

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: March 8, 2023

Applicant/Agent: Greg Coleman / Scott Allison

Applicant Email Address: gcoleman@cci-sav.com / sallison@cci-sav.com

Phone # 912-200-3041

Applicant Mailing Address: 1480 Chatham Parkway Suite 100

City: Savannah State: Ga Zip Code: 31405

Property Owner, if different from above: William Roger III and Jennie Spikes
Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): Trey.spikes@flightsafety.com / jennie.spikes@gmail.com

Phone # 912-228-1246 / 912-507-988

Owner’s Mailing Address: 652 Ralph Rahn Rd

City: Rincon State: Ga Zip Code: 31326

Property Location: 2115 Old Augusta Road S

Single Curb Cut on Old Augusta Rd. for Industrial Park

Proposed Road Access: Spine Road

Present Zoning of Property: AR-1 Proposed Zoning: I-1 (Heavy)

Tax Map-Parcel # 04770002 Total Acres: 14.86 Acres to be Rezoned: 14.86

Lot Characteristics: Single Family Home partially Wooded

WATER

SEWER

 Private Well

 Private Septic System

 X Public Water System

 X Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The area is transitioning to an industrial use rather than a rural residential use and to provide access to the Moore and Porter properties currently zoned I-1.
List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1/I-1 South I-1 East I-1 West I-1

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

The current use is residential.

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

The zoning changes in the area are to industrial uses and therefore our proposed use is well positioned for the area. A residential use would not suit a heavily traveled truck route.

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

The Spikes Property will be utilized for the main spine road and detention for the development of the Moore and Porter Tracts Distribution Warehouse Development as shown in the attached site plan.

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

Property to the north, currently filed to rezone from AR-1 to I-1 for future warehousing. Property to the east currently zoned I-1, warehousing. Property to South, Estes Truck Terminal. Property to the west, currently zoned I-1, future warehousing.

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?

The Spikes Tract is one of three zoning petitions currently being considered AR-1 to I-1.

All three properties are surrounded by I-1 zoning and will fit with adjacent uses/zoning classifications if approved.

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?

The existing transportation corridor is heavily used by truck traffic (Old Augusta Rd.) and therefore will not burden the current transportation route. The industrial warehouse will not require increased use on the water and sewer systems already in place (as the current residential zoning would increase) and there will be no increase to the school system already in place.

Applicant Signature:  Date 3/7/23

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: March 8, 2023

Applicant/Agent: Greg Coleman / Scott Allison

Applicant Email Address: gcoleman@cci-sav.com / sallison@cci-sav.com

Phone # 912-200-3041

Applicant Mailing Address: 1480 Chatham Parkway Suite 100

City: Savannah State: Ga Zip Code: 31405

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

Owner's Email Address (if known): yayabelfort@gmail.com

Phone # 912-438-3997

Owner's Mailing Address: 2063 Old Augusta Road

City: Rincon State: Ga Zip Code: 31326

Property Location: 2063 Old Augusta Road

Single Curb Cut on Old Augusta Rd. for Industrial Park

Proposed Road Access: Spine Road

Present Zoning of Property: AR-1 Proposed Zoning: I-1 (Heavy)

Tax Map-Parcel # 04770003 Total Acres: 9.6 Acres to be Rezoned: 9.6

Lot Characteristics: Single Family Home partially Wooded

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The area is transitioning to an industrial use rather than a rural residential use and to provide access to the Moore and Porter properties currently zoned I-1.
List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1 South I-1 East I-1 West I-1

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

The current use is residential.

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

The zoning changes in the area are to industrial uses and therefore our proposed use is well

positioned for the area. A residential use would not suit a heavily traveled truck route.

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

The Belfort Property will be utilized for the main spine road and detention for the development

of the Moore and Porter Tracts Distribution Warehouse Development as shown in the attached site plan.

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

Property to the north, currently filed to rezone from AR-1 to I-1 for future warehousing. Property to the east currently zoned I-1, warehousing. Property to South, currently filed to rezone from AR-1 to I-1 for future warehousing. Property to the west, currently zoned I-1, future warehousing.

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?

The Belfort Tract is one of three zoning petitions currently being considered AR-1 to I-1.

All three properties are surrounded by I-1 zoning and will fit with adjacent uses/zoning classifications if approved.

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?

The existing transportation corridor is heavily used by truck traffic (Old Augusta Rd.) and therefore will not burden the current transportation route. The industrial warehouse will not require increased use on the water and sewer systems already in place (as the current residential zoning would increase) and there will be no increase to the school system already in place.

Applicant Signature:



Date

3/7/23

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: March 8, 2023

Applicant/Agent: Greg Coleman / Scott Allison

Applicant Email Address: gcoleman@cci-sav.com / sallison@cci-sav.com

Phone # 912-200-3041

Applicant Mailing Address: 1480 Chatham Parkway Suite 100

City: Savannah State: Ga Zip Code: 31405

Property Owner, if different from above: William and Bonnie Butler
Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): bandbheavytruck@att.net

Phone # 912-963-0110

Owner’s Mailing Address: 2023 Old Augusta Road

City: Rincon State: Ga Zip Code: 31326

Property Location: 2023 Old Augusta Road

Single Curb Cut on Old Augusta Rd. for Industrial Park

Proposed Road Access: Spine Road

Present Zoning of Property: AR-1 Proposed Zoning: I-1 (Heavy)

Tax Map-Parcel # 04770004 Total Acres: 9.86 Acres to be Rezoned: 9.86

Lot Characteristics: Single Family Home partially Wooded

WATER

SEWER

 Private Well

 Private Septic System

 X Public Water System

 X Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The area is transitioning to an industrial use rather than a rural residential use and to provide access to the Moore and Porter properties currently zoned I-1.
List the zoning of the other property in the vicinity of the property you wish to rezone:

North I-1 South AR-1 East I-1 West I-1

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

The current use is residential.

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

The zoning changes in the area are to industrial uses and therefore our proposed use is well

positioned for the area. A residential use would not suit a heavily traveled truck route.

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

The Butler Property will be utilized for the main spine road and detention for the development

of the Moore and Porter Tracts Distribution Warehouse Development as shown in the attached site plan.

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

Property to the north, currently zoned I-1, warehousing. Property

to the east currently zoned I-1, warehousing. Property to South, currently filed to rezone from

AR-1 to I-1 for future warehousing. Property to the west, currently zoned I-1, future warehousing.

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?

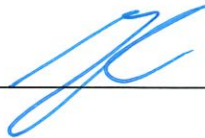
The Butler Tract is one of three zoning petitions currently being considered AR-1 to I-1.

All three properties are surrounded by I-1 zoning and will fit with adjacent uses/zoning classifications if approved.

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?

The existing transportation corridor is heavily used by truck traffic (Old Augusta Rd.) and therefore will not burden the current transportation route. The industrial warehouse will not require increased use on the water and sewer systems already in place (as the current residential zoning would increase) and there will be no increase to the school system already in place.

Applicant Signature:



Date

3/7/23

477-2,3,4



3/29/2023

1:9,028

- Address Points
 - Tax Parcel Labels
 - Tax Parcels
 - Roads
 - Future Land Use - Plan Date 10/1/2019
 - Agriculture
 - Conservation/Recreation
 - Industrial
 - Mixed Use
 - Public/Institutional
 - Residential
 - Transportation/Utilities
- 0 0.05 0.1 0.2 0.4 km
0 0.1 0.2 0.4 mi
- Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

477-2,3,&4



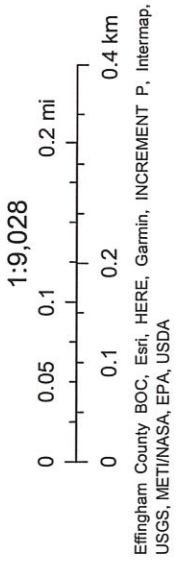
477-2,3,4



477-2,3,&4



3/13/2023





March 26, 2023

Attention: Ms. Katie Dunnigan, Zoning Manager, Development Services Department, Planning & Zoning, Effingham County, Georgia, 804 South Laurel Street, Springfield, Georgia 31329

Effingham Georgia Green (EGG) requests that the Planning and Zoning Board recommend denying the approval of the "Effingham Business Center" Map# 477 Parcels #2, 3, 4, 8, and 9 located on Old Augusta Road for the following significant reasons.

1. The applicant requests rezoning of current residential areas into heavy industrial, forcing out not only current residents who have virtually no choice but to sell, but also turning the larger residential community that has been in existence far longer than any warehousing development plan for Old Augusta Road into a heavily industrialized area triggering additional similar requests. This ensures that all the agricultural residential areas throughout this area will become industrialized. This makes residents powerless to stop the wholesale destruction of these areas in which they live. The county's "Future Land Use Map" shows much of this area zoned Agricultural with one part nearby zoned Conservation/Recreation. What good is zoning if non-compatible variances are approved merely in the interests of big business and industry at the expense of county residents and quality of life?
2. The ARSA Map shows all of this area as being "Areas of SIGNIFICANT NATURAL RESOURCES". Yet a heavy industrial development is being considered *here*? This location is not compatible with industrial uses (heavy or light). These natural resources are non-renewable and essential for both human and environmental health.
3. Rezoning this area to heavy industry allows for the "storage of toxic and hazardous wastes, chemicals, and materials". This is unacceptable in the wetlands of Abercorn Creek, which supplies the drinking water for thousands of Effingham County and Chatham County residents. Toxic spills, warehouse and tractor trailer truck pollution, overflowing impoundment ponds, the increasing frequency of 100 year floods every few years, tornadoes, and violent hurricanes mean a very high likelihood of dangerous pollutants escaping. The location of this development so close to Abercorn Creek mean that there will be no time to contain the toxic waste before it enters the drinking water and the entire watershed downstream, sickening people, killing fish, and destroying habitat. Even if the current applicant does not entertain involvement with toxic and hazardous waste, rezoning to heavy industrial will allow future land users to have these substances adjacent to Abercorn Creek.
4. The amount of impervious paving (60%), in addition to the pollutants mentioned above will contribute to storm runoff into Abercorn Creek. As Effingham County's own web page says, "*Stormwater pollution occurs when the runoff from rain washes pollutants into the water. Pollutants include debris and chemicals such as litter, motor oil, fertilizer, pesticides, and dirt. These are washed from roads, rooftops, lawns, and parking lots into stormwater drains, which drain directly into local waters without treatment. This untreated water directly impacts aquatic life and the animals that rely on them for food, as well as our own drinking water ... asphalt and concrete are impermeable surfaces. Without infiltration into the ground, stormwater runs off in higher volumes, which contributes to flooding and erosion problems.*" The wet detention ponds in the application are designed to meet "pre-developed" flow rates. Stormwater flood rates will be much greater due to the items mentioned in #2 above as well as from the construction of large, impervious developments throughout the area, including several 300 to 1 million square foot-plus warehouses and truck parking lots.
5. If approved, this development alone will put an additional 656 tractor trailer trucks a day on not only this road, but roads throughout the county. This will increase the already burgeoning level of traffic, noise, and related pollution that

will not be contained within Old Augusta Road. The proposed development also will require additional expensive and environmentally-impacting roads and other transportation "improvements".

