



**Record No: SITE-
26-1**

Site Plan Submittal

Status: Active

Submitted On: 2/25/2026

Primary Location

763 United States Highway
80
Bloomington, GA 31307

Owner

TK ELECTRIC LLC
5341 PERIMETER PKWY CIR
MONTGOMERY, AL 36116

Applicant

JC Helmly



27 Chatham Center South
Drive Suite A
Savannah, GA 31405

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

—

Map *

Parcel*

Description of Development*

Road Name*

Sketch Plan Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

JC Helmly

Applicant Phone Number*



Applicant Email Address*



Applicant Address*

27 Chatham Center South

Applicant City*

Savannah

Applicant State*

ga

Applicant Zip Code*

31405

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Tk Electric Site Plan Revision

Map Number*

302

Parcel Number*

105

Total Acreage of Property*

6.01

Number of Proposed Buildings*

2

Current Property Zoning*

B-3

Water Provider?*

Other

Please explain*

Water Utility Management

Sewer Provider?*

Other

Please explain*

Onsite Sewer

Variance Requested?*

No

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Applicant*

James Helmly
Feb 25, 2026

Owner*

James Helmly
Feb 25, 2026

Owner Information

Owner of Record*

Tk Electric LLC

Owner Phone Number*



Owner Address*

5341 Perimeter Parkway

Owner City*

Montgomery

Owner State*

AL

Owner Zip Code*

36116

Engineer Information

Engineer Company Name*

EMC Engineering Services, INC

Engineer *

JC Helmly

Engineer Phone Number*



Engineer Address*

27 Chatham Center South

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

EMC Engineering Services, INC

Surveyor Phone Number*



Surveyor Address*

27 Chatham Center South

Surveyor City*

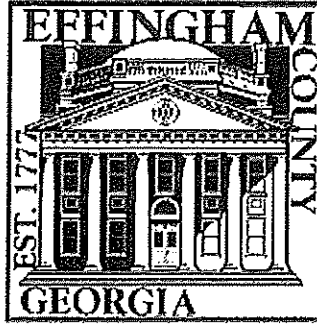
Savannah

Surveyor State*

GA

Surveyor Zip Code*

31405



EFFINGHAM COUNTY
DEVELOPMENT PLAN REVIEW APPLICATION

PROJECT NAME TK Electric Hwy 80

APPLICANT Tae Kim

MAILING ADDRESS 5341 Perimeter Pkwy, Montgomery AL 36116

PHONE# 334-322-2965

PROPERTY OWNER(S) TK Electric LLC

PROPERTY LOCATION 763 US Hwy 80

PRESENT ZONING B-3

PRESENT LAND-USE Commercial

PROPOSED LAND-USE Commercial

Tax Map# 302 Parcel# 105 Total Acres 6.20

PROPOSED ACCESS US Hwy 80

SIGNATURE 

DATE 7/3/2023

OWNER SIGNATURE (if different) _____

Official Use Only

Date Received _____

Received By _____

Fee _____

EFFINGHAM COUNTY DEVELOPMENT PLAN CHECKLIST

OFFICIAL USE ONLY			
Project Name: _____		Project Number: _____	
Date Received: _____	Date Reviewed: _____	Reviewed by: _____	

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

No	Yes	N/A	
(a) Project Information:			
	X		1. Proposed name of development.
	X		2. Names, addresses and telephone numbers of owner and applicant.
	X		3. Name, address and telephone number of person or firm who prepared the plans.
	X		4. Property Deed.
	X		5. Certification of Owner Consent
	X		6. Sidewalks, streets, alleys, driveways, parking areas, etc.
	X		7. Location map (approximately 1" =100') and north arrow.
	X		8. Date of preparation and revision dates.
		X	9. Acreage to be subdivided.
	X		10. Legal Documents.
(b) Existing Conditions:			
	X		1. Location of all property lines.
	X		2. Existing easements, covenants, reservations, and right-of-ways.
	X		3. Buildings and structures.
	X		4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	X		5. Existing utilities including water, sewer, electric, wells and septic tanks.
	X		6. Natural or man-made watercourses and bodies of water and wetlands.
	X		7. Limits of floodplain.
	X		8. Existing topography.
	X		9. Current zoning district classification and land use.
	X		10. Level Three Soil Survey (if septic systems are to be used for waste treatment.
(c) Proposed Features:			
	X		1. Layout of all proposed lots with acreage.
	X		2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to

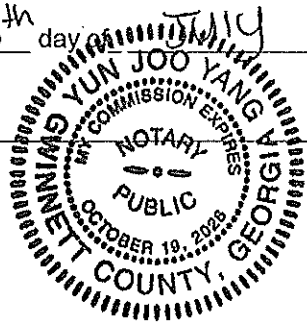
	X		include proposed street/ road names).
		X	3. Development Phasing Plan.
	X		4. Proposed zoning and land use.
	X		5. Buffers
		X	6. Tree survey of buffer area
		X	7. Landscape plan for un-vegetated buffer areas
	X		8. Existing buildings and structures to remain or be removed.
	X		9. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	X		10. Proposed retention/detention facilities and storm-water master plan.
	X		11. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	X		12. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 6th day of JULY, 2023.

