

## Staff Report

**Subject:** Plat Recombination and Subdivision of Commercial Tract Georgia International Trade Center (Second District)  
**Author:** Pamela Melser, Director of Development Services  
**Department:** Development Services  
**Meeting Date:** 5/19/2026

**Item Description:** **Jason Seaman** as agent for **SFG CH Master DEVCO, LLC** requests approval of a **Plat Recombination and Subdivision of Commercial Tract Georgia International Trade Center**. Located at the intersection of Hwy 21 S and Trade Center Boulevard [**Map# 466D Parcel# 21-27**].

### Executive Summary/Background

- The re-plated subdivision will modify the existing lots to better align with the approved site plan presented to the BOC on 2/17/2026
- The lots will be served by Effingham County water and sewer utilities.
- The re-plating of the commercial subdivision will also allow for an update of the private ROW name to a GIS and 911 approved road name.
  - Previously Commerce Avenue
    - Not approved by GIS or 911
  - Crossroads Avenue
    - Approved by GIS and 911
- This is a PD-MU zoning district.

### Alternatives

- 1. Approve the Plat Recombination and Subdivision of Commercial Tract Georgia International Trade Center.**
- 2. Deny the Plat Recombination and Subdivision of Commercial Tract Georgia International Trade Center.**

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services, Engineering, Tax Assessor, and GIS

**Funding:** N/A

**Attachments:**

1. Plat
2. Plat Revision Letter of Support from the applicant
3. Site plan approved at 2/17/2026 BOC Meeting

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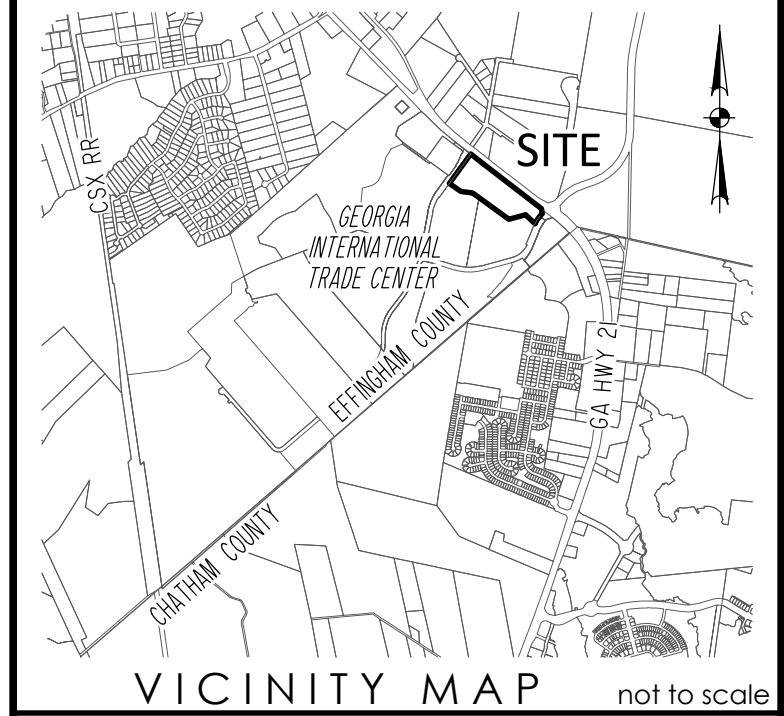
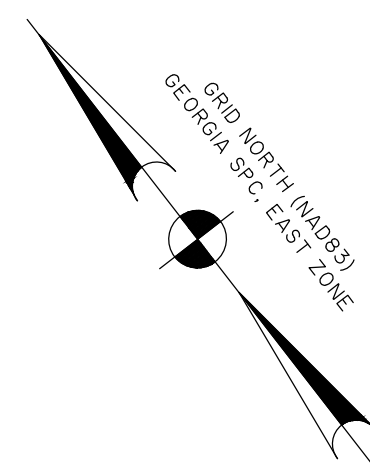
THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1,225.00'	67.48'	S 39°38'39" W	67.47'	3°09'23"
C2	1,225.00'	89.20'	S 35°58'48" W	89.18'	4°10'19"
C3	1,225.00'	60.20'	S 32°29'10" W	60.19'	2°48'57"
C4	1,225.00'	38.52'	S 30°10'39" W	38.52'	1°48'06"
C5	60.00'	83.05'	S 87°25'26" W	76.58'	79°18'38"
C6	230.00'	316.30'	S 87°24'52" W	293.50'	79°17'32"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 08°13'35" E	103.37'
L2	S 37°05'49" W	27.01'
L3	S 52°54'11" E	11.00'
L4	S 52°54'11" E	9.00'
L5	N 37°05'49" E	26.04'
L6	N 52°55'16" W	59.25'
L7	S 47°46'08" W	13.10'
L8	N 52°57'04" W	334.97'