6. The applicant states that 0.5 acres of wetland disturbance is proposed. In reality, allowing this project and others like it in the wetlands and floodplains of Abercorn Creek will disturb and adversely affect the watershed and water supply. The proposed warehouse development will cause area flooding, eliminate the ability of the parcels to filter storm water, and increase the likelihood of pollutants in Abercorn Creek and thereby into the drinking water of most Effingham and Chatham county residents. 100 year floods, which now occur on a regular basis, will make the holding ponds overflow into Abercorn Creek and our drinking water. The proposed development will truncate the wetlands and adjacent ecosystem with industry and concrete, disrupting drainage and creating flooding. This development threatens our collective drinking water and wetlands. But nobody talks about any of the above when discussing "Economic Development" and the value of the project. No amount of tax revenue can mitigate for a poor quality of life for county residents, including water that is unfit to drink.

For these many significant reasons above, this development should not be approved for recommendation to the Effingham County Commissioners, nor should it be approved for zoning variances and construction. Abercorn Creek and other county wetlands need conservation and preservation, not development.

Sincerely,



Rita Elliott

EGG Representative

effinghamgeorgiagreen@gmail.com

Effingham Georgia Green (EGG) is a think tank whose mission is to create, educate, and advocate for a greener Effingham County, Georgia, where nature thrives along with people. It is a consortium of policy makers, small business owners, environmentalists, and educators who live in the county. EGG has a cadre of volunteers to undertake specific projects benefiting the Effingham County environment.

***DEVELOPMENT OF REGIONAL IMPACT
REPORT***

**Prepared for
Effingham County, Georgia
DRI #3945
Effingham Business Center
April 11, 2023**



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

TABLE OF CONTENTS

1. APPLICATION INFORMATION	3
1.1 Jurisdiction	3
1.2 Applicant	3
2. PROJECT DESCRIPTION.....	3
2.1 Summary	3
3. PARCEL DATA.....	3
3.1 Size of Property.....	3
3.2 General Location.....	3
4. LAND USE INFORMATION.....	4
4.1 Site Map	4
4.2 Built Features	4
4.3 Future Development Map Designation (Character Area).....	4
4.4 Zoning District	4
5. CONSISTENCY AND COMPATIBILITY ANALYSIS	4
5.1 Consistency with the Effingham County Comprehensive Plan.....	4
6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA	5
6.1 Regional Development Map and Defining Narrative	5
6.2 Guiding Principles of the Regional Plan.....	5
6.3 Guiding Principles for Water and Wastewater	5
6.4 Guiding Principles for Stormwater Management	5
6.5 Guiding Principles for Transportation	6
6.6 Guiding Principles for Historic and Cultural Resources.....	6
6.7 Guiding Principles for Natural Resources	7
6.8 Guiding Principles for Regional Growth Management	8
6.9 Guiding Principles on Business and Industry	9
6.10 Guiding Principles for Agricultural Lands	10
6.11 Guiding Principles for Communities for a Lifetime - Livable Communities ..	11
6.12 Guiding Principles for Coastal Vulnerability and Resilience	12
7. REGIONAL RESOURCE PLAN AND RIR	13
7.1 The Regional Resource Plan	13
7.2 Area Requiring Special Attention	13
7.3 Natural Resources	13
7.4 Wetlands	14
8.COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs).....	15
8.1 Population and Employment Trends.....	15
9. CRC Resources	15
9.1 Coastal Stormwater Supplement.....	15
9.3 Regional Design Guidelines	15

1. APPLICATION INFORMATION

1.1 Jurisdiction

Effingham County

1.2 Developer/Applicant

Cowan Investments, LLC
912-220-1100
wynn@scmlc.net

2. PROJECT DESCRIPTION

2.1 Summary

DRI 3945, Effingham Business Center, is a proposed development categorized as wholesale & distribution. It is described on the initial form as three warehouses totaling 1,072,200 SF with associated truck parking and truck dock access. This development is a continuation or expansion of two previous submitted developments (DRI 3653 and DRI 3740). The project site is approximately 140.71 acres consisting of parcel numbers 04770008, 04770009, currently zoned I-1 (Industrial) and 04770002, 0470003, and 04770004 curreng zoned AR-1, (Agricultural Residential). The action being taken is rezoning and approval of sketch plan. The proposed new zoning for for all parcels included in the DRI site is I-1 (Heavy Industrial).

3. PARCEL DATA

3.1 Size of Property

04770008 (22.01 acres) and 04770009 (84.38 acres) are currently vacant properties. 04770002 (14.86 acres), 04770003 (9.6 acres), and 04770004 (9.86 acres) are all currently home sites. The total project area is 140.71 acres.

3.2 General Location

Old Augusta Road south of Abercorn Road. 32 15 9.98 N, 81 11 3.29 W
According to the United States Census Bureau, the 2019 population of Effingham County was estimated to be 64,296.

4. LAND USE INFORMATION

4.1 Site Map

The Conceptual Site Plan is attached.

4.2 Built Features

Three parcels are currently homesites. Two parcels are vacant.

4.3 Future Development Map Designation (Character Area)

The Future Land Use Map from the Effingham County 2020-2040 Joint Comprehensive Plan designates the project site as Residential, Agriculture, Public-Institutional, and Undeveloped.

4.4 Zoning District

The proposed project site is currently zoned I-1 (Industrial) and AR-1 (Agricultural Residential).

5. CONSISTENCY AND COMPATIBILITY ANALYSIS

The Effingham County Comprehensive Plan was adopted in 2019. The Community Goals and Policies encourage The Future Land Use Map designates the proposed site as Agricultural and the Guiding Principles plans are to strive for consistent development types and characteristics within the land use areas.

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. This category for areas that are not expected to urbanize or require urban services in the next 20 years.

6.2 Guiding Principles of the Regional Plan

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

6.3 Guiding Principles for Water and Wastewater

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

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

6.4 Guiding Principles for Stormwater Management

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

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

6.5 Guiding Principles for Transportation

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

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

6.6 Guiding Principles for Historic and Cultural Resources

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

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

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

6.7 Guiding Principles for Natural Resources

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

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

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

6.8 Guiding Principles for Regional Growth Management

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

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

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

6.9 Guiding Principles on Business and Industry

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

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

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

6.10 Guiding Principles for Agricultural Lands

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

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

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

6.11 Guiding Principles for Communities for a Lifetime - Livable Communities

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

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

- 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.

7.2 Area Requiring Special Attention

The Areas Requiring Special Attention map designates the site as being within an Area of Significant Natural Resources. Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development. Proper provisions, permits, and requirements, should 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. The CRC strongly encourages continued communication between Effingham County and Chatham County-City of Savannah in efforts to protect the water supply and all environmentally sensitive concerns that are mentioned in the comments that are attached to the end of this report.

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

7.4 Wetlands

According to the submitted DRI application, the development is located within, or will likely affect water supply watersheds, wetlands, and floodplains. A large wetland complex is located on the proposed sites extending from Abercorn Creek. Wetlands are natural filters of pollutants that assist in keeping waterways clean. Filling of wetlands adjacent to the creek will result in an increase in pollutants entering the waterways. Wetlands are also capable of storing and holding water during flood events reducing flood risk of adjacent properties. Development of the properties will result in net loss of wetlands and potential floodwater storage in future creating higher flood risk for surrounding communities.



8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

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 contact the City of Savannah to discuss the concerns that are expressed in the comments attached in regard to water supply for the development and subject property being outside the Abercorn Creek Inner Management Zone and the Abercorn Creek watershed. The comments have also been forwarded to the applicant/developer, bligon@coastalcdev.com and Katie Dunnigan, Effingham County

CONCEPTUAL SITE PLAN
PROVIDED BY THE APPLICANT



TOTAL SITE: 140.71 AC
 UPLAND AC: 111.21 AC
 WETLANDS: 29.50 AC
 PROPOSED: 23.93 AC
 SURROUNDING: 20.8 AC
 14.3 AC
 BLDG #1: 301,000 SF
 145 EMPLOYEE PARKING
 70 TRUCK SPACES
 BLDG #2: 401,000 SF
 145 EMPLOYEE PARKING
 47 TRUCK SPACES
 BLDG #3: 307,000 SF
 120 EMPLOYEE PARKING
 41 TRUCK SPACES
 TOTAL: 25.72 AC / 22.27%



NOT FOR CONSTRUCTION
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION.

