

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: Randy Hadden, Jeremy Nease, Chuck Hildebrandt

Applicant Email Address: Jeremy.Nease318@gmail.com

Phone # 912-667-9122

Applicant Mailing Address: 9987 Hwy 23 N

City: Metter State: Ga Zip Code: 30439

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: 9987 Hwy 23 N

City: Metter State: Ga Zip Code: 30439

Property Location: 2343 Hwy 80

Proposed Road Access: Hwy 80

Present Zoning of Property: B-3, AR-1 Proposed Zoning: I-1

Tax Map-Parcel # 03540021, 21B, 21C Total Acres: 102.67 Acres to be Rezoned: 102.67

Lot Characteristics: Undeveloped Wetlands

WATER

____ Private Well

____ Public Water System

SEWER

____ Private Septic System

____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Support the area needs

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1 South Hwy 80 East AR-1 West AR-1/B-3

1. Describe the current use of the property you wish to rezone.

Wooded Property

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No

3. Describe the use that you propose to make of the land after rezoning.

Warehousing

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

B-3 / Commercial

AR-I

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

B-3

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

Applicant Signature:



Date

2/13/23



The approximate wetland boundaries depicted on this exhibit are subject to change following surveying and a U.S. Army Corps of Engineers (USACE) Jurisdiction Determination. The exhibit is an approximate representation of on-site wetland locations and should be used for preliminary planning purposes only. SECI recommends no land disturbance activities take place until a final USACE Jurisdictional Determination is received.

 Project Limits  Approximate Wetland

sligh environmental consultants, inc.
 31 Park of Commerce Way, Suite 200B
 Savannah, Georgia 31405
 phone: (912) 232-0451
 fax: (912) 232-0453

Wetland Delineation Sketch Highway 80 Property Effingham County, Georgia

0 300 600
 Feet
 Scale: 1 inch = 600 feet

Exhibit Date: February 9, 2023

Drawn by: TCT

Reviewed by: BWW

Job Number: 01-23-010

Clerk's use

Course	Bearing	Distance
L1	N 24°23'22" E	212.23'
L2	N 06°46'42" W	441.49'
L3	N 12°55'44" E	259.18'
L4	N 29°20'12" E	429.47'
L5	N 89°28'42" W	257.10'
L6	N 89°20'24" W	312.51'
L7	N 55°29'16" W	52.27'
L8	S 29°16'58" W	311.42'

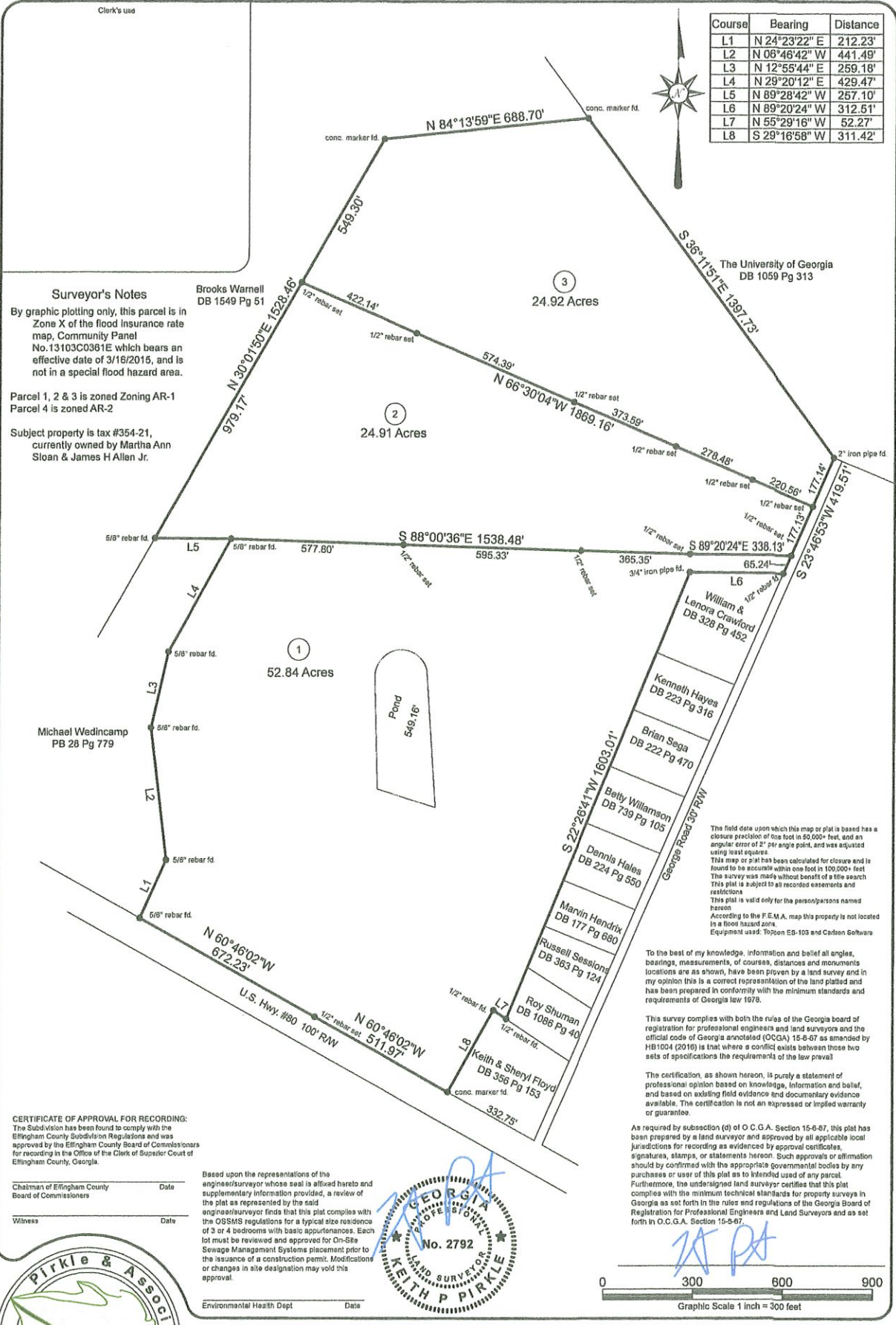
Surveyor's Notes
 By graphic plotting only, this parcel is in Zone X of the flood insurance rate map, Community Panel No. 13103C0381E which bears an effective date of 3/16/2015, and is not in a special flood hazard area.

Parcel 1, 2 & 3 is zoned Zoning AR-1
 Parcel 4 is zoned AR-2

Subject property is tax #354-21, currently owned by Martha Ann Sloan & James H Allen Jr.

Brooks Warnell
 DB 1549 Pg 51

Michael Wedincamp
 PB 28 Pg 779



The field data upon which this map or plat is based has a closure precision of one foot in 50,000 feet, and an angular error of 2" per angle point, and was adjusted using least squares.

This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet. The survey was made without benefit of a title search. This plat is subject to all recorded easements and restrictions.

This plat is valid only for the persons named herein.

According to the F.E.M.A. map this property is not located in a flood hazard zone.