**LEGEND**

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)



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**SURVEYOR'S CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

REGISTERED  
5/14/2026  
No. 3338  
LAND SURVEYOR  
MATTHEW D. JONES

*Matthew D. Jones*  
 MATTHEW D. JONES  
 GEORGIA REGISTERED LAND SURVEYOR  
 RLS #3338 / LSF #145  
 jones.m@thomasandhutton.com

A RECOMBINATION AND  
SUBDIVISION OF  
**COMMERCIAL TRACT  
GEORGIA INTERNATIONAL  
TRADE CENTER**

9<sup>TH</sup> G.M. DISTRICT,  
EFFINGHAM COUNTY, GEORGIA  
  
 prepared for  
SFG CH MASTER DEVCO, LLC

2	Revised dedication.	MDJ	05/04/26
1	Changed road name to Crossroads Ave	MDJ	04/28/26
No.	Revision	By	Date

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

200 0 200 400

1 INCH = 200 FEET

plot	drawn	reviewed	field	crew
4/16/2026	MDJ	MDJ	01/11/2023	BJ
last revised				
5/4/2026				
job 26838.1001				

**NOTES**

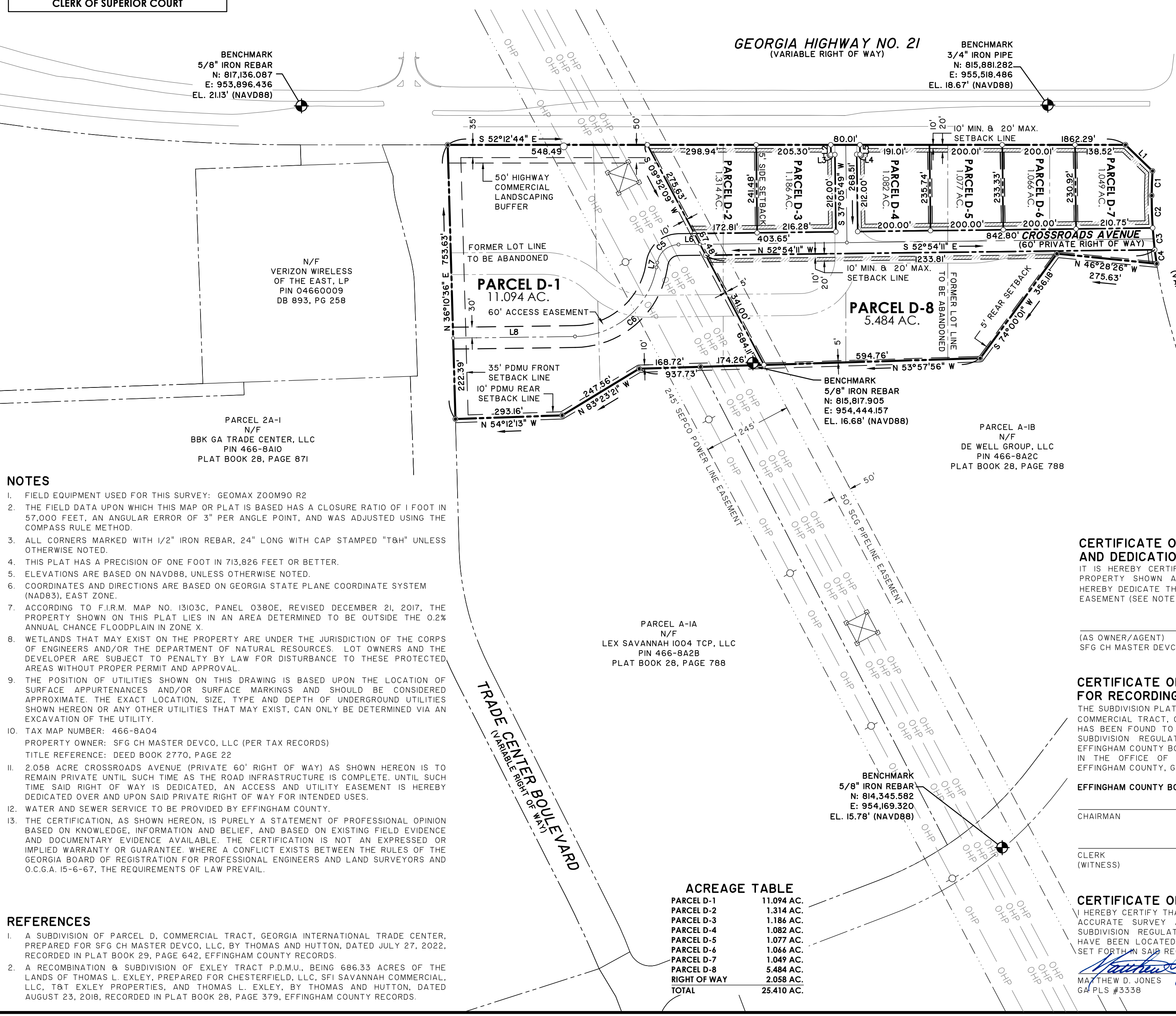
1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 57,000 FEET, AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 713,826 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13103C, PANEL 0380E, REVISED DECEMBER 21, 2017, THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X.
8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
9. THE POSITION OF UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
10. TAX MAP NUMBER: 466-8A04  
 PROPERTY OWNER: SFG CH MASTER DEVCO, LLC (PER TAX RECORDS)  
 TITLE REFERENCE: DEED BOOK 2770, PAGE 22
11. 2.058 ACRE CROSSROADS AVENUE (PRIVATE 60' RIGHT OF WAY) AS SHOWN HEREON IS TO REMAIN PRIVATE UNTIL SUCH TIME AS THE ROAD INFRASTRUCTURE IS COMPLETE. UNTIL SUCH TIME SAID RIGHT OF WAY IS DEDICATED, AN ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED OVER AND UPON SAID PRIVATE RIGHT OF WAY FOR INTENDED USES.
12. WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.
13. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.