REVISIONS:

CONCEPT PLAN FOR EFFINGHAM BUSINESS CENTER
 LOCATED IN EFFINGHAM COUNTY, GEORGIA
 PREPARED FOR SPIES, MOORE, PORTER INDUSTRIAL

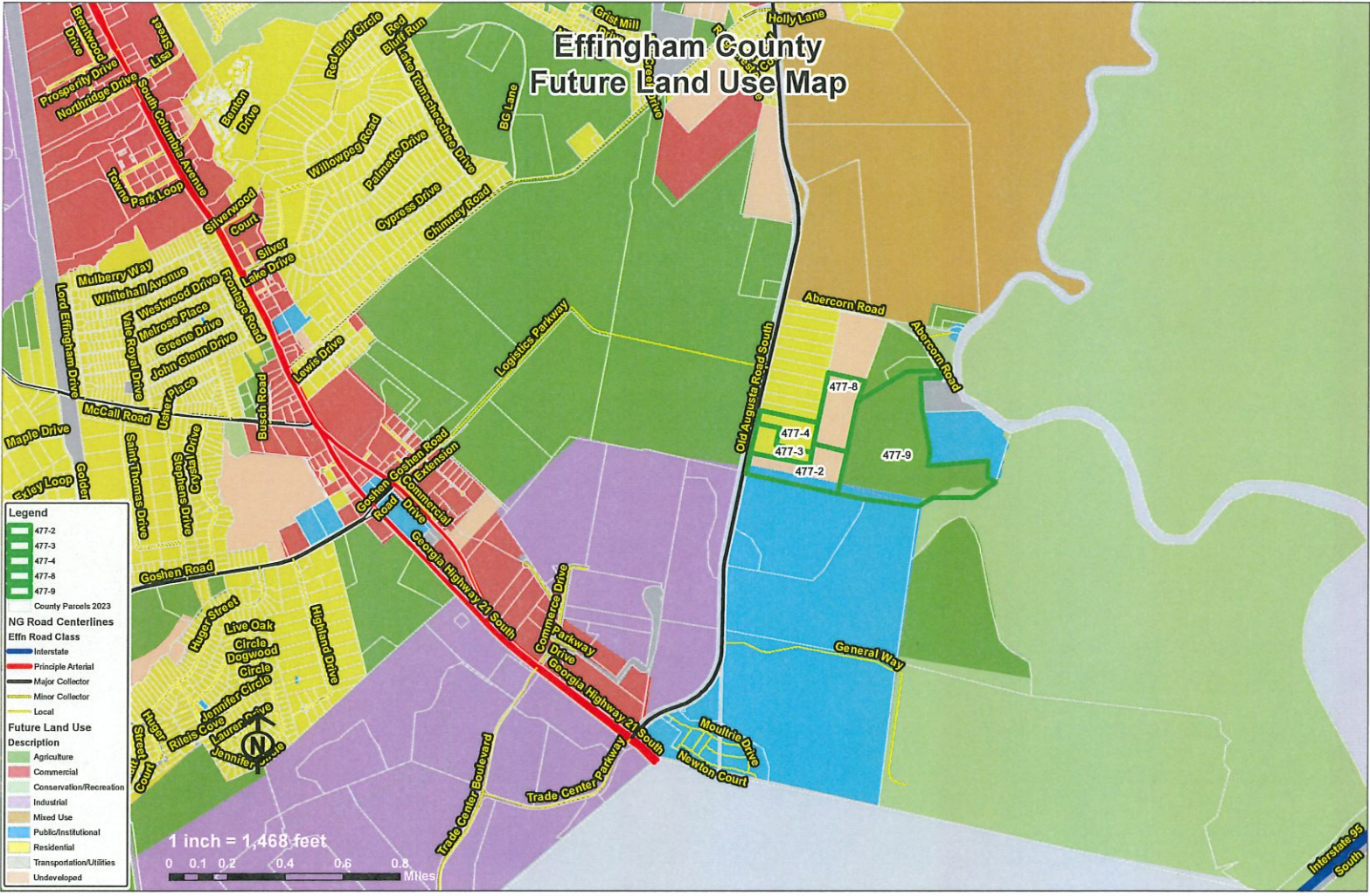
JOB NUMBER: 23-003
 DATE: 3-06-23
 DRAWN BY: JMM
 CHECKED BY: DMS
 SCALE: AS NOTED

SKETCH PLAN
 SHEET: CP1.0



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

Effingham County Future Land Use Map



Legend

- 477-2
- 477-3
- 477-4
- 477-8
- 477-9

County Parcels 2023

NG Road Centerlines

Effn Road Class

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

Future Land Use

Description

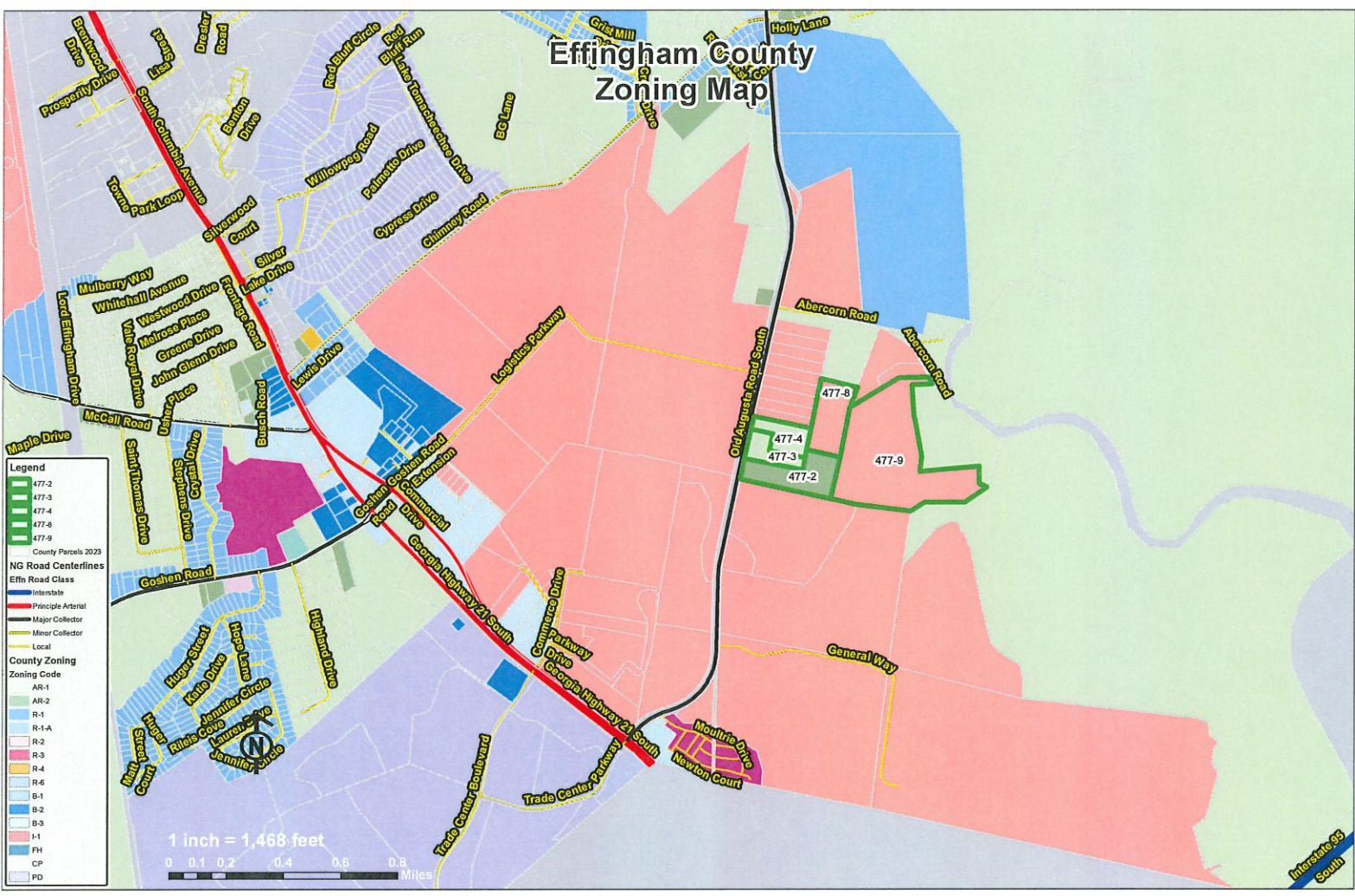
- Agriculture
- Commercial
- Conservation/Recreation
- Industrial
- Mixed Use
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

1 inch = 1,468 feet

0 0.1 0.2 0.4 0.6 0.8 Miles

Interstate 95 South

Effingham County Zoning Map



- Legend**
- 477-2
 - 477-3
 - 477-4
 - 477-8
 - 477-9
- County Parcels 2023
- NG Road Centerlines
- Effm 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