Equipment used: Topcon EG-103 and Cadson Software

To the best of my knowledge, information and belief all angles, bearings, measurements, of courses, distances and monuments locations are as shown, have been proven by a land survey and in my opinion this is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of Georgia law 1978.

This survey complies with both the rules of the Georgia board of registration for professional engineers and land surveyors and the official code of Georgia annotated (O.C.G.A.) 15-6-67 as amended by HB1004 (2016) is that where a conflict exists between those two sets of specifications the requirements of the law prevail.

The certification, as shown herein, 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.

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 herein. Such approval or affirmation 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.

CERTIFICATE OF APPROVAL FOR RECORDING:
 The Subdivision has been found to comply with the Efilingham County Subdivision Regulations and was approved by the Efilingham County Board of Commissioners for recording in the Office of the Clerk of Superior Court of Efilingham County, Georgia.

Chairman of Efilingham County Board of Commissioners _____ Date _____
 Witness _____ Date _____

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appliances. Each lot must be reviewed and approved for On-Site Sewage Management Systems placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

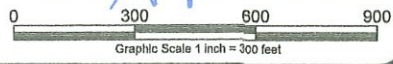
Environmental Health Dept _____ Date _____



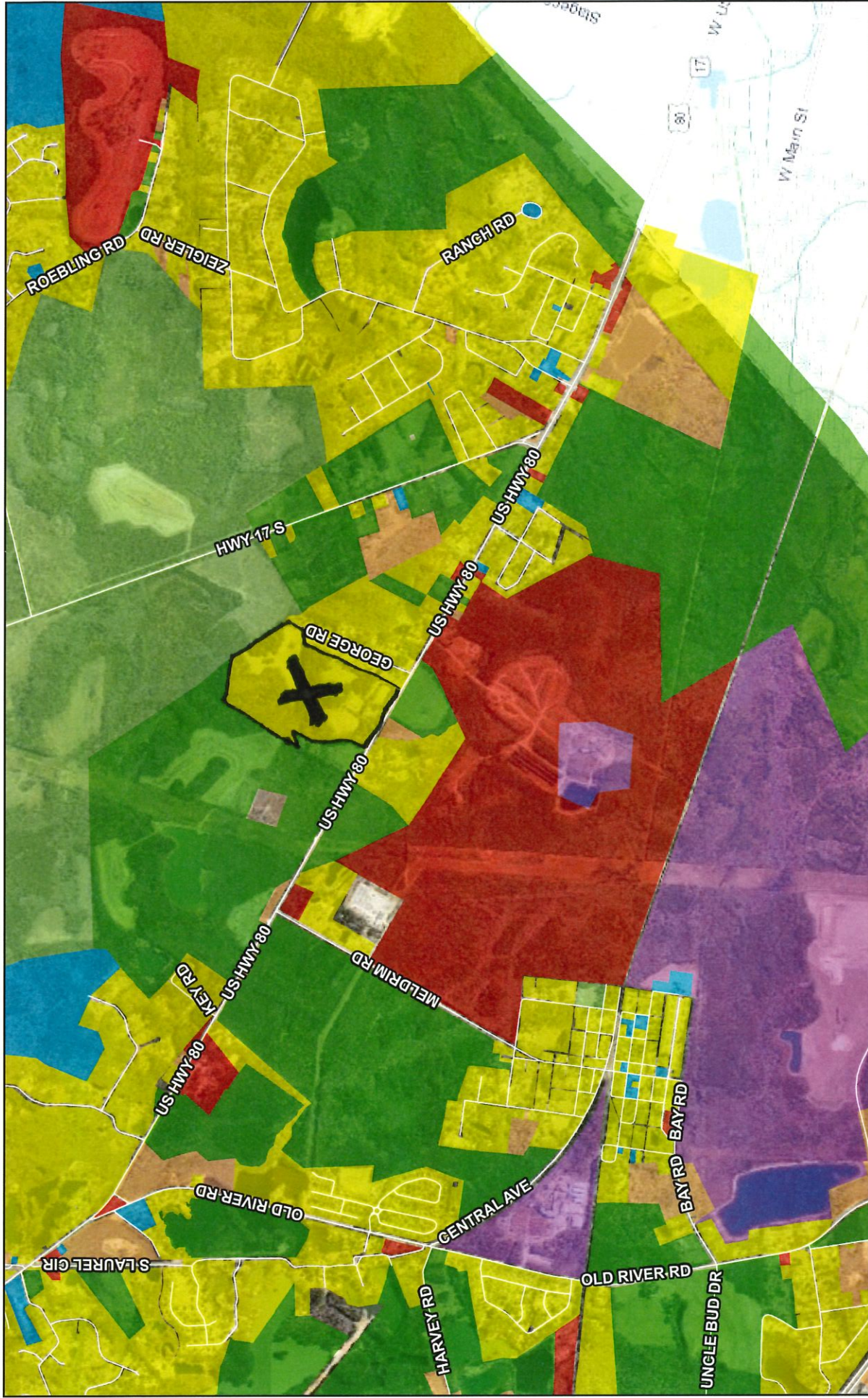
Pirkle & Associates Surveying Inc.
 783 Staler Durrance Rd., Glennville Ga, 30427
 Phone: 912-654-3288 Fax: 912-654-1463
 email: pirkleaur@windstream.net

Survey Date 7/25/2021
 Plat Date 7/25/2021
 File #3843

Subdivision Survey for:
Parcel 1 - S Randy & Kathy B Hadden
Parcel 2 - Charles F & Rana H Hildebrand
Parcel 3 - Jeremy P & Heather H Nease
 102.67 Acres
 1559 Georgia Militia District
 Efilingham County, Georgia



354-21,21B,21C

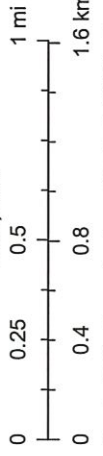


3/29/2023

Tax Parcel Labels Future Land Use - Plan Date 10/1/2019

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

1:36,112



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

354-21, 21B, & 21C



0354-21,21B,&21C



3/10/2023

- Tax Parcel Labels Effingham County Zoning
- Tax Parcels
- Roads
- R-1
- R-4
- B-1
- B-2
- B-3
- Efn_fin_cache
- I-1
- Red: Band_1
- Other

1:18,056

0 0.13 0.25 0.4 0.5 mi

0 0.2 0.4 0.8 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

***DEVELOPMENT OF REGIONAL IMPACT
REPORT***

**Prepared for
Effingham County, Georgia
DRI #3949
Hwy 80 Warehouse
April 18, 2023**



*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 # 3949

Hwy 80 Warehouse

1.2 Developer/Applicant

Randy Hadden, Jeremy
Nease, Chuck Hildebrandt
912-658-5773
kylehadden45@gmail.com

2. PROJECT DESCRIPTION

2.1 Summary

DRI# 3949 development type is Wholesale & Distribution and is described on the initial form as a warehouse with the project size of +/-1,160,250 square feet. This DRI is a continuation/expansion of a previously submitted project, DRI # 3500, HWY 80 Container Storage Facility, that has not been developed. The project site is currently vacant property. The initial action being taken at this time is rezoning and sketch plan approval of the new proposal..