**REFERENCES**

1. A SUBDIVISION OF PARCEL D, COMMERCIAL TRACT, GEORGIA INTERNATIONAL TRADE CENTER, PREPARED FOR SFG CH MASTER DEVCO, LLC, BY THOMAS AND HUTTON, DATED JULY 27, 2022, RECORDED IN PLAT BOOK 29, PAGE 642, EFFINGHAM COUNTY RECORDS.
2. A RECOMBINATION & SUBDIVISION OF EXLEY TRACT P.D.M.U., BEING 686.33 ACRES OF THE LANDS OF THOMAS L. EXLEY, PREPARED FOR CHESTERFIELD, LLC, SFI SAVANNAH COMMERCIAL, LLC, T&T EXLEY PROPERTIES, AND THOMAS L. EXLEY, BY THOMAS AND HUTTON, DATED AUGUST 23, 2018, RECORDED IN PLAT BOOK 28, PAGE 379, EFFINGHAM COUNTY RECORDS.

**ACREAGE TABLE**

PARCEL D-1	11.094 AC.
PARCEL D-2	1.314 AC.
PARCEL D-3	1.186 AC.
PARCEL D-4	1.082 AC.
PARCEL D-5	1.077 AC.
PARCEL D-6	1.066 AC.
PARCEL D-7	1.049 AC.
PARCEL D-8	5.484 AC.
RIGHT OF WAY	2.058 AC.
<b>TOTAL</b>	<b>25.410 AC.</b>



**CERTIFICATE OF OWNERSHIP  
AND DEDICATION**

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE THE PROPOSED 60' ACCESS AND UTILITY EASEMENT (SEE NOTE #11), FOR THE USES INTENDED.