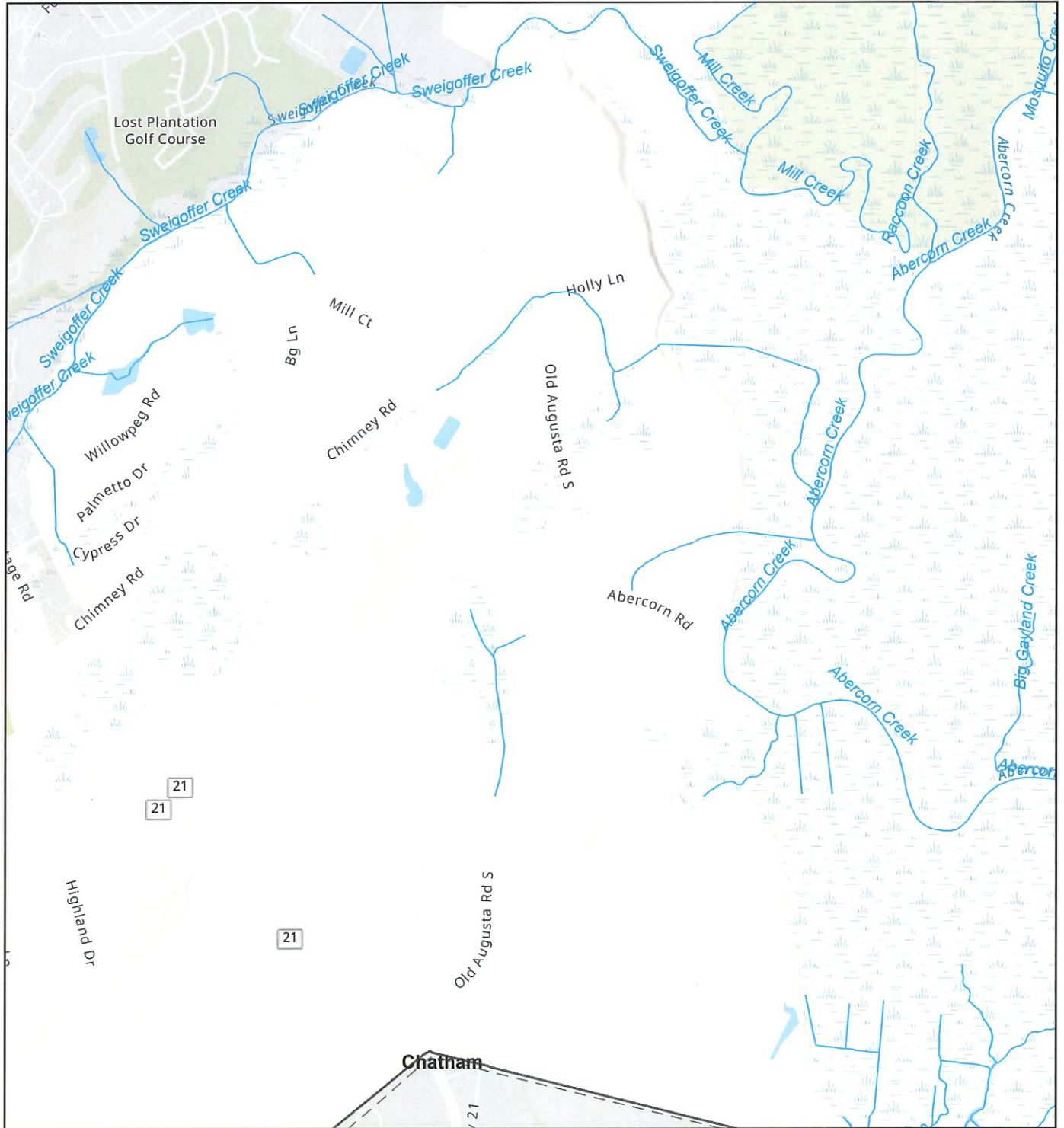
1 inch = 1,468 feet

0 0.1 0.2 0.4 0.6 0.8 Miles

Interstate 94 South

**DEVELOPMENT OF REGIONAL
IMPACT MAPS**

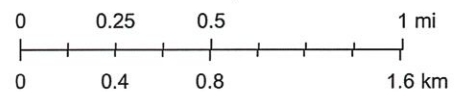
Rivers



4/11/2023, 2:55:50 PM

1:36,112

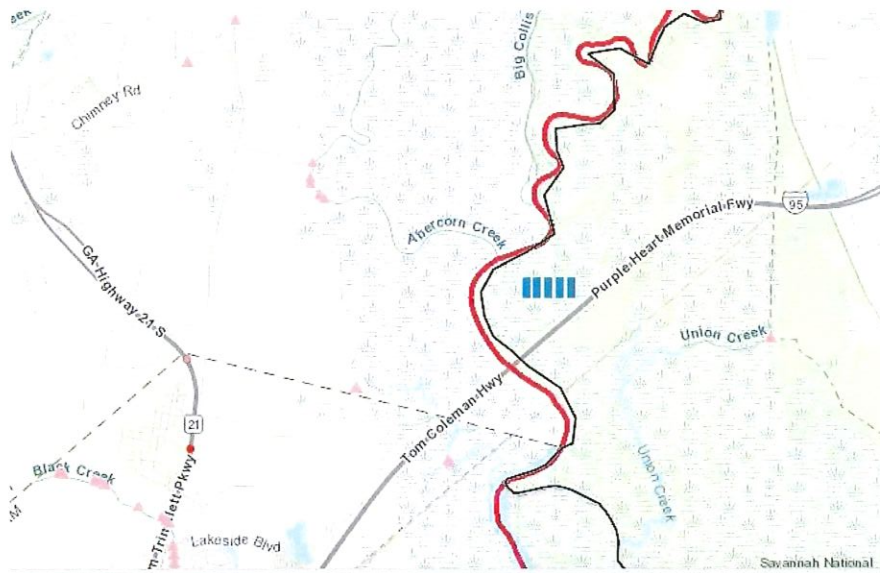
- Counties
- Cities
- Rivers



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

It is important to state that the rezoning of the three lots in question will contribute to the accessibility and development of the lot adjacent to Abercorn Creek

Abercorn Creek is a perennial tributary where the city of Savannahs raw water intake plant is located. The plant is located adjacent to the proposed zoning lots. Abercorn Creek flows into the Savannah River approximately 1.67 miles downstream. The Georgia Environmental Protection Division has designated the Savannah River an impaired waterway with many impairment attributes. Additional industrial facilities built and removal of wetlands along tributaries of the Savannah River could result in increased pollutants impacting downstream water. Some of these impacts could include harmful algal blooms, hazardous water quality for fishing and swimming, fish kill events, destruction of fish habitat, and impaired drinking water for the City of Savannah and Chatham County.



All parcels being reviewed are within the one percent floodplain indicating there is a minimum one percent chance of an annual flood event. Additionally, this reach of the Savannah River is within the tidal influence area which is subject to flooding in response to tidal and storm events.

A large wetland complex is located on the proposed site adjacent to Abercorn Creek. Wetlands are natural filters of pollutants that assist in keeping waterways clean. Additionally, wetlands are capable of storing and holding water during flood events reducing flood risk of adjacent properties. Development of the property will result in net loss of wetlands and potential floodwater storage in future creating higher flood risk for surrounding communities.



Natural drainage of the site flows overland to the southeast which would drain to the unnamed perennial tributary of Abercorn Creek. Any spill or contamination would therefore drain to the unnamed tributary and into Abercorn Creek via direct downstream connection.

The proposed development is adjacent to the Savannah National Wildlife Refuge as designated by the U.S. Fish and Wildlife Department. This is a protected area for marine life. USFWS lists four threatened and endangered species with the probability to occur in this area, one is a marine mammal, the West Indian manatee. Directly downstream USFWS lists nine species including all five species of sea turtle that occur on the Atlantic coast.

CRC DRI Map

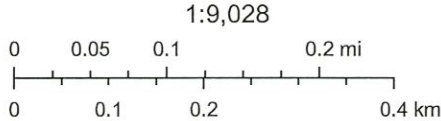


3/21/2023, 4:15:13 PM

FEMA Flood Zones

- A
- X
- DRI - 2001-2017 Submission

- DRI - 2021 Submission
- DRI - 2022 Submission
- DRI - All Submissions
- Counties



Map data © OpenStreetMap contributors, CC-BY-SA

ARSA Map

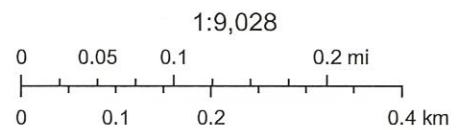


3/21/2023, 4:17:29 PM

ARSA - Areas Requiring Special Attention

 Areas of Significant Natural Resources

 Counties



Map data © OpenStreetMap contributors, CC-BY-SA

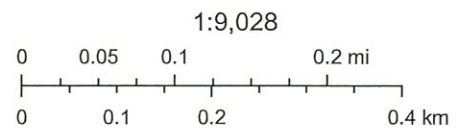
CRC, DCA

Regional Future Development Map



3/21/2023, 4:22:04 PM

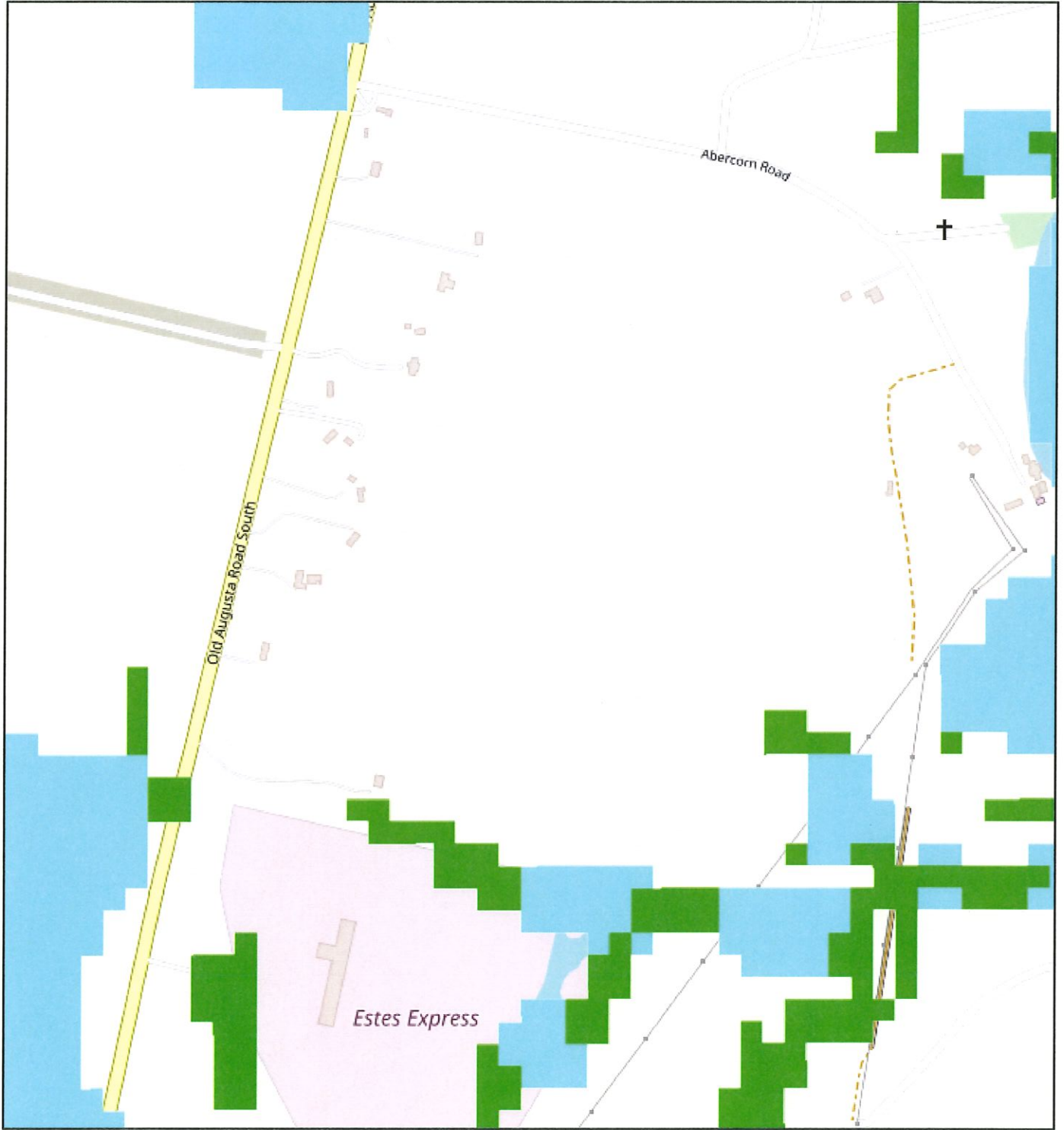
- Counties
- Future Development
- Developed
- Developing
- Rural