3. PARCEL DATA

3.1 Size of Property

Approximately 102.67 Acres, map and parcel 03540021-52.84 acres currently zoned B-3, and 03540021B00, 24.91 acres zoned AR-1, and 03540021C00, 24.92 acres zoned AR-1

3.2 General Location

2343 HWY 80, 315 George Road, 323 George Road

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 designated as residential. However, the comprehensive plan supports development by planning for opportunities to diversify available housing options and future economic development.

4.4 Zoning District

The site is currently zoned B-3 (Hwy Commercial) and AR-1 (Agricultural Residential). Applicant is seeking to rezone all parcels to I-1 (Heavy Industrial) for a proposed warehouse.

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 residential. The Regional Future Development Map designates the proposed site as developed, (meaning urban development patterns exist, water & sewer services are currently provided). The ARSA Map shows a portion of the project site as an area of significant natural resources and other areas as an area with significant infill.

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 developed. Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

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.

- f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
 - g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.
4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
 5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
 6. The region will harness the talent and experience of older adults
 7. To determine “age readiness,” local comprehensive plans should review:
 - a. Demographics;
 - b. Quantity, quality, and type of existing housing stock;
 - c. Land use patterns; and
 - d. Quantity, quality, and type of recreational needs.
 8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
 9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
 10. Comprehensive plans will include goals and objectives that specifically address the aging population.
 11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
 12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

6.12 Guiding Principles for Coastal Vulnerability and Resilience

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to limit the impact of a disruptive crisis, and recovering rapidly from disasters.
3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

7. REGIONAL RESOURCE PLAN AND RIR

7.1 The Regional Resource Plan

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The project site includes wetlands on the north parcel. Effingham stated that a wetlands study will be required during the development plan review process and that any wetlands impacts will be permitted by the USACE.

7.2 Area Requiring Special Attention

The Areas Requiring Special Attention map designates the site as being within an Area of Significant Natural Resources and an area with significant infill. Proper provisions, permits, and requirements, must be met while constructing the development to ensure the preservation of environmentally sensitive areas.

7.3 Natural Resources

Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

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. It is recommended that the developer identify the most efficient solutions that will negate or limit the impact on the areas of significant natural resources that lie within the development site.

7.4 Wetlands

According to the developer, the project site contains wetlands on the north parcel. A wetlands study will be required during development plan review process. Any wetlands impacts will be permitted by the USACE.

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.

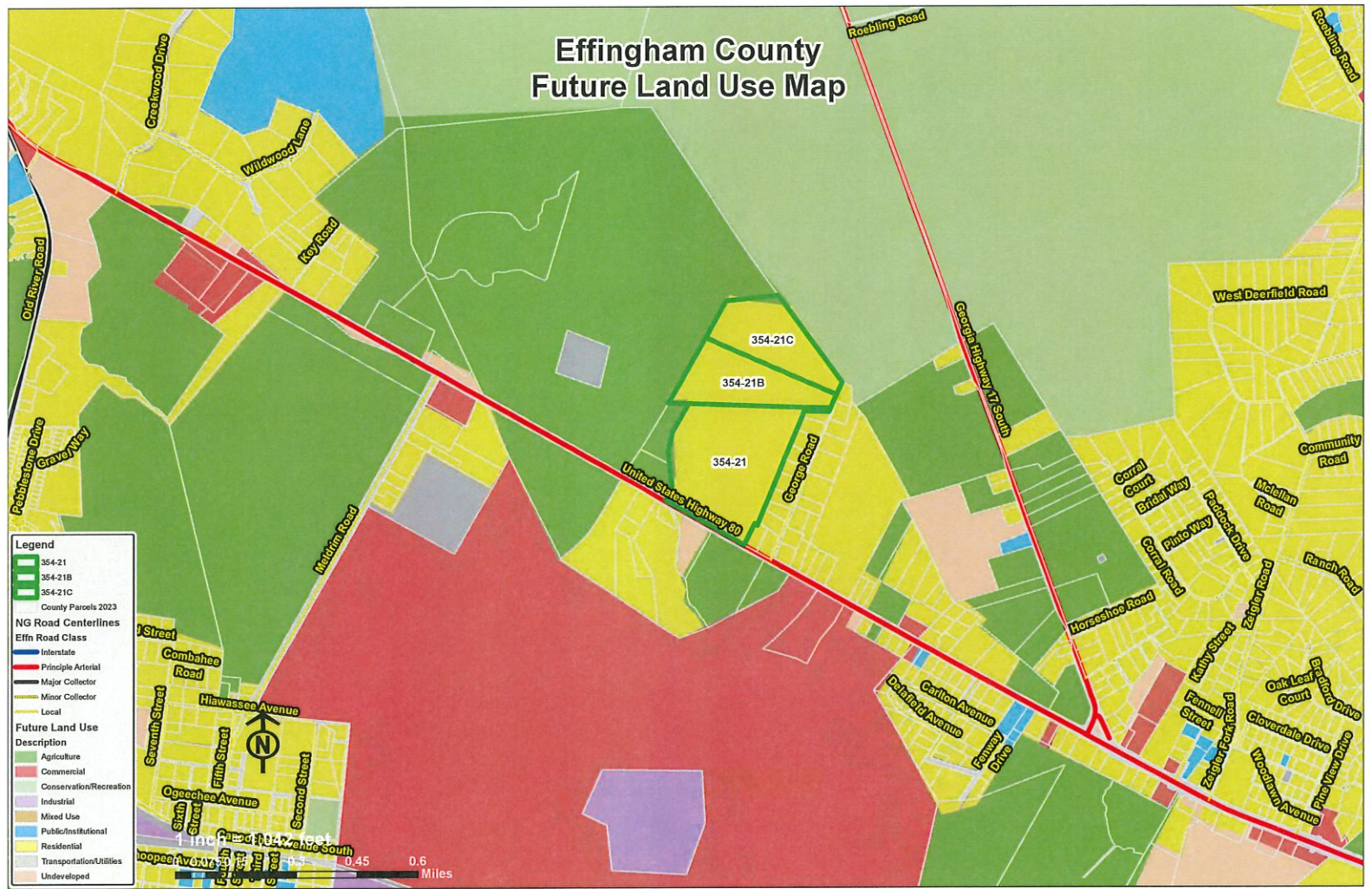
9.2 Regional Design Guidelines

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 CRC also recommends that Effingham County and the developer/applicant consider the comments and concerns expressed by ORK, Ogeechee Riverkeeper. These comments have been forward to Effingham County and will be attached to the final report. The comments will also be forwarded to the developer.