(AS OWNER/AGENT) \_\_\_\_\_ DATE \_\_\_\_\_  
 SFG CH MASTER DEVCO, LLC

**CERTIFICATE OF APPROVAL  
FOR RECORDING**

THE SUBDIVISION PLAT KNOWN AS 'A SUBDIVISION OF PARCEL D COMMERCIAL TRACT, GEORGIA INTERNATIONAL TRADE CENTER' HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

**EFFINGHAM COUNTY BOARD OF COMMISSIONERS**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CLERK (WITNESS) \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

*Matthew D. Jones*  
 MATTHEW D. JONES  
 GA PLS #3338  
 DATE: 5/4/2026



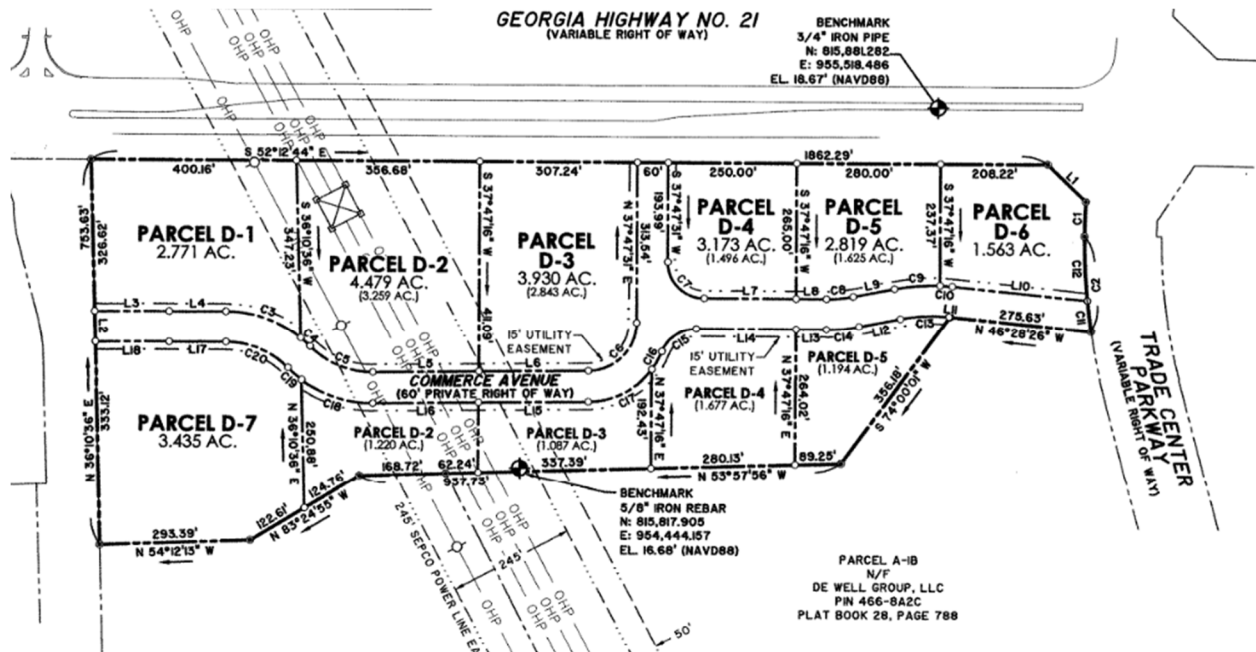
May 6, 2026

Pamela Melser  
Director of Development Services  
Effingham County Development Services  
804 South Laurel Street  
Springfield, GA 31329

Re: GTC Commercial Development  
GA-21 and Trade Center Boulevard  
Rincon, GA  
Minor Subdivision Plat Request #MPLT-26-4