Map data © OpenStreetMap contributors, CC-BY-SA

CRC, DCA

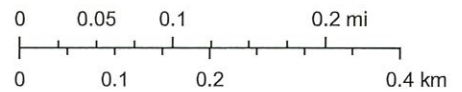
Green Infrastructure Map



3/21/2023, 4:22:56 PM

1:9,028

- | | |
|---|---|
| Green Infrastructure Class | ■ Multi-Use Buffer Areas |
| ■ Core | - - - Sites |
| ■ Corridor | Counties |

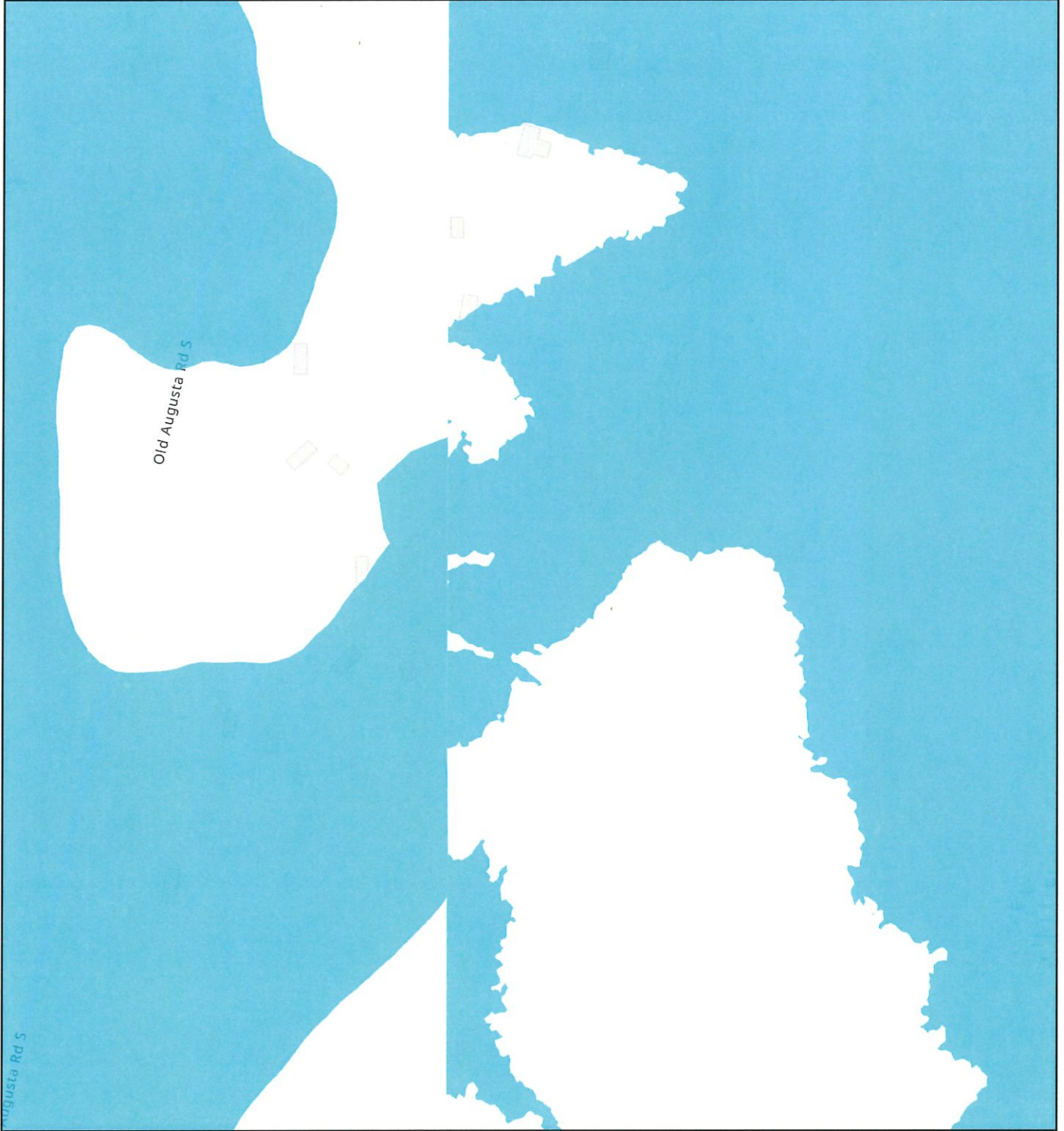


CRC, Georgia Forestry, Map data © OpenStreetMap contributors, CC-BY-SA

CRC, DCA

Map data © OpenStreetMap contributors, CC-BY-SA | CRC, Georgia Forestry | CRC, Local Govts | Copyright protection is not available for any work of the United States Government (Title 17 U.S.C.,

