

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 3/30/22

Applicant/Agent: CHESTERFIELD, LLC. ATTN: CHANCE RAEHN

Applicant Email Address: CRAEHN@CHESTERFIELDLLC.COM

Phone # 912-667-0828

Applicant Mailing Address: 100 BULL STREET, SUITE 200

City: SAVANNAH State: GA Zip Code: 31401

Property Owner, if different from above: BEVILL, JANIS Z. & ZITTROUER, KATHY Z. / CHILDRENS LEZ/LBZ LLC / ZIPPERER, ERNEST W

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: 1616 BLUE JAY ROAD

City: RINCON State: GA Zip Code: 31326

Property Location: HODGEVILLE ROAD, 1,720' FROM GOSHEN ROAD

Name of Development/Subdivision: N/A

Present Zoning of Property I-1 Tax Map-Parcel # 434-24A,24, 26,26C Total Acres 269

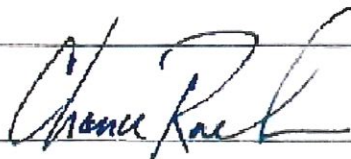
VARIANCE REQUESTED (provide relevant section of code): 3.4.1

Describe why variance is needed: THE APPLICATION OF A 300' BUFFER RESULTS IN APPROX

60% OF THE 434-24A PROPERTY BEING IMPACTED BY BUFFER AND WETLANDS RENDERING IT UNDEVELOPABLE FOR WAREHOUSE CONSTRUCTION. A 0' LOT LINE BUFFER IS ALSO REQUESTED BETWEEN SIMILAR USES THAT ARE PART OF A COMMON DEVELOPMENT.

How does request meet criteria of Section 7.1.8 (see Attachment C): _____

IRREGULAR SIZE OF LOT TO ACCOMODATE WAREHOUSE CONSTRUCTION

Applicant Signature:  Date 3.30.2022

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 6/16/2006, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1468 page 436.

I hereby certify that I am the owner of the property being proposed for Variance approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Alan B Zipperer

Print Name Alan B Zipperer

Owner's signature Janis Z Beville by Alan Zipperer

Print Name Janis Z Beville

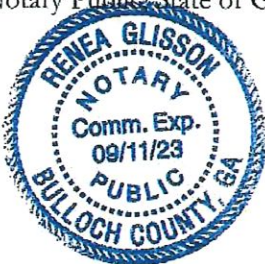
Owner's signature Kathy Zittrower by Alan Zipperer

Print Name Kathy Zittrower

Sworn and subscribed before me this 30th day of March, 20 22.

Renea Glisson

Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Alan B Zipperer, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Variance application. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: CHESTERFIELD, LLC. ATTN: CHANCE RAEHN

Applicant/Agent Address: 100 BULL STREET, SUITE 200

City: SAVANNAH State: GA Zip Code: 31401

Phone: 912-667-0828 Email: CRAEHN@CHESTERFIELDLLC.COM

Owner's signature Alan B Zipperer / for Lamar E Zipperer

Print Name Alan B Zipperer / Lamar E Zipperer

Personally appeared before me Alan B Zipperer (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 30th day of March, 20 22.

Renée Glisson
Notary Public, State of Georgia



Alan Zipperer

From: Kathy <kathylz@windstream.net>
Sent: Wednesday, March 30, 2022 12:48 PM
To: Alan Zipperer
Subject: Re: zoning changes

Alan Zipperer has my permission to sign as property owner for the purpose of submitting a zoning application.
Submitted by Kathy Zittrouer.

Sent from my iPhone

On Mar 30, 2022, at 11:12 AM, Alan Zipperer <AZipperer@diamondcp.biz> wrote:

I need each of you to send me a letter or email today giving me permission to sign as property owner for the purpose of submitting the zoning application. The other option is each of you come to the office today and sign it, I am ok either way
Thanks , Alan

Janis Z. Bevill
1262 Old Tusculum Road
Springfield, Georgia 31329

March 30, 2022

To whom it may concern:

I, hereby authorize Alan B. Zipperer to sign a variance on my behalf.

Janis Z. Bevill

Janis Z. Bevill

Alan Zipperer

From: Lamar Zipperer <lamarzipperer@gmail.com>
Sent: Wednesday, March 30, 2022 12:11 PM
To: Alan Zipperer
Subject: Re: zoning changes

Alan:

You have my permission to sign as property owner for the purpose of submitting the above zoning application which I understand is for a setback variance.

If you need additional information or action from me please let me know.

Regards,

Lamar E. Zipperer

On Wed, Mar 30, 2022 at 11:12 AM Alan Zipperer <AZipperer@diamondcp.biz> wrote:

I need each of you to send me a letter or email today giving me permission to sign as property owner for the purpose of submitting the zoning application. The other option is each of you come to the office today and sign it, I am ok either way

Thanks , Alan

--
Lamar E. Zipperer
Consulting Forester LLC
3574 Newington Highway
Sylvania, GA. 30467
Ga. Registered Forester 1432
Home (912) 829-4241
Cell (912) 682-2946
lzipperer@planters.net
lamarzipperer@gmail.com

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FILED 1468
C.D. BK. 436
PAGE NO. 436

000436

06 JUN 16 PM 1:16

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
PO BOX 385
SPRINGFIELD, GA 31329

Effingham County, Georgia
Real Estate Transfer Tax
Paid \$ 0.00
Date 06/16/06
Elizabeth Z. Hursey
Clerk of Superior Court

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 16th day of June, 2006, between BOBBY L. ZIPPERER and DOROTHY W. ZIPPERER of the FIRST PART, and JANIS Z. BEVILL, KATHY Z. ZITTROUER and ALAN B. ZIPPERER of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTIES, their heirs, executors, administrators and assigns, all the right, title, interest, claim, options and demands, which the said FIRST PARTIES have or may have in and to the following real estate, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Seventy-Six and Eighty-Four Hundredths (76.84) acres, more or less, and being known and designated as Parcel Two (2) as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the northeast by lands of Zipperer Estate; on the east and southeast by lands of H.W. Jenkins, Sr. Estate; also on the southeast by lands of Pauline M. Cooler; on the southwest by Hodgeville Road, known as County Road #140; and on the west and northwest by Parcel 1, as shown on said plat hereinafter referred to.