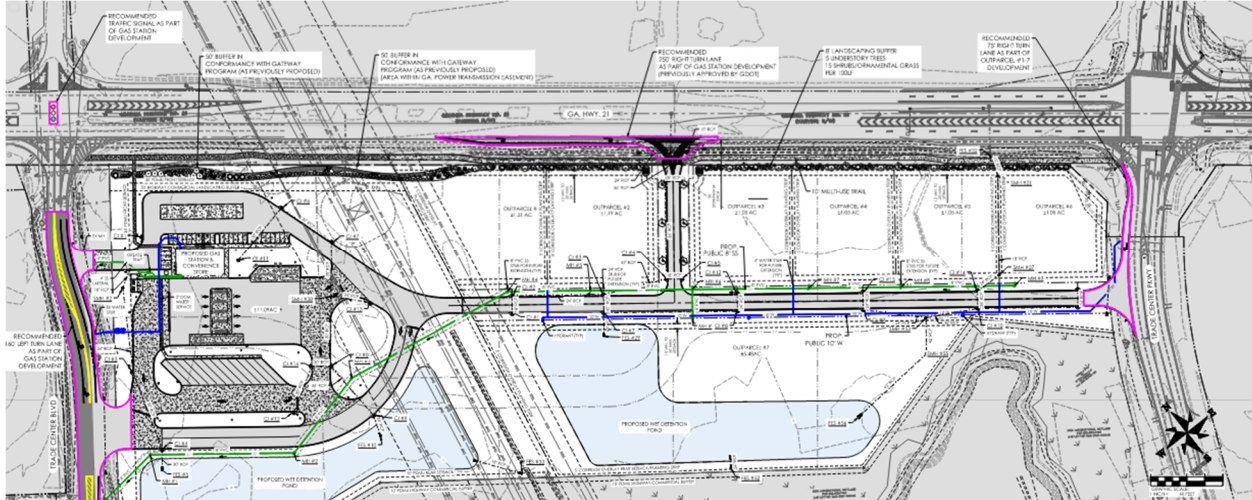
Dear Pamela:

Thomas & Hutton is pleased to present on behalf of C4 CStore Holdings V, LLC the proposed Minor Subdivision Plat MPLT-26-4 to the Effingham County Board of Commissioners for review and approval. The subject site comprises approximately 25 acres located at GA-21 and Trade Center Boulevard. The site was previously subdivided in 2023 as part of proposed commercial development, and lies within the greater common Exley Tract North & South Planned Development PDMU. This plat is recorded on book 29, page 642. The site is currently divided into 7 parcels with a common private right of way. An excerpt provided below.



The proposed general use of the development will remain as commercial. A proposed gas station with convenience store is proposed on the eastern boundary of this project and will occupy much of parcels D-1, D-2 and D-7, and change the location of the private right of way. The property lines are therefore being revised to reflect this proposed development, which will now include 6 outparcels exclusive of the proposed gas station and convenience store.

This site plan has been previously reviewed and approved by the Board of Commissioners on February 17, 2026 under site plan application number 25-9. No further changes are proposed beyond that which was shown on the approved site plan.



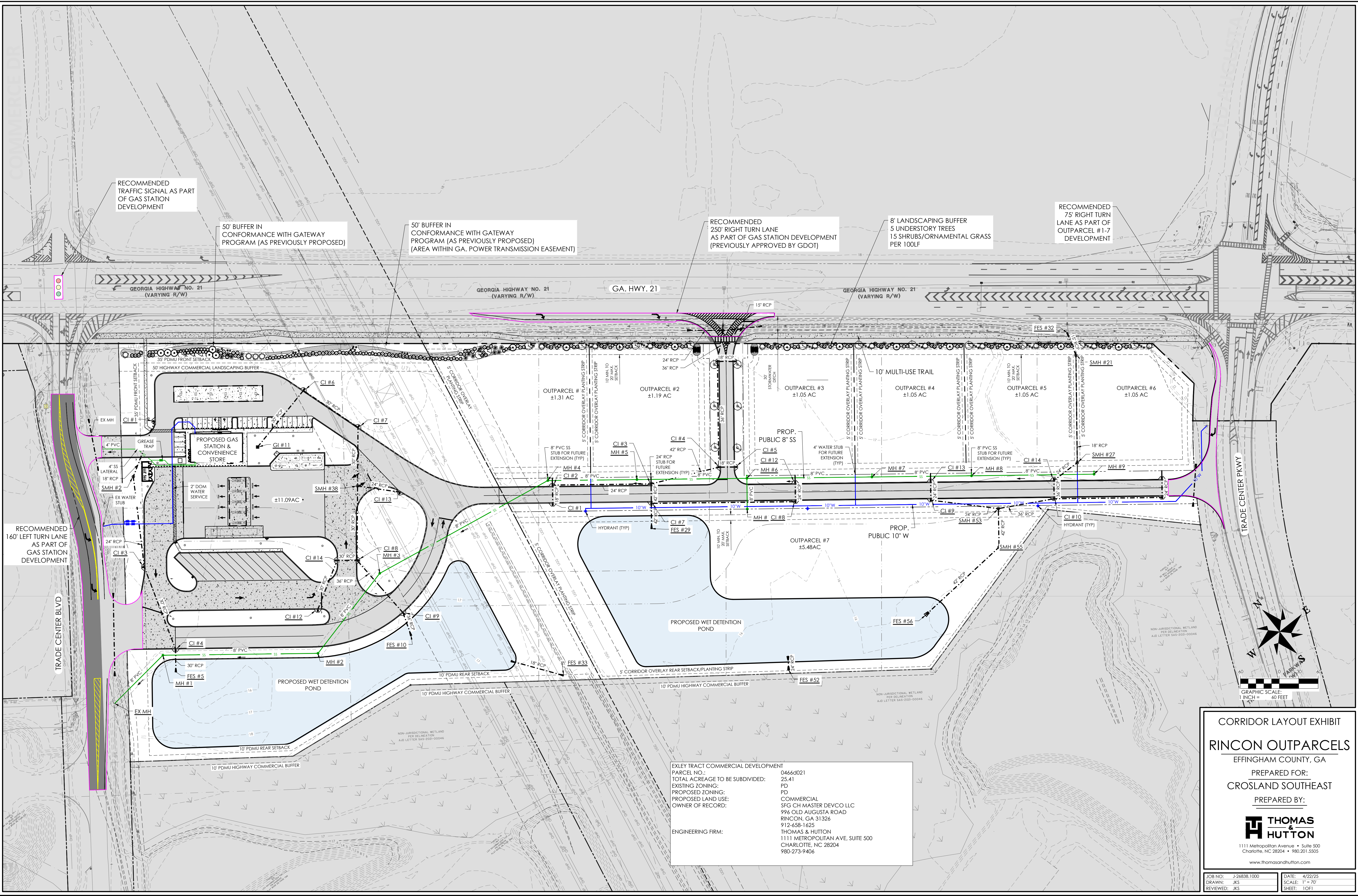
We appreciate the consideration of the Board of Commissioners in this matter.

