

Prepared for the Effingham County
DRI #4234
Old Augusta Industrial Park
August 19, 2024



Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

Effingham County, Georgia

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912-754-2128 ext. 450

1.2 Applicant

North Point Industrial, LLC

wblalock@northpoint-re.com

912-443-1577 Wrenn B

2.0 Project Description

2.1 Summary

DRI #4234 is a proposed development known as Old Augusta Industrial Park near Old Augusta Parkway, 32 D 16' 21" N 81 D 11' 16" W in Effingham, GA. The development entails approximately 686,500 SF Warehouse Development with associated infrastructure improvements along Old Augusta Parkway. Parcels involved in this development include 04760004A00.

3.0 Parcel Data

3.1 Size of Property

The property is approximately 114.79 acres.

3.2 General Location

The property is located off Old Augusta RD near the Savannah River.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

The property is developed; however, no developments are present in aerial. Some foliage has been removed, and an unpaved road runs through the parcel.

4.3 Future Development Map Designation (Character Area)

The Character Area Map indicates the project site is designated for Industrial use.

4.4 Zoning District

The existing zoning for the development area is R-1, Single Family Residential. The site will be re-zoned to industrial.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

Effingham County's Comprehensive Plan was updated in 2019 and is set to be updated again in late 2024. The Effingham County Character Area Map designates the parcel for industrial use. Therefore, the proposed rezoning and development is generally consistent with the adopted local Comprehensive Plan.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports, including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches, and over 2300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a shared vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories represent these patterns: *conservation, rural, developing, and developed*.

Conservation areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low-density residential, or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

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

According to the Regional Land Use Map, DRI #4234 is located in a developed area. Therefore, the proposed rezoning and development of the project are consistent with this Map.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources:* Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Rapid Development:* Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment:* Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, the location of DRI #4234 is partially in an *Area of Significant Natural Resources*. These areas are where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.

According to the Green Infrastructure Map, DRI #4234 is in both a core and corridor area.

6.5 Wetlands

The applicant indicated that wetlands are not present in the development area. According to regional maps, wetlands and floodplains are within the parcel and may be impacted. Wetlands have been identified on a portion of the site. They have been verified through a survey and wetlands are shown on the concept plan.

6.6 Coastal Stormwater Supplement

Approximately 50% of the project site is expected to be impervious surface once the development is completed. Detention ponds and buffer areas provided as required by local, state and federal regulations are proposed for the project.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provide an analysis of the region's economy, which was used as the guide for establishing regional goals and objectives, developing and implementing a plan of action, and identifying investment priorities and funding sources. Implementing this strategy makes the region eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	54,478	71,685	79,935

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 37,535 to 79,935 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

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 was 2.2%¹ In 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$89,148,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$660,370. The applicant indicates that the regional workforce is sufficient to fill the proposed project's demand and will not displace any existing land uses.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability, and, in limited cases, public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The guidelines' primary constituents are the articulation of mass, form, materials, theme, and design methodologies. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways, and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders, and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint of the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

¹ U.S. Census Bureau. (2022). Selected Economic Characteristics. *American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03*.
<https://data.census.gov/table/ACSDP1Y2022.DP03?t=Employment&g=050XX00US13103>.

According to The Coastal Character Design Guidelines, the proposed development is in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Industrial Areas*.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Effingham County, that authority rests with locally elected representatives. The CRC provides public notice, an opportunity for public comment, and recommendations based on existing comprehensive plans and best planning practices.

The CRC has reviewed the materials provided and concludes that the proposed development is generally consistent with the adopted local comprehensive plan and is located in an area that is likely to be developed according to the adopted Regional Comprehensive Plan. However, special consideration should be given to wetlands when planning any development on this site, as a significant portion of the proposed development site consists of wetlands and other environmentally sensitive areas. Additionally, CRC maps indicate that riverine features may course through the site, further emphasizing the environmental sensitivity of the development site. This site is also adjacent to major wetland areas near the Savannah River which underscores the importance of implementing sustainable development practices that will minimize any adverse impacts to water quality and preserve the natural habitat as much as is reasonable if development is permitted.

