



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: Site Plan
Meeting Date: March 17, 2026
Application: Site-26-1

Existing Zoning: B-3 (Major Commercial)

Map & Parcel: 302-105

Parcel Size: 6.01 acres

Applicant: JC Helmly
27 Chatham Center South
Savannah, Ga 31405

Owner(s): TK Electric LLC
5341 Perimeter Parkway
Montgomery, AL 36116

Commissioner District: First District

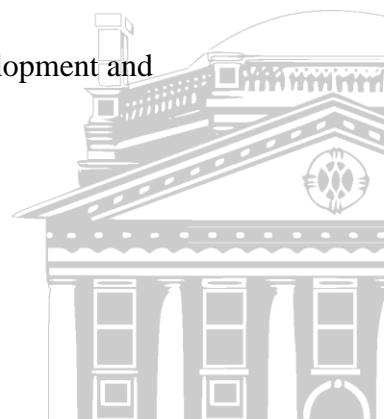
Location: 763 United States Highway 80
Bloomington, Ga 31307

Existing Land Use and Zoning:

The subject parcel is located at 763 U.S. Highway 80 and contains approximately 6.01 acres. Access to the property is provided directly from U.S. Highway 80, a major transportation corridor within Effingham County.

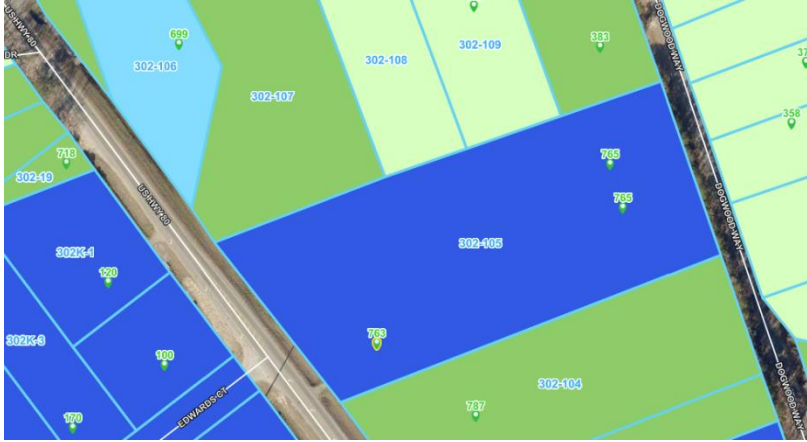
The property is currently zoned B-3 (Major Commercial) which permits a wide range of retail, office, service, and commercial uses intended to serve the broader community and regional traffic.

The surrounding zoning pattern reflects a transition between rural residential development and emerging commercial activity along the Highway 80 corridor.



- **North:** AR-1 (Agricultural–Residential, 5 acres or more) and AR-2 (Agricultural–Residential, 1 acre or more)
- **East:** AR-2 (Agricultural–Residential, 1 acre or more)
- **West:** B-3 (Major Commercial)
- **South:** AR-1 (Agricultural–Residential, 5 acres or more) and AR-2 (Agricultural–Residential, 1 acre or more)

This zoning pattern reflects a predominantly rural residential and commercial development, accommodating a diverse mix of commercial activities.



Executive Summary/Background:

At the April 4, 2023, Board of Commissioners Meeting, the property was approved to rezone from AR-1 to B-3 to allow for commercial development with the following conditions:

1. The lot shall meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be approved before site development plans are submitted.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Ch. 34 Flood Damage Prevention.
4. A CLOMR or CLOMA application to FEMA will be required, if applicable, to authorize fill to build the site above the base flood elevation.
5. All wetland impacts must be approved and permitted by USACE.
6. A traffic study shall be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
7. Approval from GDOT for access to Hwy 80 will be required during site plan review process.
8. There shall be no traffic entrance to, or exit from, the property (302-105) using Dogwood Way.

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At the April 18, 2023, Board of Commissioners Meeting, the board approved a sketch plan (Site Plan), with requirements to be incorporated in development:

- o Site Development Plans shall comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34-Flood Damage Prevention;
- o Development plans shall meet the requirements of Section 5.11 B-3 Highway Commercial Districts;
- o A CLOMR or CLOMA application to FEMA will be required, to authorize fill to build the site above the base flood elevation.

Facts and Findings:

Site Characteristics

The subject parcel contains 6.01 acres and is located along U.S. Highway 80, a primary transportation corridor within Effingham County.

Access to the site is provided directly from U.S. Highway 80.

The site contains mapped wetlands and FEMA Flood Zone AE, based on County GIS mapping. Wetlands on the property have been delineated, and documentation has been submitted to the County as part of the review process.

The applicant is proposing development of a 6,600-square-foot flex space building intended to provide combined office and storage space for small businesses.

Additional site characteristics include:

- Maximum building height: 35 feet
- Phase 1 of the development has already been completed
- Wetlands delineation documentation submitted
- GDOT access approval letter submitted

Parking

Based on the information provided by the applicant, the proposed development is expected to employ approximately 20 employees.

Pursuant to the Effingham County Site Plan Ordinance, one parking space is required for every two employees, resulting in a minimum requirement of 10 parking spaces.

The submitted site plan provides 21 parking spaces, which exceeds the minimum required parking.

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Surrounding Development Pattern

The area surrounding the parcel consists of rural residential homesteads and agricultural tracts. As well as a diverse mix of commercial development supporting economic growth, with lot sizes predominantly ranging from 0.50 acres or more.

Zoning Context

The parcel is currently zoned B-3. Adjacent properties are zoned AR-1, AR-2, and B-3, reflecting a transition from agricultural homesteads to commercial development in the surrounding area. The applicant previously received approval for a sketch plan proposing a 3,000-square-foot restaurant. The proposed plan has since been revised to include a 6,600-square-foot flex space building.

As per the Site Plan Ordinance, if the proposed use submitted with the original site plan changes, the landowner/applicant is required to resubmit the site plan and restart the review process in accordance with Section 14-56(w).

Infrastructure and Services

The property is served by **public water and septic**, consistent with surrounding development. No public water or sewer is available in this area. Emergency access is adequate via US Highway 80.

Comprehensive Plan:

The Future Land Use Map designates the property as Agricultural-Residential.

While this designation primarily supports low-density residential development, the property is also located within the Commercial Corridor Overlay District, which recognizes the presence of commercial activity along major transportation corridors such as U.S. Highway 80.

The proposed development represents an expansion of an existing commercially zoned site and is consistent with the corridor-oriented development pattern emerging along this roadway.

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Conditions of Approval

1. Development shall be constructed in substantial compliance with the approved site plan.
2. All required permits from GDOT, EPD, and other applicable agencies shall be obtained prior to construction.
3. All buffer and landscaping areas shown on the approved site plan shall be installed and maintained.

Recommendation

Staff recommends **APPROVAL** of the proposed site plan.

The applicant has resubmitted the site plan in accordance with Section 14-56(w) of the Effingham County Site Plan Ordinance, due to the modification of the originally approved development concept.

The proposed development meets the applicable zoning and site plan requirements of the B-3 (Major Commercial) district, including parking, buffering, and access requirements.

Based on the analysis above, staff finds that the proposed development is consistent with the intent of the B-3 zoning district and compatible with the evolving commercial development pattern along the U.S. Highway 80 corridor.

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