Express reference is hereby made to a plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated March 15, 1993 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 224-E, for better determining the metes and bounds of said lands herein conveyed.

This being the same tract or land conveyed by deed from Charles E. Zipperer to Bobby L. Zipperer dated July 8, 1993 and recorded in said Clerk's office in Deed Book 335, page 737.

Also included in this conveyance is the 20-foot wide private easement described in said deed and this deed is also subject to said 20-foot wide private easement.

TO HAVE AND TO HOLD the said described real estate to the said SECOND PARTIES so that neither the FIRST PARTIES nor their heirs, executors, administrators or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

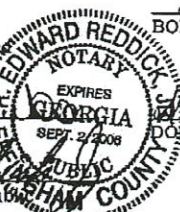
IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Bobby L. Zipperer (SEAL)
BOBBY L. ZIPPERER

Signed, sealed and delivered
in the presence of:

Edward Reddick
Unofficial Witness

Robert Reddick
Official Witness - Notary Public



Dorothy W. Zipperer (SEAL)
DOROTHY W. ZIPPERER

DOC# 010042
FILED IN OFFICE
12/8/2015 08:19 AM
BK:2322 PG:687-688
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR
COURT
EFFINGHAM COUNTY

PT-61 051-2015-003021

STATE OF GEORGIA)
) WARRANTY DEED
COUNTY OF EFFINGHAM)

Prepared by and return to:
K. Russell Simpson
Simpson Law, PC
2225 Norwood Avenue, Suite A
Savannah, Georgia 31406
(912) 925-7200

THIS WARRANTY DEED is made this 14th day of May, 2015, by LAMAR ERNEST ZIPPERER, hereinafter referred to as "Grantor," to CHILDREN'S LEZ/LBZ, LLC, a Georgia limited liability company, hereinafter referred to as "Grantee."

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which hereby are acknowledged, Grantor hereby gives, grants, bargains, sells, transfers, assigns and conveys unto Grantee and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property:

That certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Eighty-one and Eighty-four Hundredths (81.84) acres, more or less, and being known and designated as Parcel 1 as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the northeast by lands of Zipperer Estate; on the southeast by Parcel 2 as shown on said plat hereinafter referred to; on the west by lands of Union Camp Corporation and on the northwest by lands of Ernest W. Zipperer. Express reference is hereby made to a plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated March 15, 1993 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 224E, for better determining the metes and bounds of said lands herein conveyed.

Subject, however, to that certain 20' wide private easement which extends from the Hodgeville Road and meanders along the common boundary line of Parcels 1 and 2 as shown on the plat above referred to and at points along the line the 20' private easement would extend over on Parcel 1 in its entirety and then at certain points it would extend over on Parcel 2 in its entirety and at points split the

common boundary line, which easement is reserved by Bobby L. Zipperer and Charles E. Zipperer, their heirs, administrators and assigns.

Subject also, however, to all (if any) other indebtedness, restrictions, covenants and easements of record or evidenced by use, as applicable.

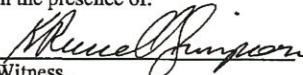
TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining (altogether, the "Premises"), unto Grantee and Grantee's successors and assigns in fee simple forever.


AND, LASTLY, GRANTOR WARRANTS, except as limited in the legal description of the Premises, that Grantor is seized of the Premises in fee simple, has good right to convey the Premises and will forever defend the title to the Premises.

IN WITNESS WHEREOF, Grantor has executed this deed under seal, effective at the time first set forth above.

 (L.S.)
LAMAR ERNEST ZIPPERER, Grantor

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

KIMBERLEY LOW CARLSON
Notary Public, Chatham County GA
My Commission Expires July 1, 2017

(NOTE: TITLE NOT EXAMINED BY PREPARER.)

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 7th day of December, 1989, between WILLIAM H. ZIPPERER of the FIRST PART, and ERNEST W. ZIPPERER of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his son, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing One Hundred Forty-one and Forty-nine Hundredths (141.49) acres, more or less, and being known and designated as Parcel One (1), as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded now or formerly as follows: On the northeast by lands of the Estate of C. E. Zipperer (shown on the plat hereinafter referred to) as Mary Kline Sickel; on the southeast by lands of Jenkins Estate and by Parcel Two (2), as shown on said plat; on the southwest and northwest by lands of Union Camp Corporation.

Express reference is hereby made to a plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated December 12, 1983 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 18, page 209, for better determining the metes and bounds of said lands herein conveyed.

Effingham County, Georgia
Real Estate Transfer Tax
Paid \$ 6
Date 12-8-89
A. MOORE DEWITT
Clerk of Superior Court

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in FEE-SIMPLE.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

William H. Zipperer (SEAL)
WILLIAM H. ZIPPERER

Signed, sealed and delivered in the presence of:

Melinda R. Benton
[Signature]
Notary Public
Date: 12-7-89

GEORGIA, COUNTY OF EFFINGHAM
Clerk's Office, Superior Court
Filed for Record at 10 o'clock A
DEC 8, 19 89
Recorded in Deed Book 276 Page 23
....., 19

RECORDED
12-8-1989

***DEVELOPMENT OF REGIONAL IMPACT
REPORT***

**Prepared for
Effingham County, Georgia
DRI #3654: Zipperer Tract
May 5, 2022**



*Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA*

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1. APPLICATION INFORMATION

1.1 Jurisdiction

Effingham County, Georgia
DRI # 3654

Zipperer Tract

1.2 Applicant

Chesterfield
912-667-0828
CRaehn@chesterfieldllc.com

2. PROJECT DESCRIPTION

2.1 Summary

DRI 3654 is industrial and distribution warehousing. The project site is located at parcel number 04340024 and 04340024A00. The action requested is a variances. The project is expected to be complete in 2026.