FEMA Flood Zones

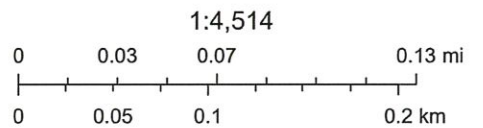


4/11/2023, 4:20:51 PM

FEMA Flood Zones

 1% Annual Chance Flood Hazard

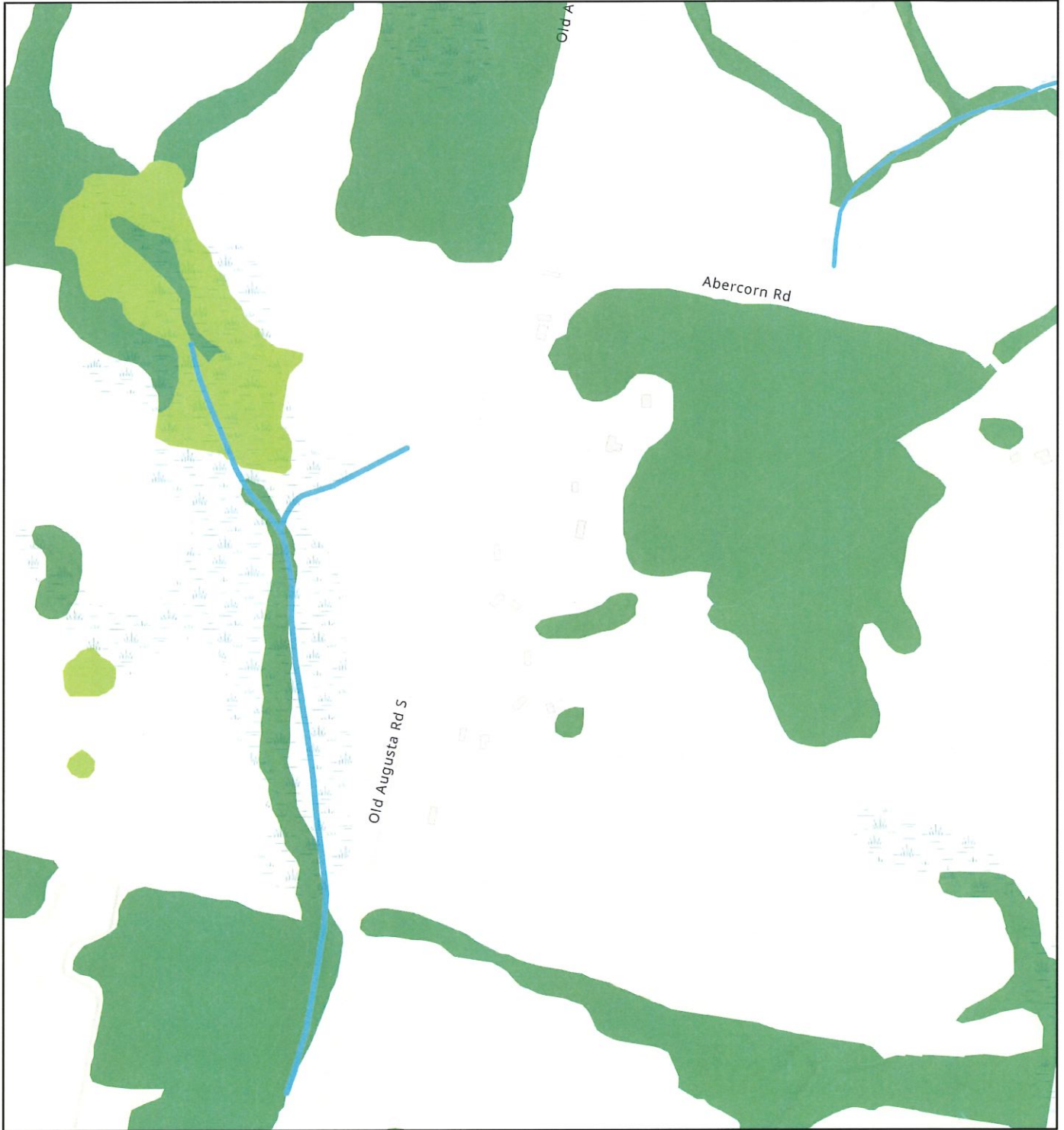
 Counties



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,

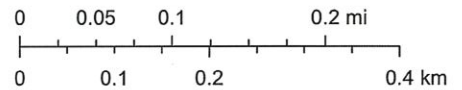
CRC, DCA

Wetlands



4/11/2023, 2:39:09 PM

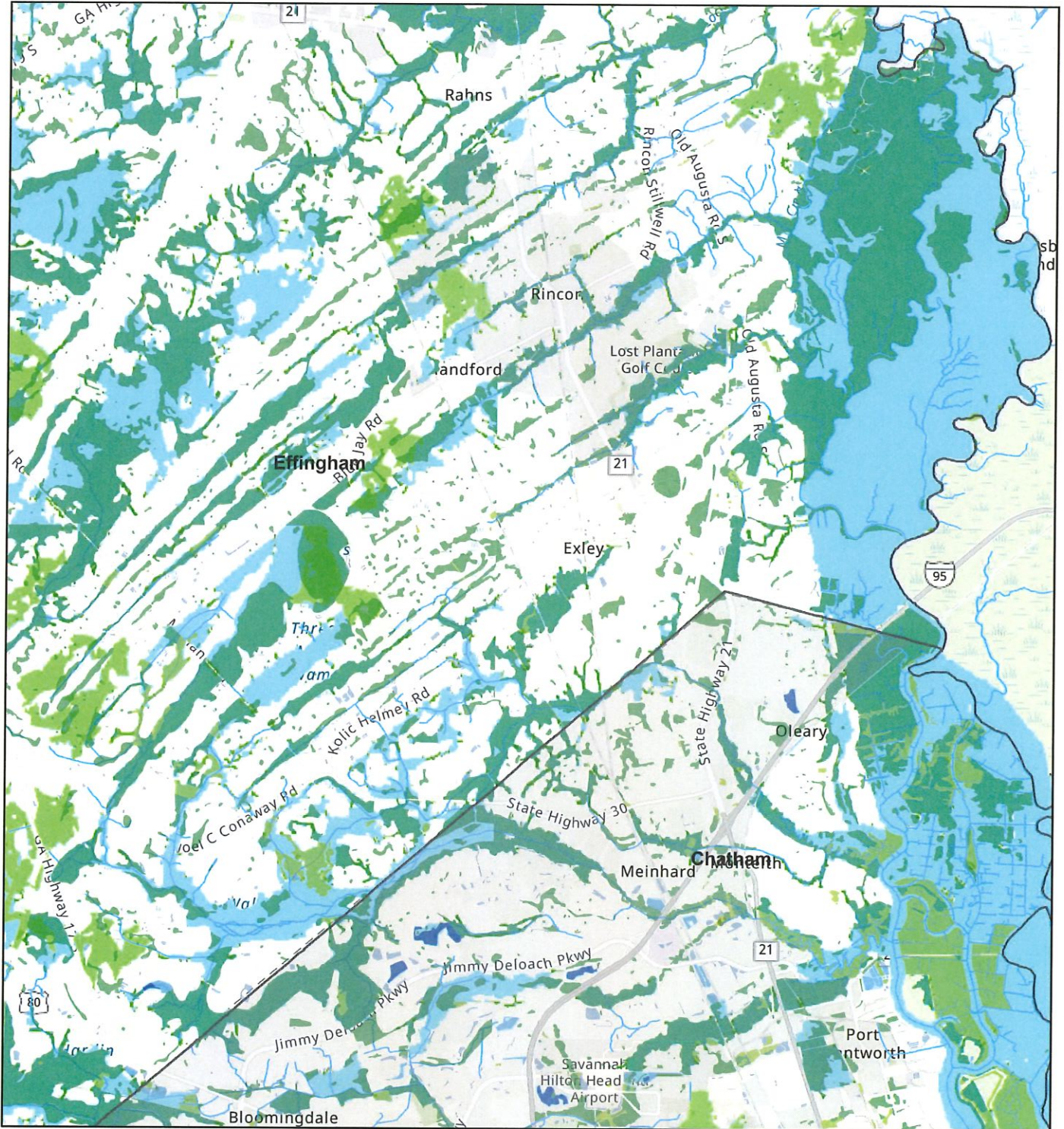
1:9,028



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CRC, DCA

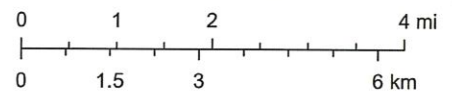
Wetlands, Rivers, Green Infrastructure



4/11/2023, 3:35:52 PM

1:144,448

Green Infrastructure Class	Wetlands
■ Core	■ Estuarine and Marine Deepwater
■ Corridor	■ Estuarine and Marine Wetland
■ Multi-Use Buffer Areas	■ Freshwater Emergent Wetland
■ Sites	■ Freshwater Forested/Shrub Wetland
 Counties	■ Freshwater Pond
 Cities	■ Lake



CRC, Georgia Forestry, Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

**PUBLIC COMMENTS
RECEIVED FROM:**

- 1. City of Savannah**
- 2. Georgia Conservancy**
- 3. Effingham Georgia Green**



April 4, 2023

The purpose of this document is to provide comments from the City of Savannah staff to the Coastal Regional Commission (CRC) staff regarding DRI 3945, Effingham Business Center.

Economic Development

- The location of this proposed development threatens the reliability of Abercorn Creek as a safe drinking water source. The Abercorn Creek surface water intake was constructed to relieve the Floridan Aquifer from the adverse impacts of saltwater intrusion and pollution of this important drinking water resource. Chatham and parts of Effingham Counties have state groundwater permits limiting withdrawals from the Floridan; therefore, Abercorn Creek is the backbone of the region's strong economic growth and the region's reliance on the Abercorn Creek source will only increase in the coming years. In summary, our ability to maintain and sustain a safe and reliable source of drinking water is critical to future economic development.
- Comparing water rates in other parts of Georgia, the cost of Abercorn Creek's drinking water has been low as compared to other areas of the State of Georgia. Water production and delivery costs remain comparatively low because only basic, primary treatment and filtration are required. The Abercorn Creek watershed has been mostly surrounded by undeveloped, forested land that keeps the source water safe from anthropogenic pollution. To keep costs low and continue to support economic development, the existing land use and its natural infrastructure performing the first treatment of the source water discharging to Abercorn Creek, must remain intact.
- Over the last 77 years, there has never been a service interruption at Abercorn Creek. One notable close call was the tritium spill in 1991 from the Savannah River Site, approximately 129 river miles north of Abercorn Creek. The impact to operations was to run the intake pumps on the incoming tide for 2 weeks. We could not do that today with the current daily water demand.

Water Supply

- In calendar year 2022, Savannah Industrial & Domestic (I&D) Water Treatment Plant (WTP) delivered Effingham County 1,010,294,341 gallons of high-quality drinking water, an increase of 50,780,041 gallons from 2021.
- Beginning in 2000, the Georgia Environmental Protection Division (EPD) required Drinking Water Systems to develop Source Water Protection Plans (SWPP) for all surface water sources such as Abercorn Creek. The 2002 Source Water Assessment for the intake at Abercorn Creek resulted in a low level of risk or susceptibility of contamination from pollutant sources in the inner 7-mile and outer 13-mile management zones. An update to the 2002 SWPP was completed in 2019. In this update, an increase resulted to a medium level of risk, or susceptibility of contamination. In 2022 Savannah City Staff completed a third update to the risk assessment given the recent proximity to the intake of completed and planned Effingham County Industrial Development projects. The risk or susceptibility of the intake to contamination doubled within just one mile of the intake thereby raising the pollutant threat to "high-risk" by 68% for the region's primary source of drinking water.

Wastewater Disposal

- The growing presence of publicly owned and operated waste disposal systems in a drinking water subbasin is extremely concerning given the increased land use intensity and urbanization of the Abercorn Creek watershed. Whether it is individual septic systems or sanitary sewage collection pipes, they all increase the potential risk of bacteria to reach drinking water supplies. Increasing risk will demand upgrades to the treatment process and thereby increase costs to produce a safe water supply.

Stormwater Management

- In 2022 the City Staff performed a desk top analysis of the Abercorn Creek Watershed and relative contribution of the Savannah River compared to local stormwater runoff from the Abercorn Creek watershed at the intake. During a large-scale rainfall event, the contribution of stormwater runoff from the local area (i.e. Rincon and eastern Effingham County) is on the order of 60% of the flow contribution at the intake. The influence of the Savannah River flowing down through Bear Creek is relatively small, especially in light of the silting in of the confluence. It is the City of Savannah's position that this 60% contribution from local stormwater runoff coming from a more urbanized watershed instead of less densely developed land (i.e. agricultural residential or AR), will likely result in an increase of non-point source pollution to the water supply watershed that is Abercorn Creek.
- Placement of Proposed Warehouse #3 and its parking lot and truck storage area directly adjacent to the City of Savannah property where the surface water intake exists, with only a 25 foot buffer and infiltration trench between them, will leave very little response time in the event of a spill, a fire-fighting event at the warehouse site, a 500-year flood, or other catastrophic event that would allow pollution from this site to discharge directly to the location of the surface water intake. This water source provides drinking water for 400,000+ people in Chatham, Effingham and Bryan Counties. At this time, it is the only surface drinking water supply source in Coastal Georgia and the only currently viable alternative to additional water withdrawal from the Floridan Aquifer, which has limited capacity due to saltwater intrusion.
- While continuous water quality monitoring is already going on at the intake, the proposed industrial development proximate to the intake would create a need for enhanced continuous monitoring to ensure an adequate early warning system against potential source water pollution. The City projects that there could be thousands of dollars in capital cost associated with sensors for additional water quality parameters, and even more for computer infrastructure to record, monitor, and provide alarms for these parameters. Additional staff may also be necessary to increase monitoring and laboratory analysis activities to meet the increased risk of contamination by a larger potential suite of pollutants.
- The replacement of single-family homes with industrial warehouses creates the perception that the land is not environmentally sensitive. Nonlocal people and businesses will be prevalent and completely unaware of the extreme environmental fragility of a drinking water supply watershed. This increases the risk of anthropogenic pollution of the drinking water source. To that end, the City of Savannah will likely need to enhance security along Abercorn Creek Road. Related mitigation measures would

also include significant City expense to erect necessary security fencing around the perimeter of the drinking water intake property.

- In an effort to mitigate potential impacts to the drinking water supply, it would be the City of Savannah's recommendation that Effingham County highly restrict access and preferably close the Abercorn Creek public boat ramp to reduce the potential that one of these transient entities traveling through the area or operating in the area does not introduce pollutants directly to Abercorn Creek via an illegal dumping incident.

Environmental Quality

- **CRC Areas Requiring Special Attention:**

This development is located mostly within the Regional Plan of Coastal Georgia's Areas Requiring Special Attention (ARSA), which shows much of the proposed site as being within "Areas of Significant Natural Resources." These areas include Natural Resources in the ARSA Map and Defining Narratives include: Green Infrastructure, Recharge Areas, Prime Agriculture Lands, Rural Character, and Open Space and Parks. Protection and preservation of these resources is incompatible with the presence of industrial warehouse development.

- **Special Hazard Flood Areas**

Much of the proposed development lies within the FEMA Special Flood Hazard Area or "100-year floodplain". The proposed development will likely require fill to be placed in the flood zone, reducing the functionality and capacity of the floodplain. Furthermore, the statistical likelihood of this site being flooded is high. Flooding will likely result in potential failure of at least some of the onsite stormwater management systems, thereby resulting in the introduction of non-point source pollutants and potentially hazardous spills from the site to Abercorn Creek watershed and the Savannah Drinking Water Intake.