8.3 Public Comment

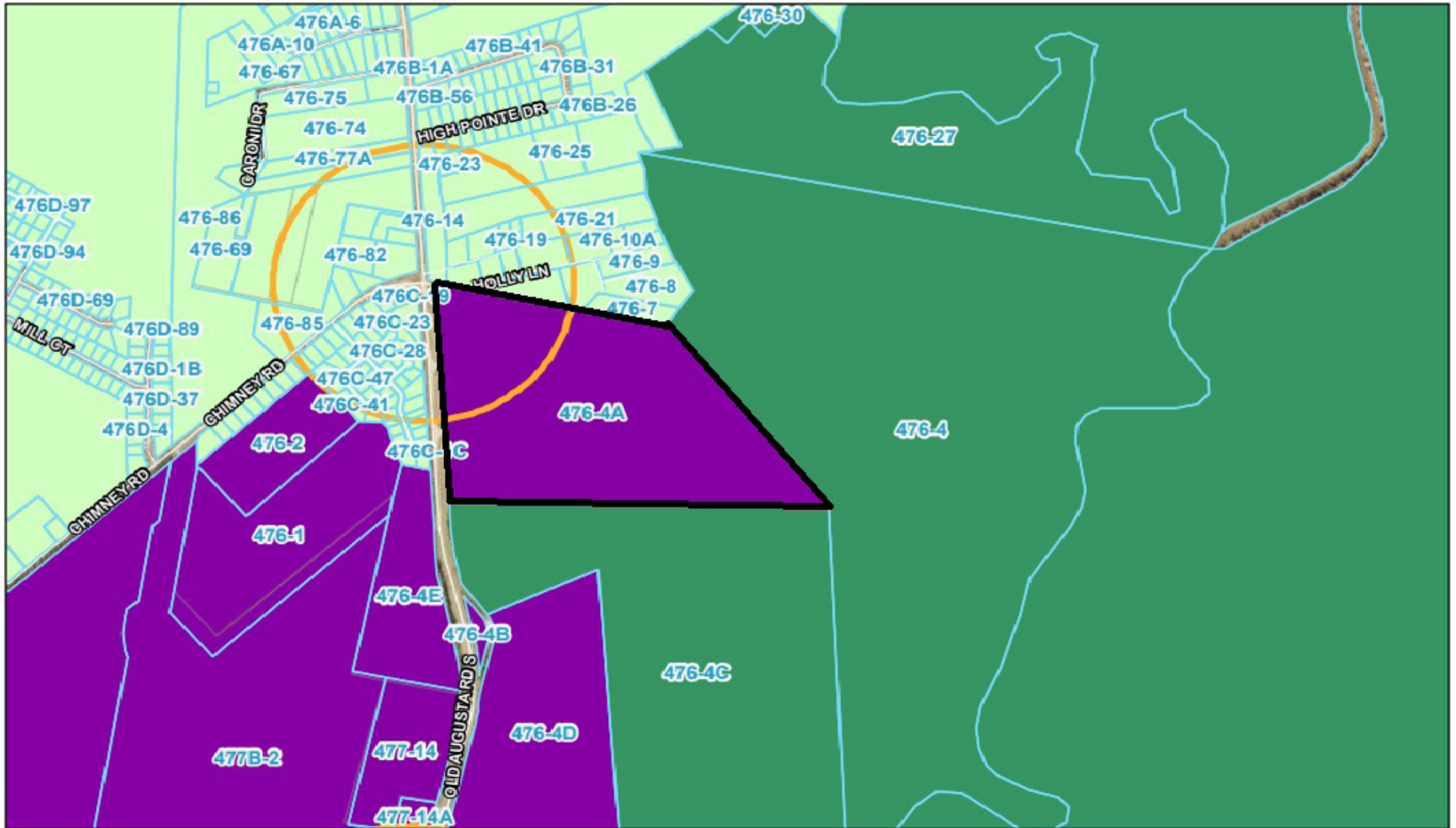
Public comment was received by 08/09/2024. No public comments were submitted.

For technical assistance, contact Skye Lewis, Regional Planner, at Slewis@crc.ga.gov.