3. PARCEL DATA

3.1 Size of Property

04340024 is approximately 81.84 Acres and 04340024A00 is approximately 76.84 Acres.

3.2 General Location

Tax Parcel ID: 04340024 and 04340024A00 located off of Hodgeville Rd.

According to the United States Census Bureau, the 2019 population of Effingham County was estimated to be 64,296.

4. LAND USE INFORMATION

4.1 Site Map

The site plan for use of the property is attached.

4.2 Built Features

The site is currently vacant.

4.3 Future Development Map Designation (Character Area)

The Future Land Use Map from Effingham County's comprehensive plan indicates that the project site is determined to be Agriculture.

4.4 Zoning District

The site is currently zoned I-1 Heavy Industrial to allow for warehousing.

5. CONSISTENCY AND COMPATIBILITY ANALYSIS

5.1 Consistency with the Comprehensive Plan

The Effingham County Comprehensive Plan was adopted in 2019. The Future Land Use Map designates the DRI property for rural and developed.

6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA

6.1 Regional Development Map and Defining Narrative

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

- | | |
|-----------------|---------------|
| a. Conservation | c. Developed |
| b. Rural | d. Developing |

The Regional Future Development Map illustrates the area as Rural. This category is for areas that are not expected to urbanize or require urban services in the next 20 years.

6.2 Guiding Principles of the Regional Plan

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

6.3 Guiding Principles for Water and Wastewater

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

6.4 Guiding Principles for Stormwater Management

Five guiding principles are identified in the Regional Plan for Stormwater Management:

1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

6.5 Guiding Principles for Transportation

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

6.6 Guiding Principles for Historic and Cultural Resources

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.

2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

6.7 Guiding Principles for Natural Resources

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.
7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.

10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

6.8 Guiding Principles for Regional Growth Management

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.
7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.

9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a “transfer of development rights” (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

6.9 Guiding Principles on Business and Industry

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.
2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry

- to strengthen the GPA and its presence in logistics, distribution, and workforce development.
5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
 6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
 7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
 8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
 9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
 10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
 11. Increase existing industry retention and expansion rates.
 12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
 13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
 14. Encourage international economic developments that support strategic industry sectors.
 15. Enhance economic development and tourism opportunities by increasing cross functional communication.

6.10 Guiding Principles for Agricultural Lands

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.
4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.

8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

6.11 Guiding Principles for Communities for a Lifetime - Livable Communities

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic\financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
 - a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
 - b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
 - c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
 - d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.
 - e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.

Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

7.4 Wetlands

According to the developer, the project site contains wetlands.

8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDSD)

8.1 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	52,250	80,563	112,062

Source: U.S. Census; Georgia Office of Planning and Budget

The county's population is expected to grow from its 2000 level of 37,535 to 112,062 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Effingham County, is a growing county in the region and had a 2019 population estimate of 64,296 according to the US Census. The 2010 Census population of Effingham County in 2000 was 37,535.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. The Effingham County unemployment rate in 2017 was 4.1 percent.

9. CRC Resources

9.1 Coastal Stormwater Supplement

The CRC applauds Effingham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

9.2 Regional Design Guidelines

The CRC recommends that the Effingham County ensure that new development creates an environment that contributes to the region's character. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth.

The 'Character Region' for this area is *Rural Ridge* and may utilize the 'Character Area Key' for *Commercial*.

For technical assistance contact Karen Saunds, Grant Specialist at ksaunds@crc.ga.gov.

**SITE PLAN
PROVIDED BY THE APPLICANT**



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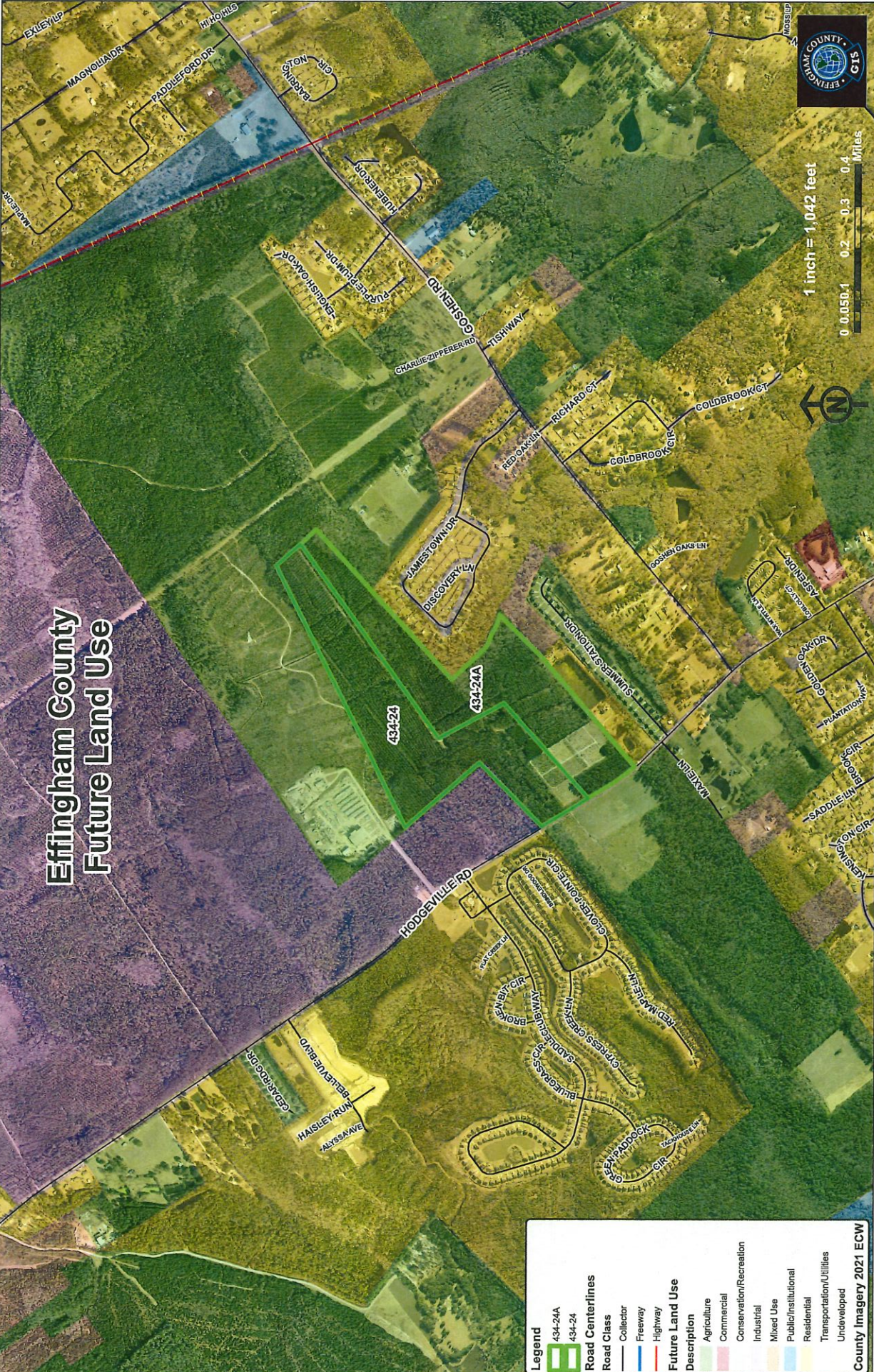
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CONCEPTUAL SITE PLAN
ZIPPERER TRACT
 EFFINGHAM COUNTY
 MARCH 2022

