COLEMAN COMPANY, INC.
5. WATER AND SEWER WILL BE PUBLIC.
6. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
7. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
8. ALL BUILDING RESTRICTIONS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

OPEN SPACE CALCULATIONS

MINIMUM REQUIRED OPEN SPACE: 20%

PROPOSED:
- 438.97 AC (AMENITY AND GRASS AREAS)
- 179.06 AC (BUFFERS)
- 171.80 AC (10% OF POND AREA)
- 439.77 AC (100% OF WETLAND AREA)

TOTAL PROPOSED OPEN SPACE = ±1102.22 AC (±47.4%)

DENSITY CALCULATIONS

MAX. DENSITY ALLOWED:
5.0 UNITS / NET USABLE AREA (AC)

TOTAL PROPOSED DENSITY:
±166.56 AC (UPLANDS MINUS BUFFERS)
567 UNITS / ±166.56 AC = ±3.4 UNITS / NET USABLE AREA (AC)

CONTACTS

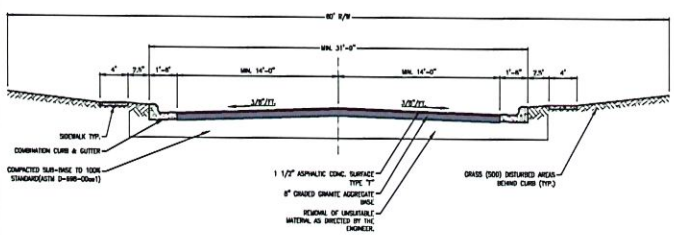
PRIMARY PERMITTEE / DEVELOPER / OWNER

NAME: BRETT BENNETT
ADDRESS: 1750 HWY 21 N
SPRINGFIELD, GA 31329
PHONE: (912) 661-1086
EMAIL: brett@greenland-developm.com

ENGINEER / APPLICANT

NAME: NEIL MCKENZIE, PE
ADDRESS: 1496 CHATHAM PKWY, SUITE 100
SAVANNAH, GA 31405
PHONE: (912) 200-3041
EMAIL: nmckenzie@colemancompanyinc.com

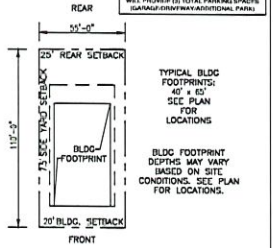
NAME: CHRISTOPHER J. PEARE, PE
ADDRESS: 1496 CHATHAM PKWY, SUITE 100
SAVANNAH, GA 31405
PHONE: (912) 200-3041
EMAIL: cpeare@colemancompanyinc.com



P-14C TYPICAL CROWNED ROAD SECTION WITH SIDEWALK

NOT TO SCALE

PARKING NOTE: EACH TRADITIONAL LOT MUST HAVE AN ADDITIONAL PARKING SPACE ADJOINED TO THE DRIVEWAY. EACH LOT WILL PROVIDE (3) TOTAL PARKING SPACES (GARAGE+DRIVEWAY+ADDITIONAL PARK)



TYPICAL BLDG FOOTPRINTS: 40' x 65' SEE PLAN FOR LOCATIONS

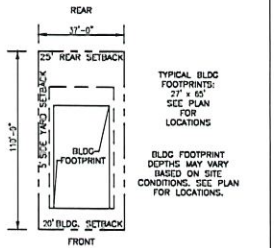
BLDG FOOTPRINT DEPTHS MAY VARY BASED ON SITE CONDITIONS. SEE PLAN FOR LOCATIONS.

TRADITIONAL LOT (55' X 110')

TYPICAL LOT LAYOUT SINGLE FAMILY

NOT TO SCALE

PARKING NOTE: DRIVEWAY MUST BE 12' WIDE (MINIMUM)



TYPICAL BLDG FOOTPRINTS: 27' x 65' SEE PLAN FOR LOCATIONS

BLDG FOOTPRINT DEPTHS MAY VARY BASED ON SITE CONDITIONS. SEE PLAN FOR LOCATIONS.