CONCPET PLAN – APPLICANT PROVIDED

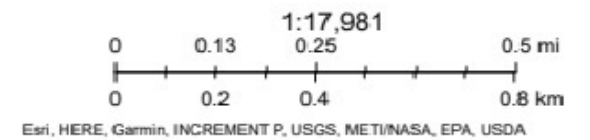
CHARACTER AREA MAP

Old Augusta Industrial Park

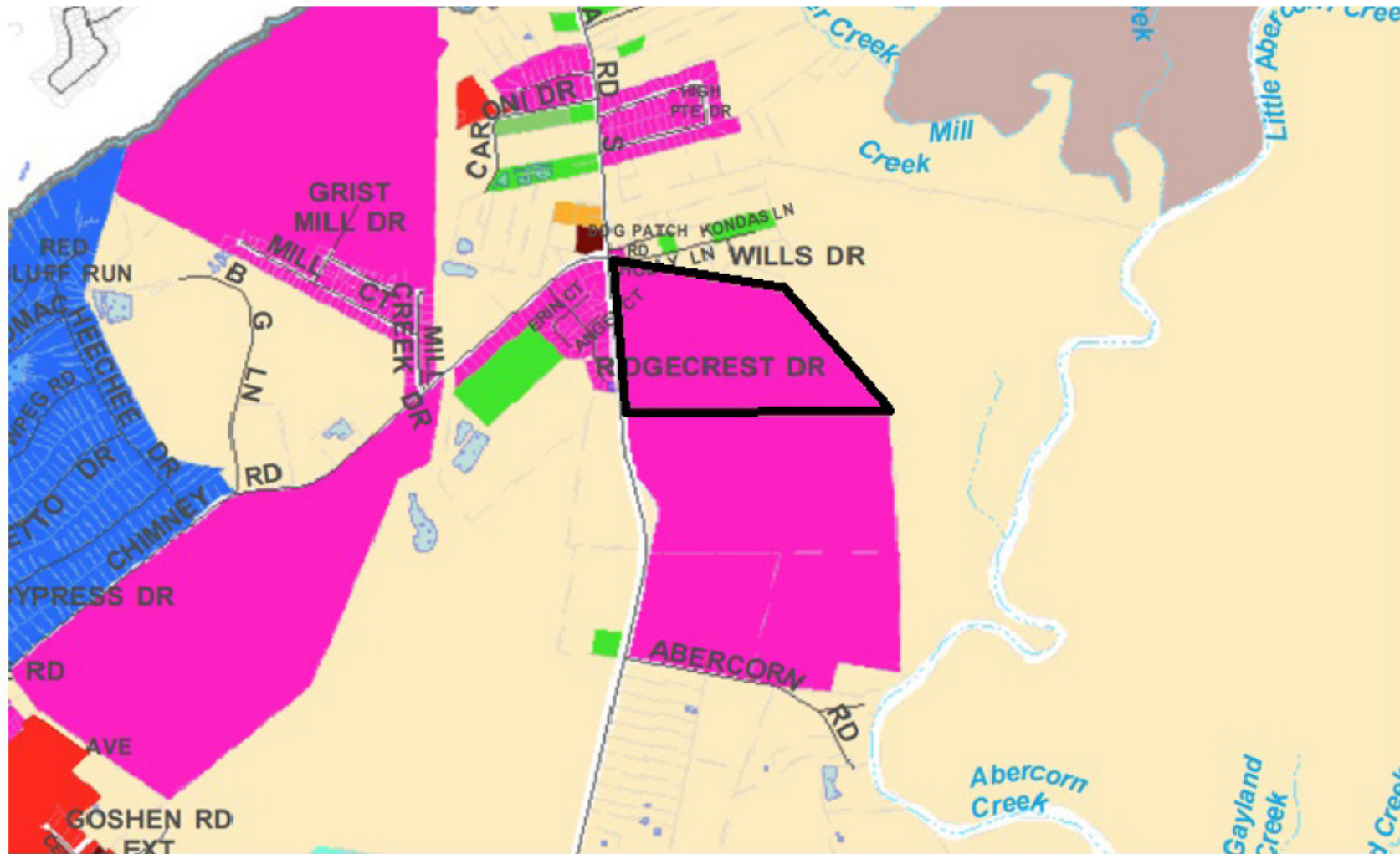


7/11/2024

- Roads
- Parcels
- Character Areas
 - Development Node
 - FLUM Areas
 - Ag/Residential
- Conservation/Recreation
- Industrial