Local Planning

Effingham County 2020 – 2040 Joint Comprehensive Plan adopted October 2019:

1. **Future Land Use**

The Effingham County Future Land Use Map shows the desired land use for the proposed development is a mixture of agricultural, residential, public institutional, and undeveloped. This proposed warehouse development is also directly adjacent to a large area of conservation/recreation. There is no industrial or heavy industrial future land use proposed within the development footprint per the County's Future Land Use Map as provided, nor would this type of land use be compatible or complementary of the adjacent residential or conservation/recreation land uses.

The following Future Land use Guiding Principle is included in the Effingham County Comprehensive Plan:

- *The county and cities should discourage the establishment of intense or heavy industrial or commercial land uses near existing residential areas.*

This proposed industrial warehouse development is also located directly adjacent to existing residential development, and in fact would require the rezoning of existing residential properties to industrial to facilitate the proposed development project as planned. Allowing industrial development directly adjacent to residential development is in direct conflict with the stated future land use guiding principle as stated in the Effingham County Comprehensive Plan (see above).

b. Needs and Opportunities:

This proposed industrial development plan directly contradicts specifically stated needs in the Effingham County Comprehensive Plan:

- Need to prioritize protection and maintenance of wetlands, floodplains, and forest areas
- Need to avoid loss of wetlands to encroaching development

c. Goals:

This proposed industrial development plan is inconsistent with the following goals from the Effingham County Comprehensive Plan:

Resource Management: Provide protection and preservation of natural resources by promoting the use of natural buffers, providing green corridors, creating greenway trails, preserving Ebenezer Creek, and cooperating with the Department of Natural Resources for minimum buffer standards for river corridors.

Allowing industrial warehouse development that impacts on-site wetlands and discharges urban runoff to Abercorn Creek, a pristine tributary to the Savannah River as well as a protected river corridor and the primary drinking water source for Effingham County, is contrary to this stated goal.

Economic Prosperity:

- 1.) Promote the expansion of job opportunities, high quality industry and diversification of the employment base to help the County grow beyond a bedroom community and to establish itself as a place to do business;
- 2.) Pursue hospitality and entertainment-based businesses to encourage tourists and visitors to invest and stay in the county;
- 3.) Implement and expand economic development plans to diversify the County economy and promote the recruitment of high-quality commercial and industrial business.

It should be noted that industrial warehouses are not considered a significant provider of high-quality jobs, nor does it diversify the employment base or support the tourism industry. Worse, allowing this development would run counter to the proposed future land use and adversely impact natural resources, all in an effort to allow an industrial operation that is not consistent with the desired economic growth plan for the County.

d. Resiliency

This site is located in the “Tropical Storm” Storm surge area identified by Effingham County in its Comprehensive Plan. Allowing an industrial development with a significant amount of impervious surfaces in an area that is projected to flood during a tropical storm, let alone a hurricane, is not a responsible land use, and will likely result in increased flooding and polluted runoff reaching Abercorn Creek drinking water intake and the Savannah River.

Regional Planning Consideration

- **Drinking Water Watershed**

This site is located directly adjacent to the City of Savannah’s Drinking Water Intake, as stated above, which is critical regional infrastructure that deserves protection for the health, safety and welfare of the residents of coastal Georgia.

Jim Laplander, PE

Director Water and Sewer Planning and Engineering Division
Water Resources Department
20 Interchange Drive, Savannah, GA 31415
Office: 912.651.6573, Fax 912.650-7839, Mobile: (912) 658-6973
jlaplander@savannahga.gov

Laura Walker

Environmental Manager
Water Resources Department
20 Interchange Drive, Savannah GA 31415
Office: 912.651.2221
lwalker@savannahga.gov

Coastal Office
428 Bull Street, Suite 210
Savannah, GA 31401
tel 912.447.5910
fax 912.447.0704
coastal@gaconservancy.org
georgiaconservancy.org



April 4, 2023

Karen Saunders, Grant Specialist
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305
Via email: k Saunders@crc.ga.gov

PRESIDENT
Katherine Moore*

BOARD CHAIR
Virginia Harman, Cave Spring*

BOARD OF TRUSTEES
Carmen Foskey Bergman, Savannah
Mark S. Berry, Douglasville*
Mikita Browning, Smyrna
Fred Daniels, Jr., Stone Mountain
Hardie Davis Jr., Hephzibah
Brian Deisselhorst, Florida
Nick Donkar, Atlanta
Jennifer Gilmer, Atlanta*
Holly Hill, Atlanta
John Hutchins, Atlanta
Byron Kirkpatrick, Atlanta*
Mike LaFerle, Marietta
Tim McKinley, Atlanta*
Chris Miller, LaGrange*
John R. Mulcahy Jr., Atlanta
Gerald Pouncey, Kennesaw
Eboni Preston, Powder Springs
Stacy Shailendra, Atlanta
W. Michael Stubbs, Macon
Charles E. Thomas, Mableton
Jennifer Winn, Atlanta

ADVISORY COUNCIL
Claire L. Arnold, Atlanta
Braye Boardman, Augusta
Joel Cowan, Peachtree City
Ann Q. Curry, Atlanta
C. Edward Dobbs, Atlanta
Amir Farokhi, Atlanta
Chet Hurwitz, Atlanta
Elliott Levitas, Atlanta
J. Lacey Lewis, Atlanta
Hank Linginfelter, St. Simons Island
Leslie Mattingly, St. Simons Island
Leopoldo Miranda, Marietta
Joe Montgomery, Rome
Marci Collier Overstreet, Atlanta
Laura Turner Seydel, Atlanta
Ron Shipman, Macon
Jim Timmons, Atlanta

*Executive Committee Member

RE: Comments on DRI 3945: Effingham Business Center

Dear Ms. Saunders:

The Georgia Conservancy appreciates the opportunity to provide comments on the DRI 3945 for Effingham Business Center. In our review, we find that this proposed development is inconsistent with Effingham County's Comprehensive Plan and the Coastal Regional Commission's Areas Requiring Special Attention (ARSA). Most notably, the proposed site plan threatens the integrity of the City of Savannah's surface water intake, located on Abercorn Creek, which provides potable water to over 400,000 people in the coastal area. Our specific concerns are outlined below:

1. Inconsistency with Effingham County 2020 – 2040 Joint Comprehensive Plan (Comp Plan)

a. Future Land Use

The Comp Plan includes the official Effingham County Future Land Use Map, which shows the desired land use for the proposed development area as a mixture of agricultural, residential, public institutional, and undeveloped. The proposed development is also directly adjacent to a large area of conservation/recreation. There is no industrial or heavy industrial future land use proposed within the development footprint per the County's Future Land Use Map, nor would this type of land use be consistent with adjacent residential or conservation/recreation land uses.

The Comprehensive Plan also specifically states that the County and cities should discourage the establishment of intense or heavy industrial or commercial land uses near existing residential areas. This proposed development is located directly adjacent to residential development, and in fact would require the rezoning of existing residential properties. Allowing industrial development directly adjacent to residential development is in direct conflict with the stated future land use guiding principle above.

b. Needs and Opportunities:

The proposed development directly contradicts the following needs listed in the Comprehensive Plan:

- Need to prioritize protection and maintenance of wetlands, floodplains, and forest areas
- Need to avoid loss of wetlands to encroaching development

The development site would impact 0.5 acres of wetlands as stated in the DRI. In addition, much of the proposed development lies within the FEMA Special Flood Hazard Area (SFHA) or “100-year floodplain”. The proposed development will likely require fill to be placed in the flood zone, reducing the floodplain capacity, resulting in potential flooding and the possible failure of the onsite stormwater system and the discharge of pollutants to Abercorn Creek and the Savannah Surface Water Intake.

c. Goals:

The Comprehensive Plan has a goal for Economic Prosperity, which states: 1.) Promote the expansion of job opportunities, high quality industry and diversification of the employment base to help the county grow beyond a bedroom community and to establish itself as a place to do business; 2.) Pursue hospitality and entertainment-based businesses to encourage tourists and visitors to invest and stay in the county; and 3) Implement and expand economic development plan to diversify the county economy and promote the recruitment of high-quality commercial and industrial business.

Warehousing is not considered a significant provider of high-quality industrial jobs, nor does it diversify the employment base or support the tourism industry. Worse, allowing this development would run counter to the proposed future land use and adversely impact natural resources, all in an effort to allow an industrial operation that is not consistent with the stated economic prosperity goal for the County.

d. Coastal Vulnerability and Resilience

This site is located in the “Tropical Storm” Storm surge area identified by Effingham County in its Comprehensive Plan, meaning that the development site will likely be subject to flooding during tropical storm conditions. Allowing a heavy industrial development in an area that is projected to flood during a tropical storm, which happen routinely in this coastal area, will likely result in polluted runoff reaching Abercorn Creek (and Savannah’s drinking water intake) and the Savannah River during the storm event, not to mention the likely damage that flooding will cause to the site development and infrastructure.

2. Inconsistency with CRC Areas Requiring Special Attention

The Coastal Georgia’s ARSA maps shows much of the proposed site as being within “Areas of Significant Natural Resources.” These areas include: Green Infrastructure,

Recharge Areas, Prime Agriculture Lands, Rural Character, and Open Space and Parks, and are inconsistent with heavy industrial development. Heavy industrial warehousing development is clearly contrary to the desired features envisioned for areas of significant natural resources.

3. City of Savannah Drinking Water Intake Integrity

The proposed development site is located directly adjacent to the City of Savannah's Surface Water Intake threatening the reliability of Abercorn Creek as a safe drinking water source. The City of Savannah's Industrial and Domestic (I&D) Surface Water Treatment Plant provides drinking water to Effingham County, Rincon, Chatham County, Port Wentworth, Bloomingdale, Garden City, Pooler, Savannah, Bryan County and Richmond Hill. Surface water from Abercorn Creek is the *only* alternative to groundwater from the Floridan Aquifer, which is heavily restricted in this area due to saltwater intrusion. While the development of industrial and heavy commercial uses in proximity to a surface water supply source makes little sense in any situation, in this case, it risks the ONLY surface drinking supply source for all of coastal Georgia.