PREPARED FOR:

Chesterfield.

**EFFINGHAM COUNTY
FUTURE LAND USE MAP
& ZONING DISTRICTS MAP**



Effingham County Future Land Use



1 inch = 1,042 feet
0 0.05 0.1 0.2 0.3 0.4 Miles



Legend

- 434-24A
- 434-24

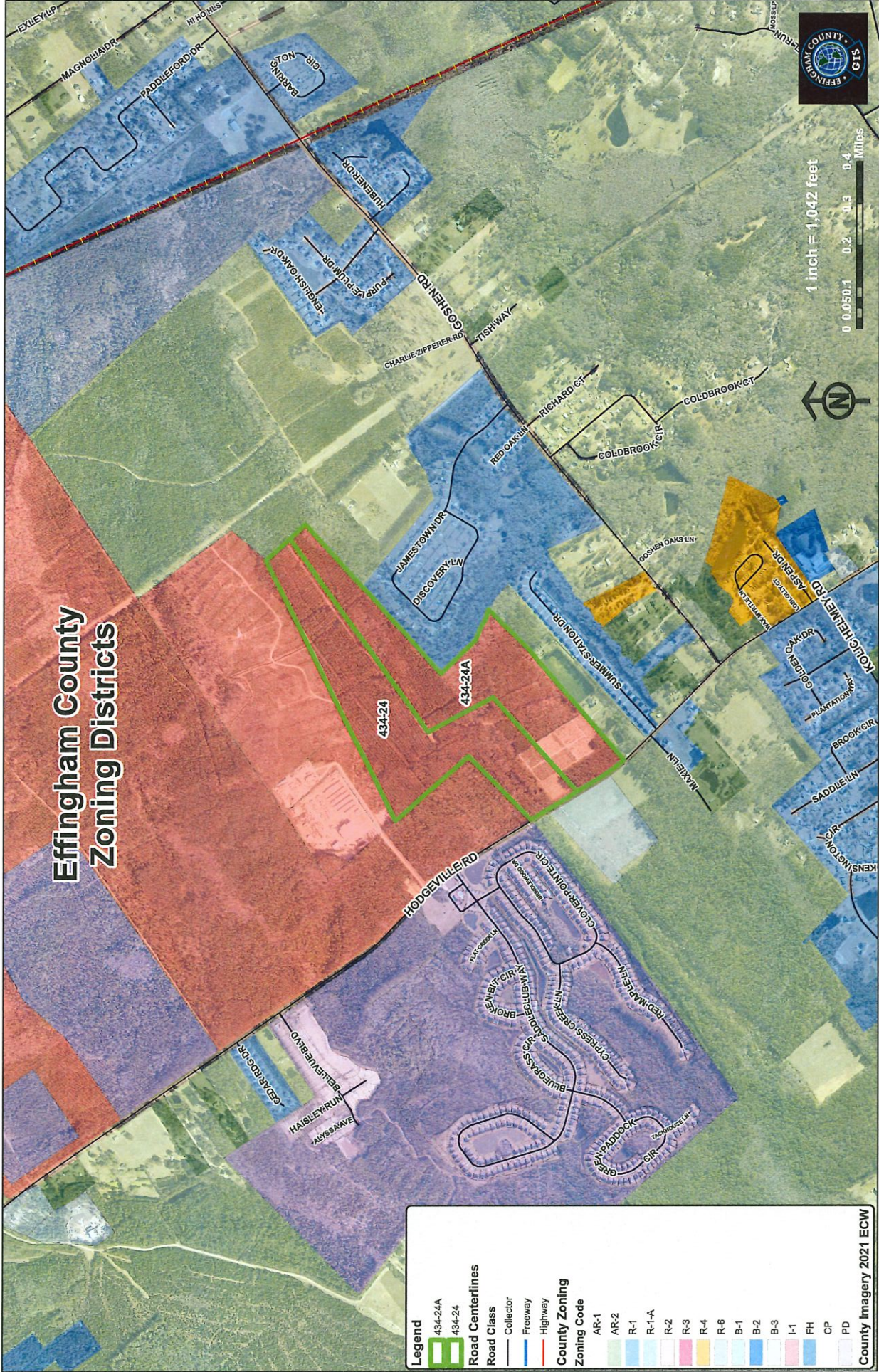
Road Centerlines

- Collector
- Freeway
- Highway

Future Land Use

- Agriculture
- Commercial
- Conservation/Recreation
- Industrial
- Mixed Use
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