**SITE PLAN
PROVIDED BY THE APPLICANT**

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

Effingham County Future Land Use Map



Legend

- 354-21
- 354-21B
- 354-21C

County Parcels 2023

NG Road Centerlines

Effn Road Class

- Interstate
- Principle Arterial
- Major Collector
- Minor Collector
- Local

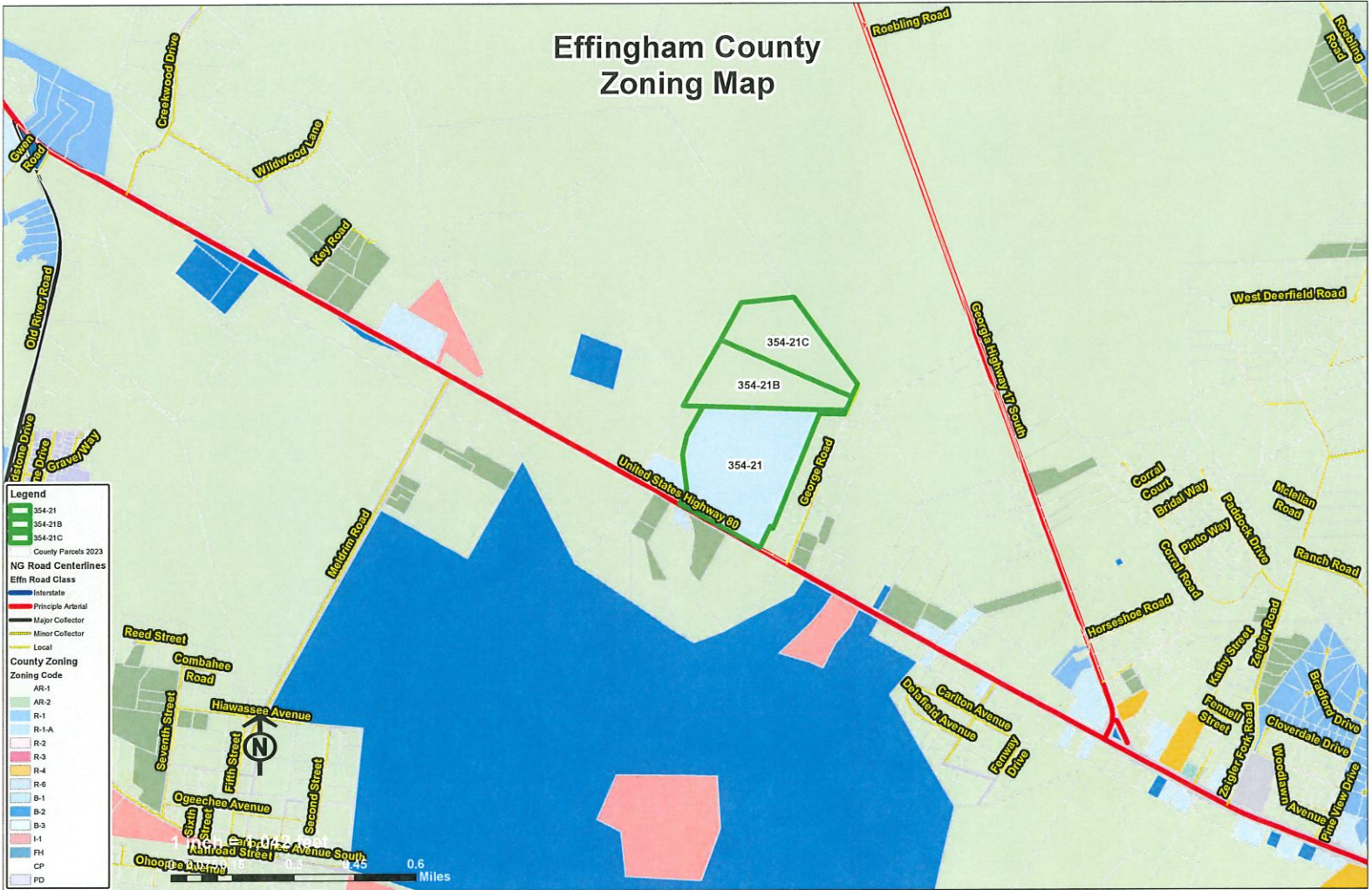
Future Land Use

Description

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



Effingham County Zoning Map



Legend

- 354-21
- 354-21B
- 354-21C

County Parcels 2023

NG Road Centerlines

Effn Road Class

- Interstate
- Principle Arterial
- Major Collector
- Minor Collector
- Local

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
- CP
- PD



0.6 Miles

DRI #3949 – Hwy 80 Warehouse (Parcels 354-21, 21B, and 21C)

Effingham Future Land Use Map (with location of DRI shown)

- **Attached**

A location map /exhibit of the project

- **All maps show location of parcel in relation to major roads.**

A site plan / conceptual drawing of the proposal

- **Attached**

What is the future land use map designation of the DRI site in the comp plan?

- **Residential**

Future Land Use Definitions

DESCRIPTION	COMPATIBLE ZONING
Residential	
The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. This land use is protected from encroachment of industrial or other uses capable of adversely affecting the residential character.	Agriculture / Forestry (AF)
	Rural Residential (R-1)
	Single-Family Residential (R-2)
	Multi-Family Residential (MFR)
	Manufactured Home Park (MHP)

What is the current zoning of the DRI site?

- **Zoning exhibit attached. Parcel 354-21 is zoned B-3 (Hwy Commercial). 354-21B and 354-21C are zoned AR-1 (Agricultural Residential).**

What is the proposed zoning for the DRI site?

- **Applicant seeking to rezone all parcels to I-1 Heavy Industrial for a proposed warehouse.**

Is the site of the DRI currently vacant?

- **The site is currently vacant.**

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2021 Assessment Notice \(PDF\)](#)
[2022 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03540021
 Location Address 2343 HWY 80
 Legal Description 52.84 AC PAR 1 (SPLT 354-21B&C) PLT 29/151
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning B-3
 Tax District 01-County (District 01)
 Millage Rate 28.33
 Acres 52.84
 Neighborhood 03540: LAND: 00000 / BLDG: 00000 (000801)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[HADDEN SIMMONS RANDY AND NEASE](#)
 JEREMY P AND HILDERBRANDT CHARLES F
 9987 HWY 23 N
 METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	8	2.73
RUR	Open Land	Rural	4	14.42
RUR	Woodland	Rural	8	23.27
RUR	Woodland	Rural	8	7
RUR	Woodland	Rural	5	5.42

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	1216	\$0
MOBILE HOME PICS	2003	0x0 / 1	1	\$0
HOME SITE FAIR	2000	0x0 / 1	1	\$7,400
IMPLEMENT SHED, ROOF ONLY	2000	12x20 / 0	1	\$400

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2021	2701 759	29 86	\$1,140,000	Multi Parcels Unqualified	SLOAN MARTHA ANN AND ALLEN JAMES H JR	HADDEN SIMMONS RANDY AND NEASE
6/17/1996	410 173	K 191	\$0	Unqualified - Improved	ZEIGLER GEORGE W AND MAGGIE LEE ESTATES	SLOAN MARTHA ANN AND ALLEN JAMES H JR

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$740,918	\$740,918	\$740,918	\$266,123	\$266,123
Land Value	\$275,984	\$733,118	\$733,118	\$733,118	\$258,323
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800
= Current Value	\$283,784	\$740,918	\$740,918	\$740,918	\$266,123

Photos



No data available for the following modules: Assessment Appeals Process, CUVA Renewal Letter, Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sketches.