ZONING DISTRICTS MAP



ARTICLE IV. ESTABLISHMENT OF DISTRICTS

4.1 Zoning of districts. For the purpose of this ordinance, the area of Wilkes County, Georgia, is hereby divided into the following zoning districts:

- AR-1 / Agricultural residential districts (five acres or more)
- AR-2 / Agricultural residential districts (less than five acres)
- R-1 / Single-family residential districts
- R-1-A / Single-family residential district (alternative)
- R-2 / Two-family residential districts
- R-3 / Multifamily residential districts
- R-4 / Planned manufactured home community districts
- B-1 / Neighborhood commercial districts
- B-2 / General commercial districts
- B-3 / Highway commercial districts
- I-1 / Industrial districts
- FH / Flood hazard districts
- CP / Conservation preservation districts
- PD / Planned Development





REGIONAL IMPACT MAPS

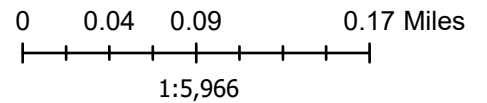
DRI #4234 - Old Augusta Industrial Park
County: Effingham
Wetlands



Date Exported: 7/24/2024

Map Coordinates: 81.18324°W 32.27224°N

-  Rivers
-  Freshwater Pond
- Wetlands**
-  Freshwater Forested/Shrub Wetland
-  Riverine