County Imagery 2021 ECW



Effingham County Zoning Districts

Legend

- 434-24A
- 434-24

Road Centerlines

- Collector
- Freeway
- Highway

County Zoning

Zoning Code

- AR-1
- AR-2
- R-1
- R-1-A
- R-2
- R-3
- R-4
- R-6
- B-1
- B-2
- B-3
- I-1
- FH
- GP
- PD

County Imagery 2021 ECW



1 inch = 1,042 feet

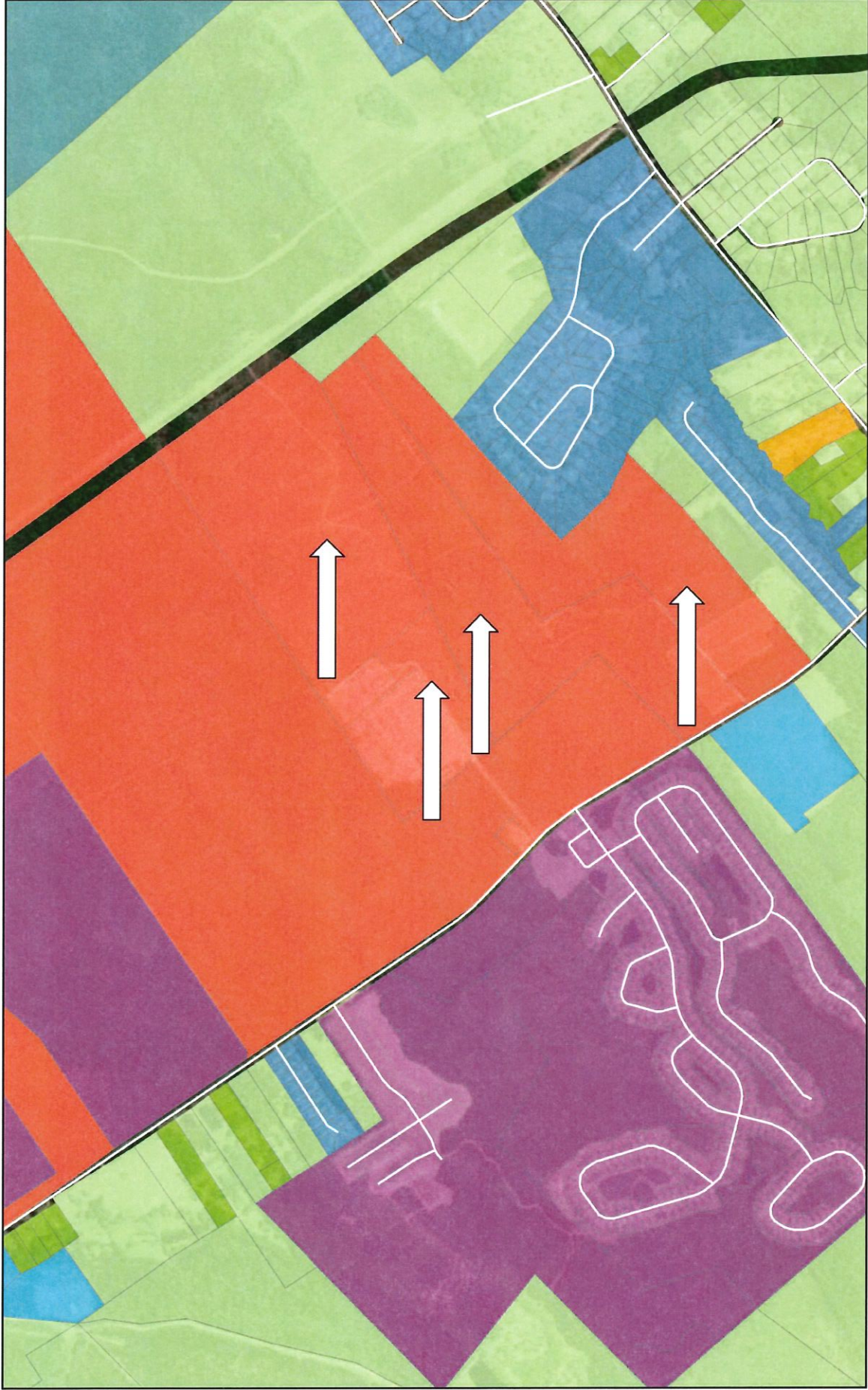
0 0.05 0.1 0.2 0.3 0.4 Miles



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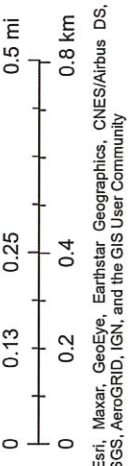