The Effingham County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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[Last Data Upload: 3/23/2023, 2:41:02 AM](#)

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Version 2.3.253

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2022 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03540021B00
 Location Address 315 GEORGE RD
 Legal Description 24.91 AC PAR 2 (OUT 354-21) PLT 29/151
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AR-1
 Tax District 01-County (District 01)
 Millage Rate 28.33
 Acres 24.91
 Neighborhood 03540: LAND: 00000 / BLDG: 00000 (000801)
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)

Owner

[HADDEN SIMMONS RANDY AND NEASE](#)
 JEREMY P AND HILDERBRANDT CHARLES F
 9987 HWY 23 N
 METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Par 13+	Rural	1	24.91

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2021	0x0 / 0	2491	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2021	2701 759	29 86	\$1,140,000	Multi Parcels Unqualified	SLOAN MARTHA ANN AND ALLEN JAMES H JR	HADDEN SIMMONS RANDY AND NEASE
6/17/1996	410 173	K 191	\$0	Unqualified - Improved	ZEIGLER GEORGE W AND MAGGIE LEE ESTATES	SLOAN MARTHA ANN AND ALLEN JAMES H JR

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2022 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03540021C00
 Location Address 323 GEORGE RD
 Legal Description 24.92 AC PAR 3 (OUT 354-21) PLT 29/151
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AR-1
 Tax District 01-County (District 01)
 Millage Rate 28.33
 Acres 24.92
 Neighborhood 03540: LAND: 00000 / BLDG: 00000 (000801)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

[HADDEN SIMMONS RANDY AND NEASE](#)
 JEREMY P AND HILDERBRANDT CHARLES F
 9987 HWY 23 N
 METTER, GA 30439

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Par 13+	Rural	1	24.92

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2021	0x0 / 0	2492	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2021	2701 759	29 86	\$1,140,000	Multi Parcels Unqualified	SLOAN MARTHA ANN AND ALLEN JAMES H JR	HADDEN SIMMONS RANDY AND NEASE
6/17/1996	410 173	K 191	\$0	Unqualified - Improved	ZEIGLER GEORGE W AND MAGGIE LEE ESTATES	SLOAN MARTHA ANN AND ALLEN JAMES H JR

DEVELOPMENT OF REGIONAL IMPACT MAPS

ARSA Regional Map



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FEMA Flood Zones

AE

X

ARSA - Areas Requiring Special Attention

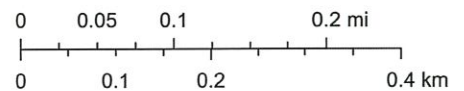
Areas of Rapid Development

Areas of Significant Infill

Areas of Significant Natural Resources

DRI - All Submissions

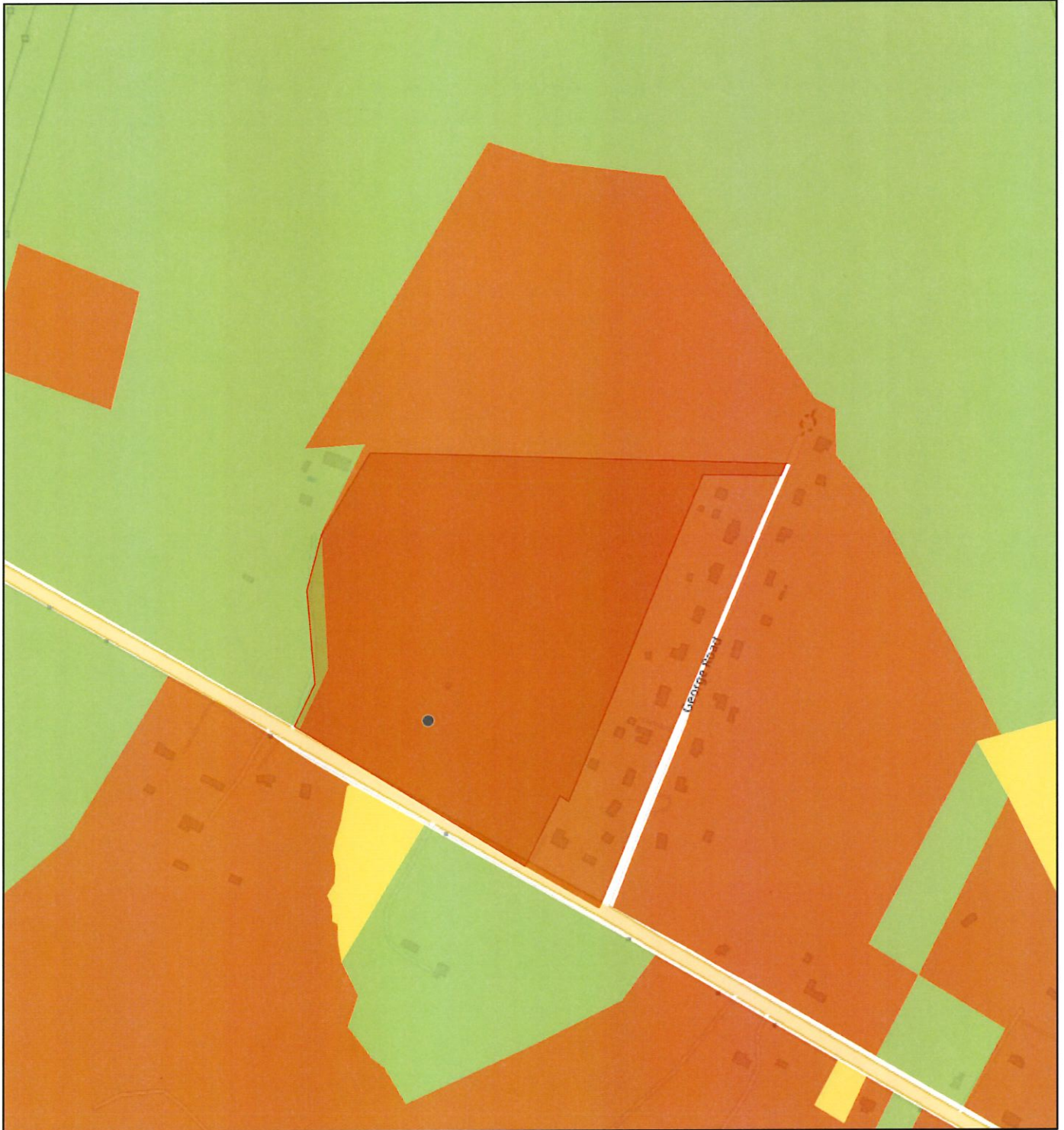
Counties



Map data © OpenStreetMap contributors, CC-BY-SA

CRC, DCA

Future Development Regional Map



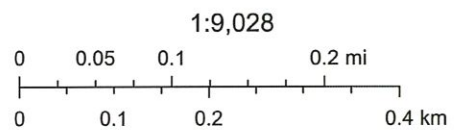
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 DRI - All Submissions  Developing