In particular, the placement of proposed Warehouse # 3 and its parking lot and truck storage area is concerning because of its location directly adjacent to the surface water intake. With only a 25-foot buffer and infiltration trench between them, this configuration leaves little margin for error in the event of a spill, fire-fighting event, 100- or 500-year flood, or other catastrophic event that would allow pollution from this site to discharge directly to Abercorn Creek. Due to the tidal nature of Abercorn Creek, flushing time is increased resulting in additional risk for contamination of the drinking water supply.

The Effingham County Board of Commissioners (BOC), recognizing the need to protect surface drinking water supply, adopted the Water Supply Watersheds Protection Ordinance in 2012 with the following stated purpose and intent: "The quality of public drinking water supplies must be assured... Stormwater runoff, particularly from impervious surfaces, can introduce toxins, nutrients, and sediments into drinking water supplies, making water treatment more complicated and expensive, and rendering water resources unusable for recreation and other uses. Industrial land uses that involve the manufacture, use, transport, and storage of hazardous or toxic waste materials result in potential risks of contamination of nearby public drinking water supplies. Therefore, land use activities within water supply watersheds must be regulated to ensure that public water supplies remain clean." This proposed development directly conflicts with the County's stated intent and purpose for the adoption of this ordinance.

The City of Savannah completed the most recent Source Water Protection Plan in 2019. This Plan was completed per requirements of the Georgia Environmental Protection Division (EPD) and the United States Environmental Protection Agency (EPA), and included Effingham County amongst its participating stakeholders. This plan contained the following Source Water Protection Plan Key Action: Preservation of Savannah River Watershed Ecosystem. The plan assigns conservation priorities 1 through 4 to land within the larger Savannah River Watershed and the land in the vicinity of this proposed

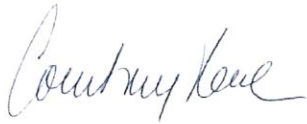
Page 4 of 4
Ms. Karen Saunders

development site is assigned the highest priority for conservation in order to protect the integrity of the drinking water supply. We believe that conservation of this site, or its use as a public park or greenspace would be a much more appropriate and responsible use of this property, be consistent with the plans and ordinances mentioned herein, and be protective of Effingham County's and the region's critical surface water supply source.

Thank you for consideration of these comments.

Sincerely,

GEORGIA CONSERVANCY

A handwritten signature in cursive script that reads "Courtney Reich".

Courtney Reich, AICP, CFM
Coastal Director



March 26, 2023

Attention: Ms. Katie Dunnigan, Zoning Manager, Development Services Department, Planning & Zoning, Effingham County, Georgia, 804 South Laurel Street, Springfield, Georgia 31329

Effingham Georgia Green (EGG) requests that the Planning and Zoning Board recommend denying the approval of the "Effingham Business Center" Map# 477 Parcels #2, 3, 4, 8, and 9 located on Old Augusta Road for the following significant reasons.

1. The applicant requests rezoning of current residential areas into heavy industrial, forcing out not only current residents who have virtually no choice but to sell, but also turning the larger residential community that has been in existence far longer than any warehousing development plan for Old Augusta Road into a heavily industrialized area triggering additional similar requests. This ensures that all the agricultural residential areas throughout this area will become industrialized. This makes residents powerless to stop the wholesale destruction of these areas in which they live. The county's "Future Land Use Map" shows much of this area zoned Agricultural with one part nearby zoned Conservation/Recreation. What good is zoning if non-compatible variances are approved merely in the interests of big business and industry at the expense of county residents and quality of life?
2. The ARSA Map shows all of this area as being "Areas of SIGNIFICANT NATURAL RESOURCES". Yet a heavy industrial development is being considered *here*? This location is not compatible with industrial uses (heavy or light). These natural resources are non-renewable and essential for both human and environmental health.
3. Rezoning this area to heavy industry allows for the "storage of toxic and hazardous wastes, chemicals, and materials". This is unacceptable in the wetlands of Abercorn Creek, which supplies the drinking water for thousands of Effingham County and Chatham County residents. Toxic spills, warehouse and tractor trailer truck pollution, overflowing impoundment ponds, the increasing frequency of 100 year floods every few years, tornadoes, and violent hurricanes mean a very high likelihood of dangerous pollutants escaping. The location of this development so close to Abercorn Creek mean that there will be no time to contain the toxic waste before it enters the drinking water and the entire watershed downstream, sickening people, killing fish, and destroying habitat. Even if the current applicant does not entertain involvement with toxic and hazardous waste, rezoning to heavy industrial will allow future land users to have these substances adjacent to Abercorn Creek.
4. The amount of impervious paving (60%), in addition to the pollutants mentioned above will contribute to storm runoff into Abercorn Creek. As Effingham County's own web page says, "*Stormwater pollution occurs when the runoff from rain washes pollutants into the water. Pollutants include debris and chemicals such as litter, motor oil, fertilizer, pesticides, and dirt. These are washed from roads, rooftops, lawns, and parking lots into stormwater drains, which drain directly into local waters without treatment. This untreated water directly impacts aquatic life and the animals that rely on them for food, as well as our own drinking water ... asphalt and concrete are impermeable surfaces. Without infiltration into the ground, stormwater runs off in higher volumes, which contributes to flooding and erosion problems.*" The wet detention ponds in the application are designed to meet "pre-developed" flow rates. Stormwater flood rates will be much greater due to the items mentioned in #2 above as well as from the construction of large, impervious developments throughout the area, including several 300 to 1 million square foot-plus warehouses and truck parking lots.
5. If approved, this development alone will put an additional 656 tractor trailer trucks a day on not only this road, but roads throughout the county. This will increase the already burgeoning level of traffic, noise, and related pollution that

will not be contained within Old Augusta Road. The proposed development also will require additional expensive and environmentally-impacting roads and other transportation "improvements".

6. The applicant states that 0.5 acres of wetland disturbance is proposed. In reality, allowing this project and others like it in the wetlands and floodplains of Abercorn Creek will disturb and adversely affect the watershed and water supply. The proposed warehouse development will cause area flooding, eliminate the ability of the parcels to filter storm water, and increase the likelihood of pollutants in Abercorn Creek and thereby into the drinking water of most Effingham and Chatham county residents. 100 year floods, which now occur on a regular basis, will make the holding ponds overflow into Abercorn Creek and our drinking water. The proposed development will truncate the wetlands and adjacent ecosystem with industry and concrete, disrupting drainage and creating flooding. This development threatens our collective drinking water and wetlands. But nobody talks about any of the above when discussing "Economic Development" and the value of the project. No amount of tax revenue can mitigate for a poor quality of life for county residents, including water that is unfit to drink.

For these many significant reasons above, this development should not be approved for recommendation to the Effingham County Commissioners, nor should it be approved for zoning variances and construction. Abercorn Creek and other county wetlands need conservation and preservation, not development.

Sincerely,



Rita Elliott

EGG Representative

effinghamgeorgiagreen@gmail.com

Effingham Georgia Green (EGG) is a think tank whose mission is to create, educate, and advocate for a greener Effingham County, Georgia, where nature thrives along with people. It is a consortium of policy makers, small business owners, environmentalists, and educators who live in the county. EGG has a cadre of volunteers to undertake specific projects benefiting the Effingham County environment.

NOT FOR CONSTRUCTION
SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPT PLAN FOR EFFINGHAM BUSINESS CENTER
LOCATED IN EFFINGHAM COUNTY, GEORGIA
PREPARED FOR SPIKES, MOORE, PORTER INDUSTRIAL

JOB NUMBER: 23-000
DATE: 5-09-23
DRAWN BY: DJF
CHECKED BY: DJF
SCALE: AS NOTED

SKETCH PLAN

SHEET: **CP1.0**



FILE DATA
SITE: 741, 1071 AC
ADDRESS: 11123 AC
JURISDICTION: 11123 AC
ZONING: AR-1
PROPOSED ZONING: I-L
SUBJECT TO ZONING:
STORM: 25.79 AC / 22.20K
BUILDING: 1,350,000 SF
145 EMPLOYEE PARKING
BUILDING: 2,100,000 SF
191 EMPLOYEE PARKING
BUILDING: 33,347,200 SF
175 EMPLOYEE PARKING
42 TRUCK STOPS

1/7 MISSISSAUGA AND PAMELA WHITEFIELD
PLAT BOOK 425A, PAGE 8
1/7 SHANN AND SMALL WHITEFIELD
PLAT BOOK 425A, PAGE 8
1/7 FERRIS JOHNSON
PLAT BOOK 425A, PAGE 8
1/7 JAMES
PLAT BOOK 425A, PAGE 8
1/7 MISSISSAUGA AND PAMELA WHITEFIELD
PLAT BOOK 425A, PAGE 8
1/7 SHANN AND SMALL WHITEFIELD
PLAT BOOK 425A, PAGE 8
1/7 FERRIS JOHNSON
PLAT BOOK 425A, PAGE 8
1/7 JAMES
PLAT BOOK 425A, PAGE 8

1/7 SHANN AND LAURA LOCKS
PLAT BOOK 425A, PAGE 8
1/7 WILLIAM AND ROBERT BRITTON
PLAT BOOK 425A, PAGE 8
1/7 WILLIAM AND ROBERT BRITTON
PLAT BOOK 425A, PAGE 8
1/7 WILLIAM AND ROBERT BRITTON
PLAT BOOK 425A, PAGE 8
1/7 WILLIAM AND ROBERT BRITTON
PLAT BOOK 425A, PAGE 8

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 **Greg Coleman as Agent for William Roger Spikes III et al – (Map # 477 Parcel # 2,3,4)** from AR-1 & AR-2 to I-1 zoning.

DB

- 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 *[Signature]* DISAPPROVAL

Of the rezoning request by applicant **Greg Coleman as Agent for William Roger Spikes III et al – (Map # 477 Parcel # 2,3,4) from AR-1 & AR-2 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?

[Signature]

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 X DISAPPROVAL _____

Of the rezoning request by applicant **Greg Coleman as Agent for William Roger Spikes III et al** – (Map # 477 Parcel # 2,3,4) from AR-1 & AR-2 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?

[Handwritten signature]

with five spots are missing

Not with appropriate controls

Continue to work to protect the who survive.

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 X DISAPPROVAL _____

Of the rezoning request by applicant **Greg Coleman as Agent for William Roger Spikes III et al** – (Map # 477 Parcel # 2,3,4) from AR-1 & AR-2 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?

BKS. 4/19/23