HODGEVILLE ROAD



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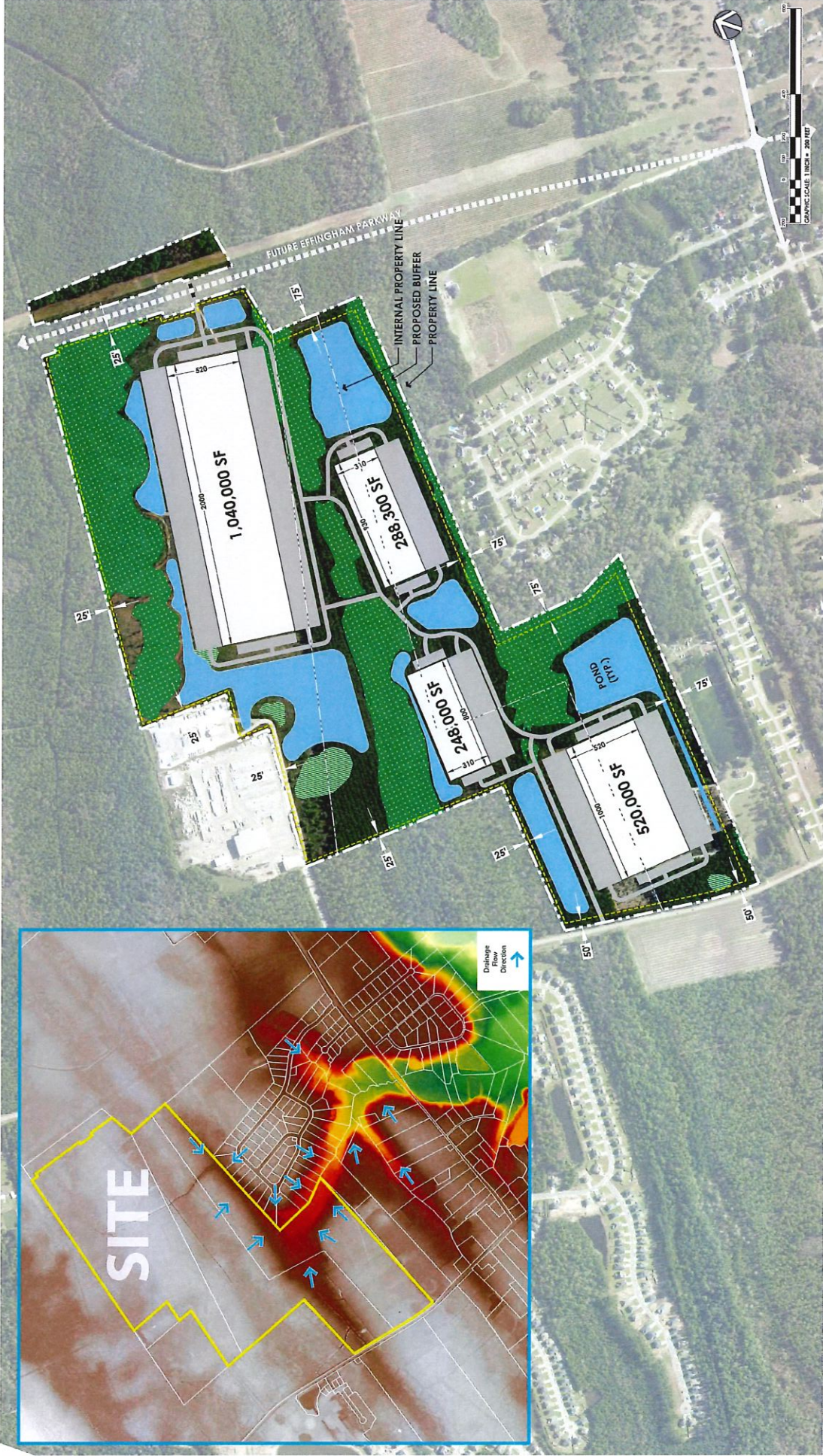


- Roads
- AR-2
- AR-1
- R-6
- R-1
- R-4
- B-3
- I-1
- PD

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Submitted

May 25, 2022



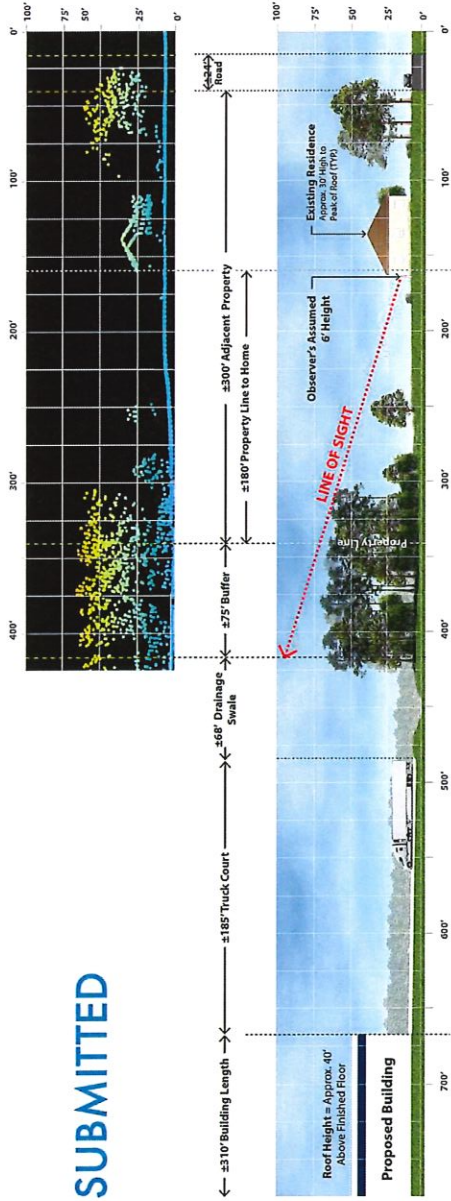
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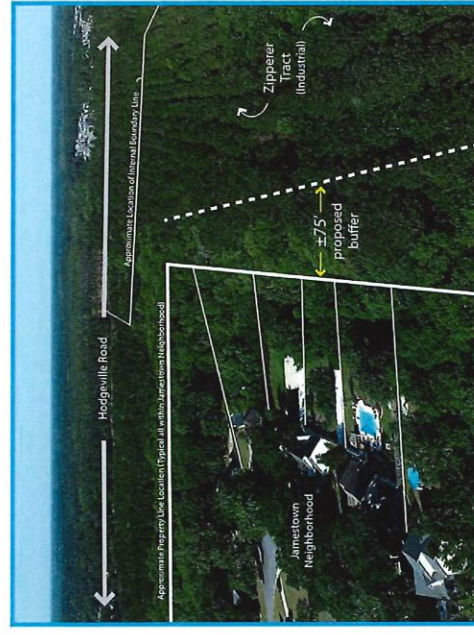
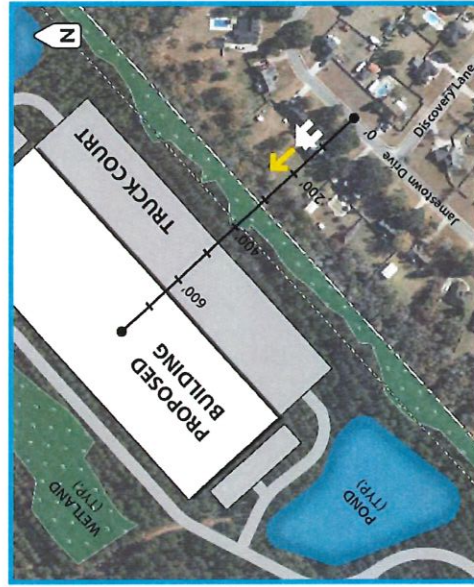
CONCEPTUAL SITE PLAN
 EFFINGHAM | GEORGIA