 Counties  Rural

Future Development

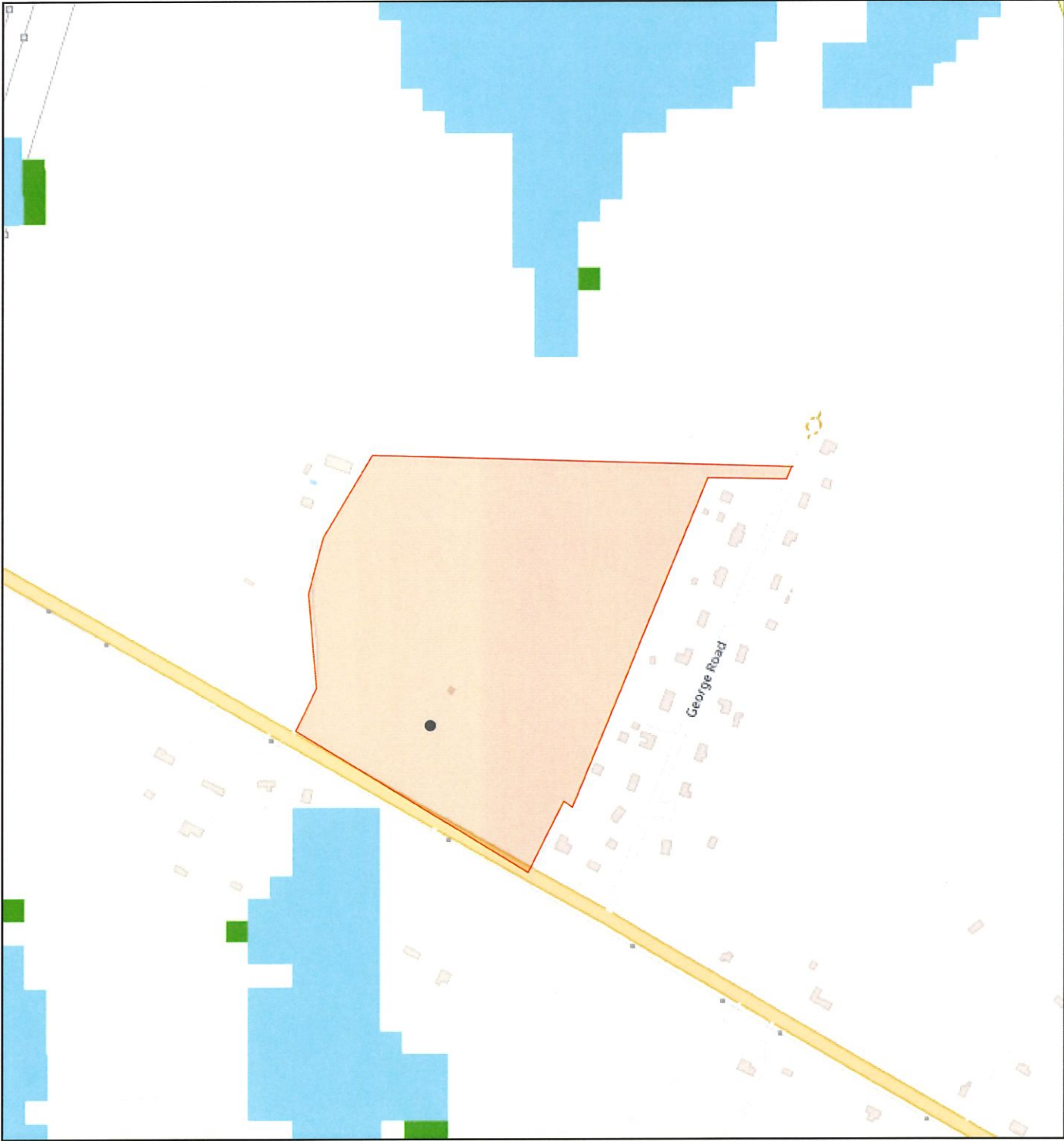
 Developed



Map data © OpenStreetMap contributors, CC-BY-SA

CRC, DCA

Green Infrastructure Regional Map



Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas

- Sites
- DRI - All Submissions
- Counties

CRC, Georgia Forestry, Map data © OpenStreetMap contributors, CC-BY-SA

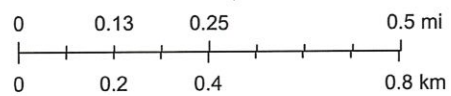
Wetlands and Rivers



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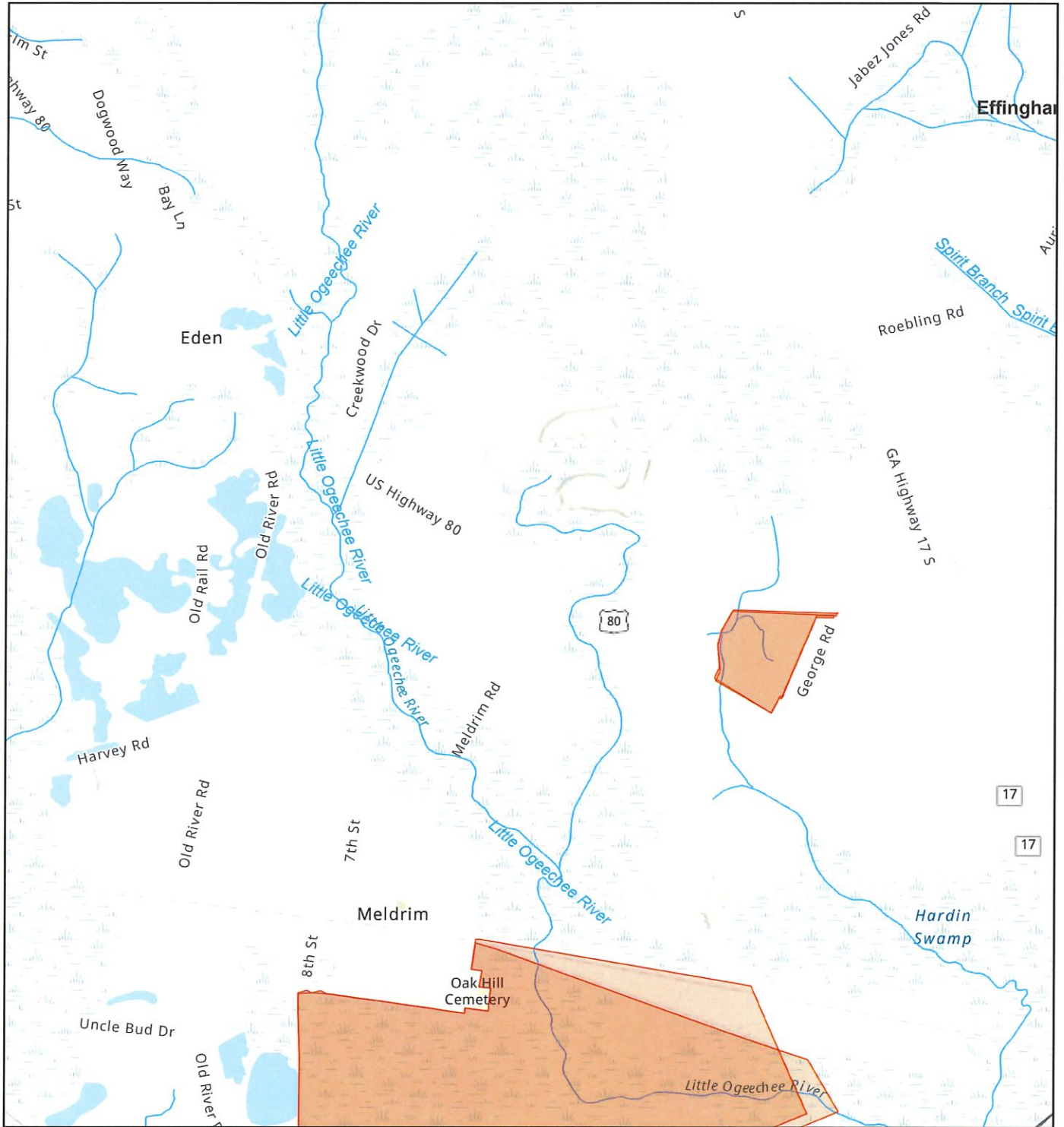
- | | |
|---|--|
| DRI - All Submissions | Freshwater Forested/Shrub Wetland |
| Counties | Freshwater Pond |
| Wetlands | |
| Estuarine and Marine Deepwater | Other |
| Estuarine and Marine Wetland | Riverine |
| Freshwater Emergent Wetland | Rivers |
| | Lake |