**DRI #4234 - Old Augusta Industrial Park
County: Effingham**

Areas Requiring Special Attention



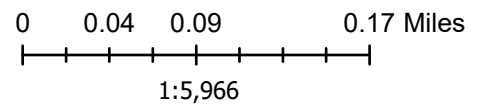
Date Exported: 7/24/2024

Map Coordinates: 81.18324°W 32.27224°N

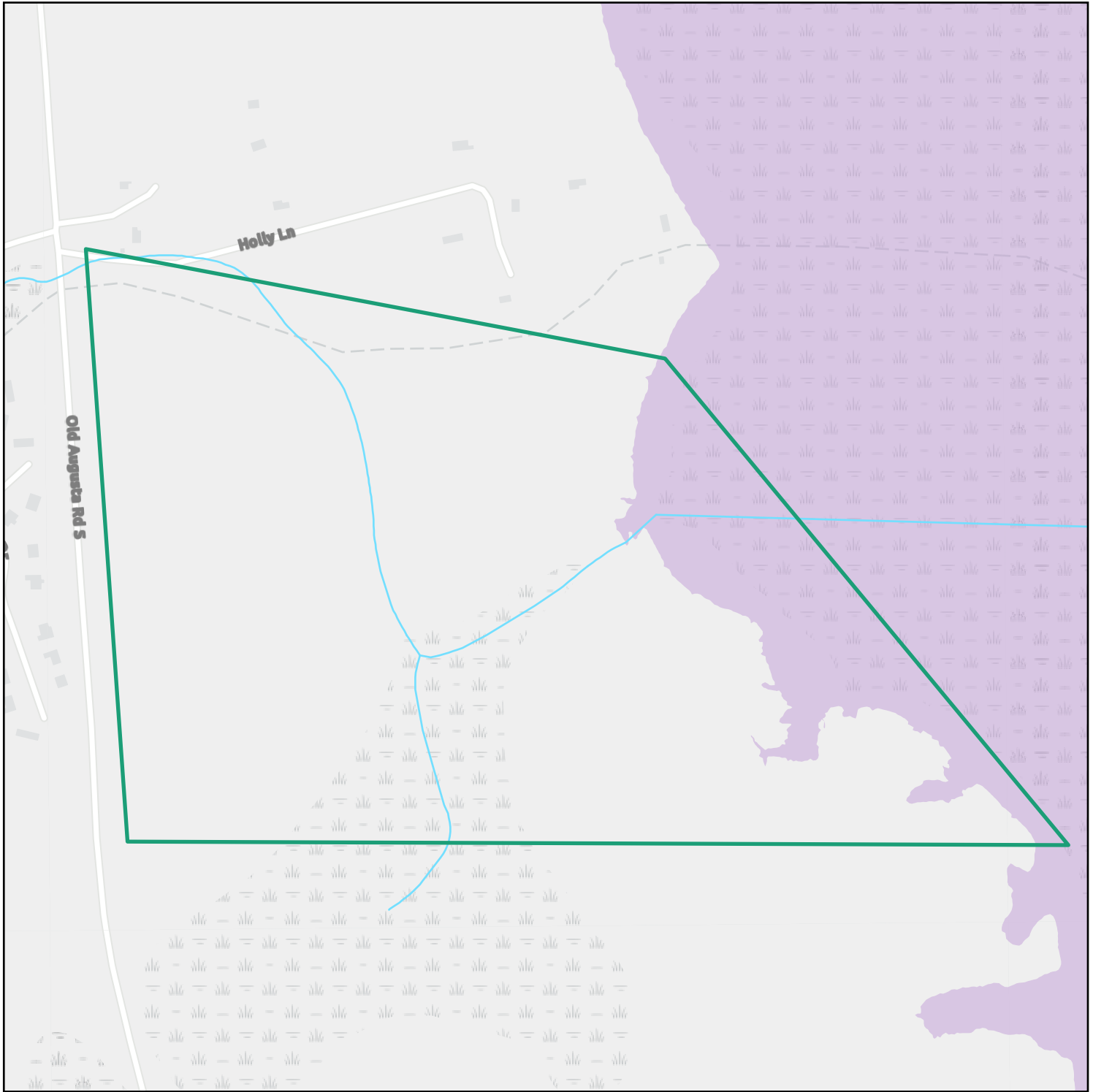
— Rivers

Areas Requiring Special Attention

— Areas of Significant Natural Resources



DRI #4234 - Old Augusta Industrial Park
County: Effingham
Flood Hazard



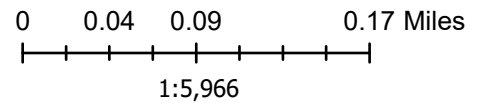
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Map Coordinates: 81.18324°W 32.27224°N