COTTAGE LOT (37' X 110')

TYPICAL LOT LAYOUT SINGLE FAMILY

NOT TO SCALE

SCALE: 1"=200'

0' 100' 200' 400'

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLEMANCO.COM

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

GENERAL DEVELOPMENT PLAN

HINELY TRACT PD-R

EFFINGHAM COUNTY, GEORGIA

JOB NUMBER: 24-296.001
DATE: 7/8/2025
DRAWN BY: CJP
CHECKED BY: NPM
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET: C3.0

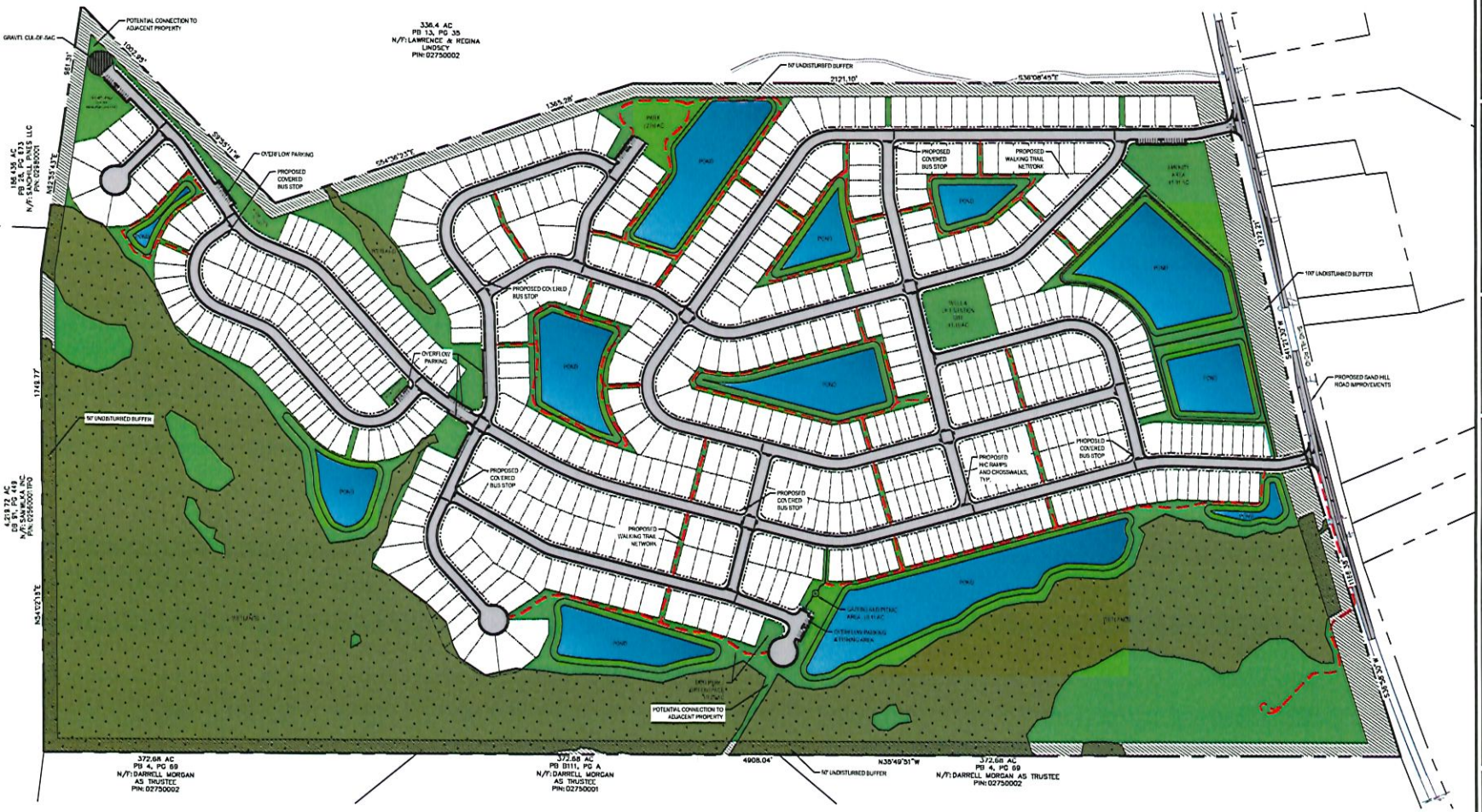
OPEN SPACE CREDIT:

NET USABLE AREA: 247.20 AC (TOTAL) - 61.54 AC (WETLANDS) - 19.08 AC (BUFFERS) = 166.58 AC
REQUIRED OPEN SPACE (25%): 166.58 AC x 0.25 = 41.65 AC

TRAILS: 14,000 LF x 5FT (WIDTH) = 70,000 SF x 4 (CREDIT ENHANCEMENT) = 280,000 SF = 6.43 AC
PONDS (MAX 25%): 41.65 AC x 0.25 = 10.41 AC
DONATED PROPERTY: 10.53 AC x 2 (DOUBLE) = 21.06 AC
AMENITY SPACE: 10.00 AC*

PROPOSED OPEN SPACE: 47.90 AC

*NOT INCLUDING CREDIT ENHANCEMENTS



COLEMAN COMPANY
ENGINEERS • SURVEYORS

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

OPEN SPACE CREDIT EXHIBIT

HINELY TRACT PD-R

EFFINGHAM COUNTY, GEORGIA

JOB NUMBER:	24-296.001
DATE:	11/5/2025
DRAWN BY:	MCS
CHECKED BY:	CJP
SCALE:	NOT TO SCALE

EXHIBIT

SHEET:

EX

EFFINGHAM COUNTY

Residential Preliminary Plat Submittal Form

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Hinely Tract Subdivision

Name of Applicant/Agent Neil McKenzie Phone (912) 200-3041

Company Name Coleman Company, Inc

Address 1480 Chatham Pkwy, Suite 100 Savannah, Ga 31405

Owner of Record Greenland Developers (Brett Bennett) Phone (912) 661-1086

Address 1750 Hwy 21 N Springfield, Ga 31329

Engineer Coleman Company, Inc (Neil McKenzie) Phone (912) 200-3041

Address 1480 Chatham Pkwy, Suite 100 Savannah, Ga 31405

Surveyor Don Edward Taylor, Jr Phone (912) 200-3041

Address 1480 Chatham Pkwy, Suite 100 Savannah, Ga 31405

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 247.20 Acreage to be divided 185.66 Number of Lots Proposed 580

Current Zoning PD-R Proposed Zoning PD-R Tax map – Block – Parcel No ---------- #02980009

Are any variances requested? N/A, PD-R If so, please describe: See PD-R Package

Revised PD submitted to County and under review

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

This 1st day of October, 2025

Malorie Boyd
Notary

Applicant

Owner

MALORIE D BOYD
Notary Public, Georgia
Effingham County
My Commission Expires
October 01, 2027

MALORIE D BOYD
My Commission Expires
NOTARY PUBLIC
10-01-2027
EFFINGHAM COUNTY, GEORGIA

EFFINGHAM COUNTY
PRELIMINARY PLAT 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 1st day of October, 2025

Applicant

Notary

Owner

MALORIE D BOYD
Notary Public, Georgia
Effingham County
My Commission Expires
October 01, 2027

DAMON RAHN
Chairman At Large

STEPHANIE JOHNSON
County Clerk

TIMOTHY J. CALLANAN
County Manager

EDWARD L. NEWBERRY, JR.
County Attorney

Effingham County Board of Commissioners

FORREST FLOYD
District 1

ROGER BURDETTE
District 2

JAMIE DELOACH
Vice-Chairman District 3

BETH HELMLY
District 4

PHIL KIEFFER
District 5

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