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CRC, DCA

Rivers



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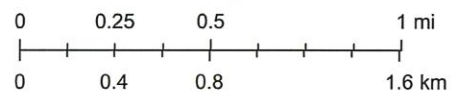
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DRI - All Submissions

Counties

Cities

Rivers

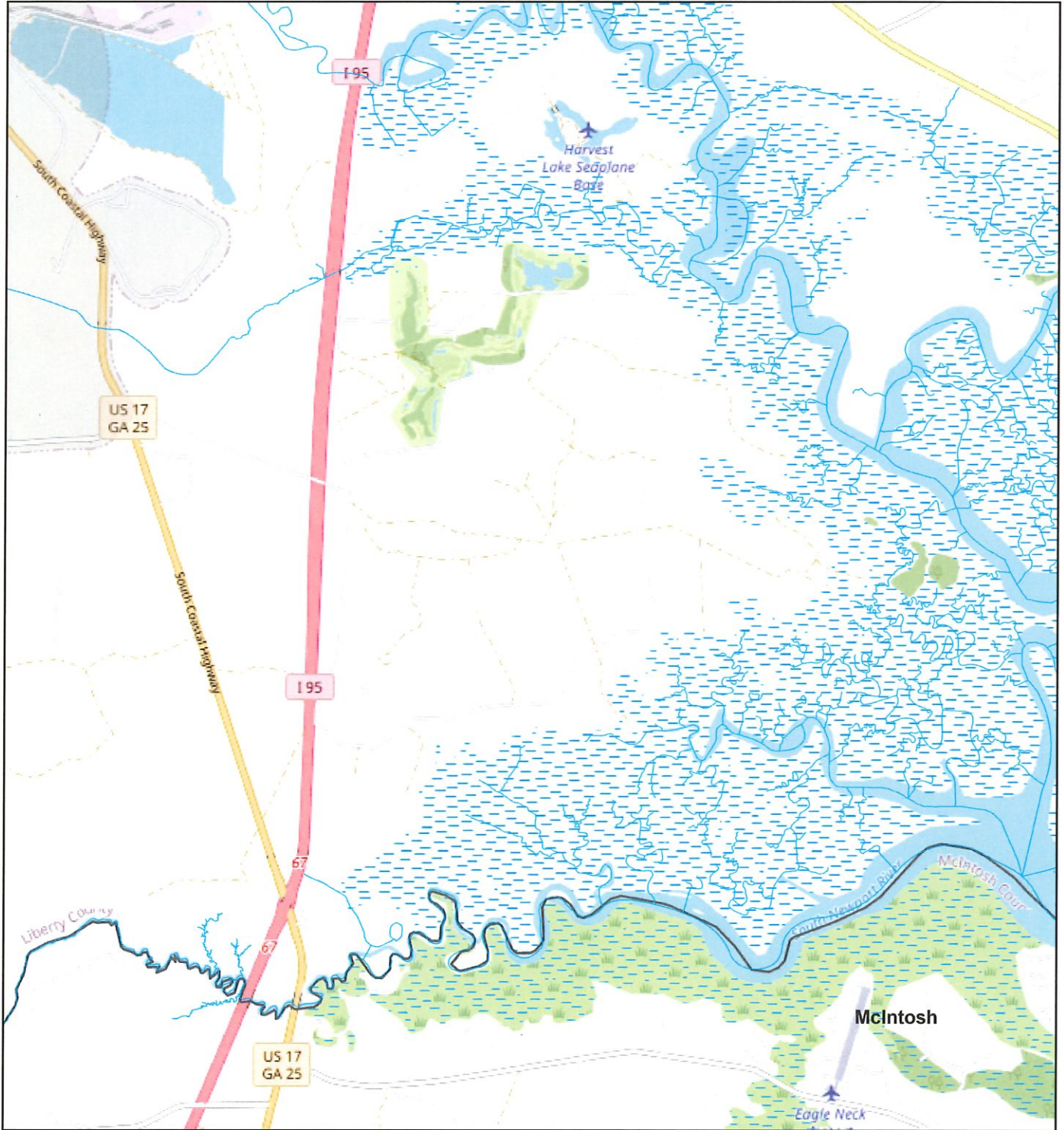


Esri, NASA, NGA, USGS, FEMA, Savannah Area GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CRC, DCA

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Savannah Area GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

River Lines



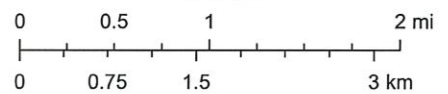
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— Rivers - Liberty

□ Counties

Cities



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CRC, DCA

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PUBLIC COMMENTS



PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

April 6, 2023

Via E-Mail

Karen Saunds, Grant Specialist
Coastal Regional Commission of Georgia
ksaunds@crc.ga.gov

Re: Comments on DRI# 3949 Hwy 80 Warehouse

Dear Ms. Saunds:

Ogeechee Riverkeeper's (ORK) mission is to protect, preserve, and improve the water quality of the Ogeechee River basin, including the Canoochee River and the coastal and tidal rivers of Liberty, Bryan, and Chatham Counties. ORK works with local communities to share and collect information on the ecological and cultural importance of rivers and streams throughout the Basin, and use that information to amplify the voices of those who speak for the watershed. One of ORK's primary roles is as watchdog on new land development projects throughout the watershed that could pose a significant threat to water quality.

The proposed rezoning of approximately 102 acres on Highway 80 in Effingham County, as identified by DRI#3949's informational documents, raises specific concerns with regard to water quality and environmental degradation in the area that ORK wants to bring to the Coastal Regional Commission and future decision makers' attention.