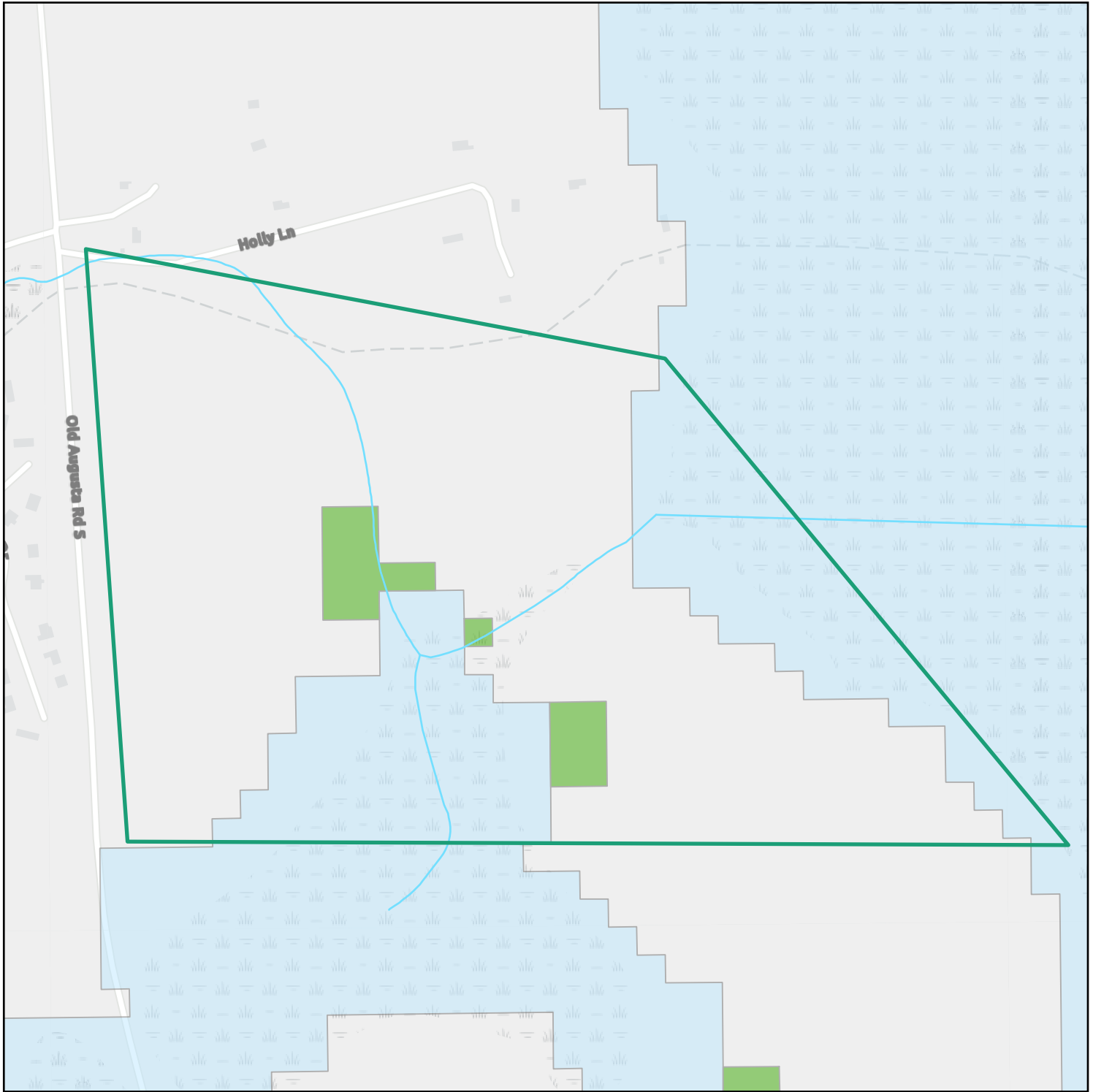
— Rivers

Flood Zone

■ A



DRI #4234 - Old Augusta Industrial Park
County: Effingham
Green Infrastructure



Date Exported: 7/24/2024

Map Coordinates: 81.18324°W 32.27224°N

— Rivers

Green Infrastructure Class

Core

Corridor

0 0.04 0.09 0.17 Miles

1:5,966



PROPERTY RECORD CARDS

Effingham County, GA

Assessment Notice

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

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

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

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 04760004A00
Account/Realkey 20738
Location Address OLD AUGUSTA RD
Legal Description 114.79AC TRCT 1
(Note: Not to be used on legal documents)
Class R5-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District Effingham Gateway SSD (District 07)
Millage Rate N/A
Acres 114.79
Neighborhood 04760: LAND: 00000 / BLDG: 00000 (001558)
Homestead Exemption No (S0)
Landlot/District N/A / 9TH

[View Map](#)

Owner

R B BAKER PROPERTIES LLC
 70 SHIRLEY B JAMES DR
 GARDEN CITY, GA 31408

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	6	9.53
RUR	Woodland	Rural	2	6.4
RUR	Woodland	Rural	5	49.04
RUR	Woodland	Rural	8	35.81
RUR	Woodland	Rural	9	14.01

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	11479	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/15/2023	2863 971	C58 F1	\$0	Sales Under 1000/Quit Claim Deeds	BAKER CONSTRUCTORS INC	R B BAKER PROPERTIES LLC
5/15/2017	2423 494	C 58 F1	\$0	Sales Under 1000/Quit Claim Deeds	BAKER ROBERT B	BAKER CONSTRUCTORS INC
5/1/2017	2421 372	C 58 F1	\$0	Sales Under 1000/Quit Claim Deeds	MORGAN LAND DEVELOPMENT	BAKER ROBERT B
1/31/2008	1721 82	C 58F1	\$2,650,000	Land Market - Vacant		MORGAN LAND DEVELOPMENT

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$475,090	\$475,090	\$308,809	\$308,809	\$558,930
Land Value	\$475,090	\$475,090	\$475,090	\$308,809	\$308,809
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$475,090	\$475,090	\$475,090	\$308,809	\$308,809

No data available for the following modules: Assessment Appeals Process, Homestead Application, Mobile Home Tac Notice, CUVA / FLPA Notices, Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, 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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/16/2024, 7:10:28 PM](#)

[Contact Us](#)



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FINAL REPORT**

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