SUBMITTED



EXISTING CONDITIONS (BASED ON FULL LIDAR RETURN)
1 INCH = 40 FEET

PROPOSED CONDITIONS | SUBMITTED
1 INCH = 40 FEET



NOTE:
THE EXISTING CONDITIONS PROFILE WAS GENERATED USING LIDAR (LIGHT DETECTION AND RANGING) OBTAINED FROM NOAA. THE PROPOSED PROFILE REPRESENTS AN ARTIST'S INTERPRETATION OF THE EXISTING AND PROPOSED CONDITIONS.
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LINE-OF-SIGHT EXHIBIT

EFFINGHAM | GEORGIA

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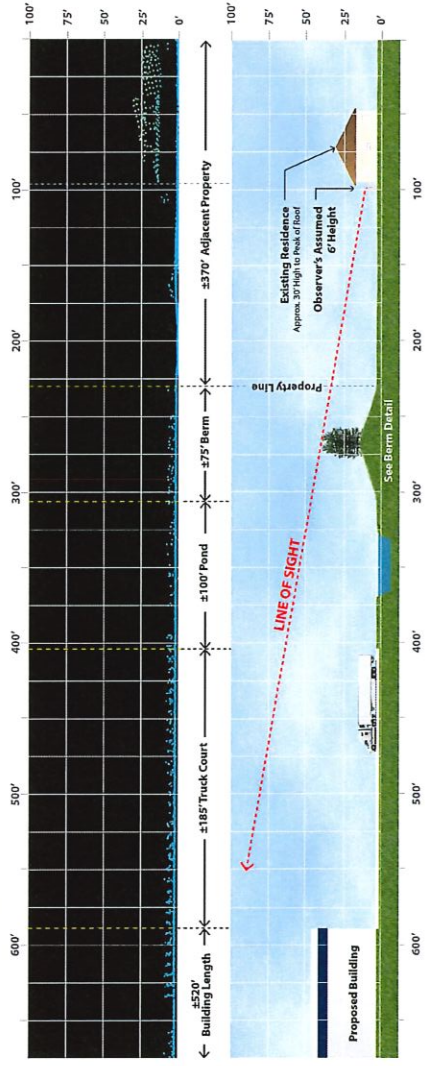
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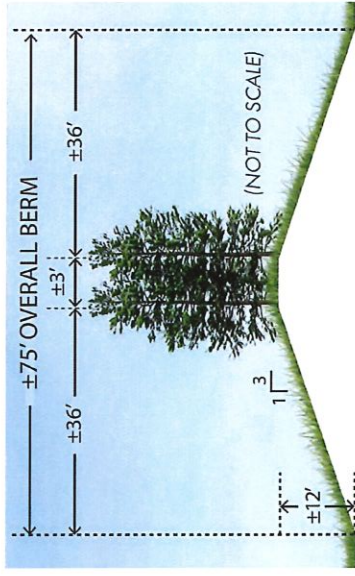
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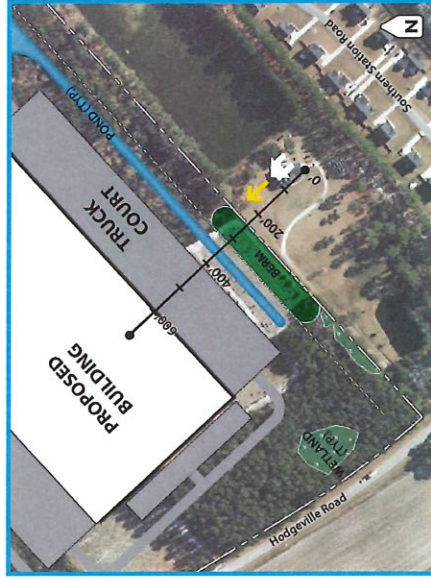


PROPOSED CONDITIONS
 1 INCH = 40 FEET



BERM DETAIL

A DOUBLE ROW OF EVERGREEN TREES, OR SIMILAR, WILL BE PLANTED ON THE BERM AT AN INSTALLATION SIZE TO OBTAIN AN APPROXIMATE 20' HEIGHT. AFTER 5 YEARS THIS WILL BE THE PRIMARY VISUAL SCREENING UTILIZED. THE REMAINING SLOPES OF THE BERM WILL BE ALLOWED TO NATURALIZE WITH NEW PINE GROWTH.