1. **Stormwater Management** - The developers' sketch plans for on-property stormwater management as proposed raise serious questions and should not be approved at this time. The current plan's placement of a "detention facility" in the northwest corner of the property raises two issues. First, the detention facility's placement is immediately adjacent to the warehouse structure and parking lot. The lack of any significant buffer distances between the detention facility and these heavily trafficked areas raises concerns about structural integrity and potential vehicle incidents. ORK suggests increasing the distances between the detention facility and areas of frequent truck and cargo use. Second, the detention facility's placement next to the proposed well site raises the additional concern of groundwater contamination. The well's connection to groundwater provides a direct pathway for stormwater to enter the shared aquifer if the detention facility is damaged or otherwise fails. Increasing the distance between the well and stormwater would better prevent any potential groundwater contamination.

Wetlands are also not sufficiently addressed in the proposal. While the informational documents note that wetlands are present on the properties, they are never identified. Without knowing their exact location, ORK is concerned that this development may fill in these quickly disappearing natural resources. Likewise, there is a possibility that the wetlands occupy the same area as the stormwater detention facility. Developers should ensure that natural wetlands are not being replaced by an artificial retention pond.

Finally, the sketch plans do not sufficiently address impacts to neighboring properties. Vegetative buffering to support filtration is an important and necessary addition to the property, and ORK appreciates the developers' plans to add these features. However, the sketch plans and other supporting documents do not identify where these vegetative buffers will be placed. Further, without more information, ORK is concerned that stormwater runoff could impact adjacent properties that vegetative buffering will not address. Without topographical, grading, or soil composition information for this site, ORK is concerned that neighbors, especially the immediately adjacent residential properties, could face untreated industrial stormwater runoff entering their properties. This stormwater could also reach waterways. A small berm preventing fugitive stormwater runoff may be a potential solution, though without more information, this is just a potential solution. We urge the developers to more thoroughly consider and resolve these questions. Likewise, we urge county decision makers to address these issues early in the process rather than being forced to deal with them in the future.

2. Wastewater Management - ORK urges local, regional, and state decision-makers to consider a regional approach to wastewater management. The extensive development expected to accompany the Bryan County Megasite and Hyundai Facility will collectively require significant new wastewater treatment. Individually, like with the HWY 80 warehouse development, these projects do not represent enormous additions of wastewater to the area. But as a whole, their potential treatment needs could lead to environmental and water quality issues. Rather than rely on a large patchwork of septic systems that are difficult to maintain, monitor, and, eventually decommission, ORK sees a great opportunity for the region to expand the sewer and wastewater system with interconnection into the North Bryan Water Reclamation Facility. Expanding the sewer system will centralize wastewater treatment, make maintenance easier, reduce the potential for environmental issues from failing systems, and will result in better water quality outcomes. ORK urges local, regional, and state decision-makers to expand the sewer systems to better handle the significant wastewater increases expected in the coming years rather than relying on numerous septic systems to address the need.

If a septic approach is ultimately pursued for this project, the proposal raise a pair of concerns. First, the proposed location for the drainfield is immediately adjacent to the development's main entrance and parking lot, with essentially no buffer distance. Every truck and vehicle that enters the property will pass within feet of the drainfield. Just one driving incident by a heavy truck has the potential to damage the system and cause wastewater to escape onto the property, neighboring properties, and potentially into waterways and groundwater. ORK urges the developers to reconsider the drainfield's placement and increase its distance from areas with frequent truck traffic. Second, ORK is concerned about available space for a secondary/alternative drainfield. The documents included here do not identify where a future drainfield would be placed. Whether in response to future capacity limitations or for unanticipated malfunctions, developers should consider and identify where they will place a secondary septic drainfield.

3. Groundwater - ORK urges careful consideration of increasing groundwater withdrawals. Saltwater intrusion into the Upper Floridan Aquifer is a growing problem that is addressed only through reduced extraction. All newly proposed groundwater extractions, even the relatively small amount as proposed here, should be carefully considered, properly conditioned, and closely monitored. If this property is rezoned and groundwater withdrawals remain part of expected operation, we urge the permitting authority to condition use with strict withdrawal limits and consistent monitoring in order to prevent over-withdrawal to limit aquifer impact.
4. Conservation and Areas of Significant Natural Resources - ORK is concerned that this large industrial development is coming to an area with significant conservation uses. As noted in the Areas Requiring Special Attention (ARSA) map, the lands to the north and east of the proposed development are designated as "Areas of a Significant Natural Resources," and are zoned as "conservation/recreation" in Effingham County's Future Land Use Map. This seems to principally include a University of Georgia Foundation property that appears to be used by the Warnell School of Forestry & Natural Resources. Potential impacts not just to the natural resources themselves but to any ongoing research, educational opportunities, and long-term UGA plans should be fully considered and explored before these adjacent lands are rezoned.
5. Impact to Residential Neighbors - Immediately to the south and east of this property are 11 residences, joined by another 10 houses just on the other side of George Road. There are an additional 6 residentially zoned properties across Highway 80. The ARSA Map notes these as "Areas of Significant Infill." Rezoning this property to allow for heavy industry will absolutely impact these residential properties. These residences are so close that they are included in the sketch plan for the warehouse.

During a recent Bryan County Board of Commissioners meeting, residents there who had their surrounding land slowly rezoned for industrial uses testified that they felt boxed-in and unsafe with frequent heavy vehicle traffic and were concerned about their property values. The proposed development's closeness to these homes raises similar concerns, as well as potential nuisance sound, air quality, and stormwater issues. The rezoning decision should carefully consider whether siting industrial and its accompanying heavy truck usage so close to an area of significant residential infill is the best use of space for the residents of Effingham County.

Thank you in advance for your time and consideration; please let me know if you have any questions:

ben@ogeecheeriverkeeper.org or 866-942-6222 x9.

Ben Kirsch
Legal Director
Ogeechee Riverkeeper

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Randy Hadden, Jeremy Nease, & Chuck Hildebrant – (Map # 354 Parcels # 21,21B,21C)** from AR-1 & B-3 to I-1 zoning.

Yes No? 1. Is this proposal inconsistent with the county’s master plan?

Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No? 7. Are nearby residents opposed to the proposed zoning change?

Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Randy Hadden, Jeremy Nease, & Chuck Hildebrant** – (Map # 354 Parcels # 21,21B,21C) from AR-1 & B-3 to I-1 zoning.

Yes No 1. Is this proposal inconsistent with the county’s master plan?

Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No 7. Are nearby residents opposed to the proposed zoning change?

Yes No 8. Do other conditions affect the property so as to support a decision against the proposal?

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PSH DISAPPROVAL _____

Of the rezoning request by applicant **Randy Hadden, Jeremy Nease, & Chuck Hildebrant** – (Map # 354 Parcels # 21,21B,21C) from AR-1 & B-3 to I-1 zoning.

- Yes No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes — No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes — No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
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PSH

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APPROVAL X

DISAPPROVAL _____

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BKS, 5/9/23.

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APPROVAL ✓

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