Very truly yours,

**THOMAS & HUTTON ENGINEERING CO.**

By 

Jason Seaman, PE  
Project Manager



RECOMMENDED TRAFFIC SIGNAL AS PART OF GAS STATION DEVELOPMENT

50' BUFFER IN CONFORMANCE WITH GATEWAY PROGRAM (AS PREVIOUSLY PROPOSED)

50' BUFFER IN CONFORMANCE WITH GATEWAY PROGRAM (AS PREVIOUSLY PROPOSED) (AREA WITHIN GA. POWER TRANSMISSION EASEMENT)

RECOMMENDED 250' RIGHT TURN LANE AS PART OF GAS STATION DEVELOPMENT (PREVIOUSLY APPROVED BY GDOT)

8' LANDSCAPING BUFFER 5 UNDERSTORY TREES 15 SHRUBS/ORNAMENTAL GRASS PER 100LF

RECOMMENDED 75' RIGHT TURN LANE AS PART OF OUTPARCEL #1-7 DEVELOPMENT

RECOMMENDED 160' LEFT TURN LANE AS PART OF GAS STATION DEVELOPMENT

EXLEY TRACT COMMERCIAL DEVELOPMENT  
 PARCEL NO.: 0466d021  
 TOTAL ACREAGE TO BE SUBDIVIDED: 25.41  
 EXISTING ZONING: PD  
 PROPOSED ZONING: PD  
 PROPOSED LAND USE: COMMERCIAL  
 OWNER OF RECORD: SFG CH MASTER DEVCO LLC  
 996 OLD AUGUSTA ROAD  
 RINCON, GA 31326  
 912-658-1625  
 ENGINEERING FIRM: THOMAS & HUTTON  
 1111 METROPOLITAN AVE, SUITE 500  
 CHARLOTTE, NC 28204  
 980-273-9406

CORRIDOR LAYOUT EXHIBIT  
 RINCON OUTPARCELS  
 EFFINGHAM COUNTY, GA  
 PREPARED FOR:  
 CROSLAND SOUTHEAST  
 PREPARED BY:  
**THOMAS & HUTTON**  
 1111 Metropolitan Avenue • Suite 500  
 Charlotte, NC 28204 • 980.201.5505  
 www.thomasandhutton.com

JOB NO: J-26838.1000 DATE: 4/22/25  
 DRAWN: JKS SCALE: 1" = 70'  
 REVIEWED: JKS SHEET: 10F1