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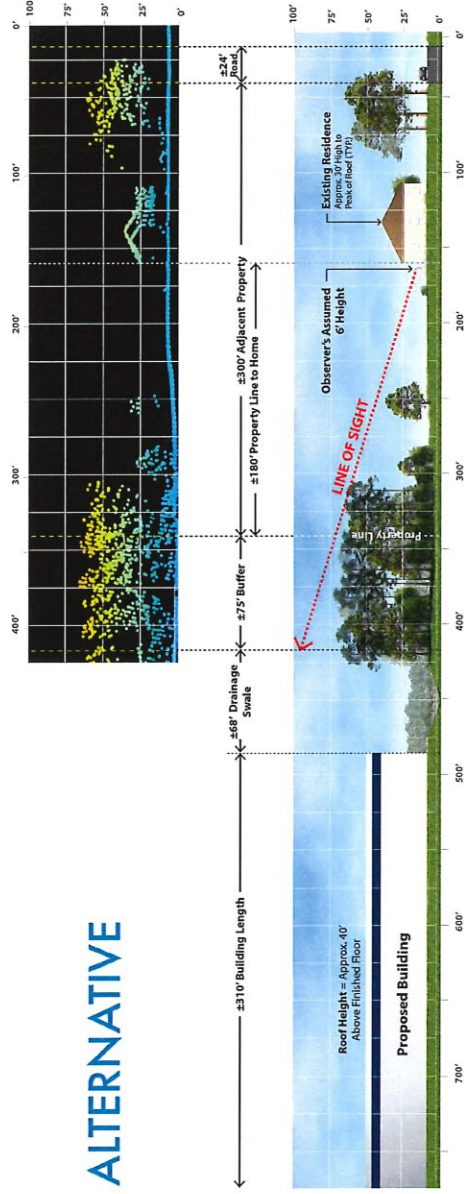
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SOUTH
 LINE-OF-SIGHT EXHIBIT

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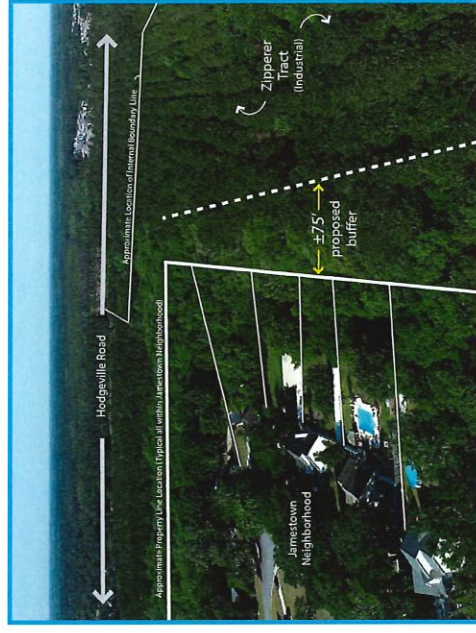
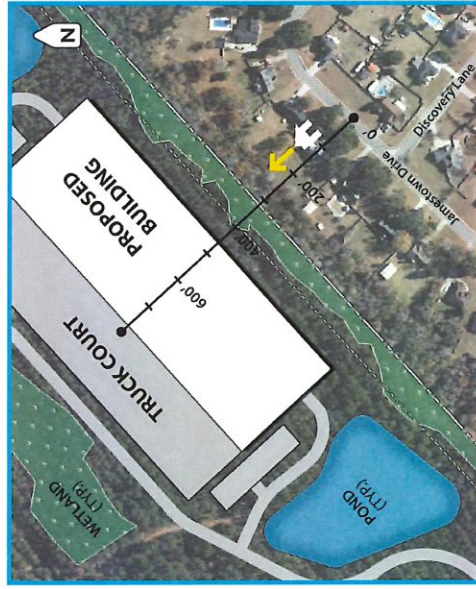


ALTERNATIVE



EXISTING CONDITIONS (BASED ON FULL LIDAR RETURN)
1 INCH = 40 FEET

PROPOSED CONDITIONS | ALTERNATIVE
1 INCH = 40 FEET



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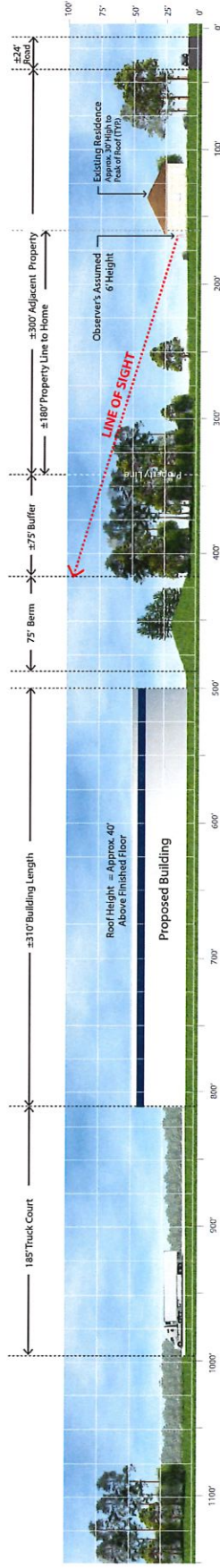
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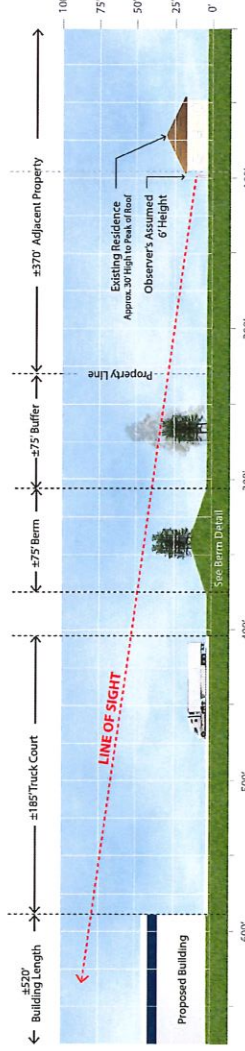
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NORTH



SOUTH



ALTERNATIVE 150' BUFFER LINE-OF-SIGHT EXHIBIT

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MAY 2022

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