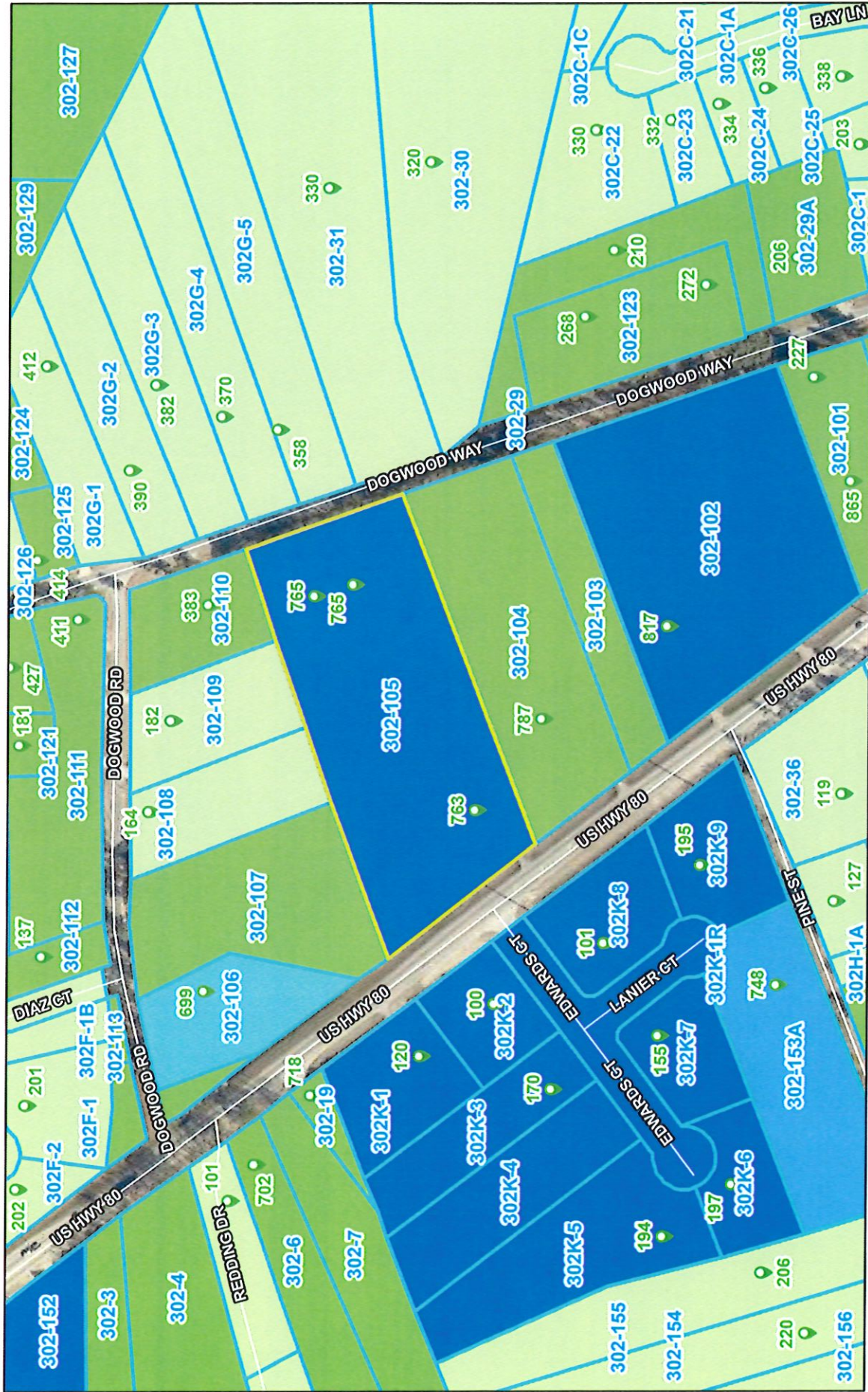
TAP KIM
Applicant

Notary



TK ELECTRIC LLC
Owner

302-105



2/27/2026

World_Boundaries_and_Places

Addresses

Roads

Parcels

Zoning

- B-2
- AR-1
- AR-2
- B-1
- B-3

High Resolution 30cm Imagery

Citations

Low Resolution 15m Imagery

High Resolution 60cm Imagery

Esri, HERE, Garmin, IPC, ECB, OC, Vantor

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

May 19, 2023

Regulatory Division
SAS-2023-00159

Tae Kyong Kim
TK Electric, LLC
5341 Perimeter Parkway Circle
Montgomery, Alabama 36116

Dear Mr. Kim:

I refer to a letter dated February 20, 2023, submitted on your behalf by Resource and Land Consultants, requesting an Aquatic Resources Delineation Review (ARDR) for a 6.41-acre site located at 763 US Highway 80, in Bloomingdale, Effingham County, Georgia (32.1819, -81.3959). This project has been assigned number SAS-2023-00159 and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. The enclosed exhibit entitled, "763 US Highway 80, Aquatic Resource Delineation Exhibit", dated February 13, 2023, accurately identifies the delineated limits of all aquatic resources located within the review area.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

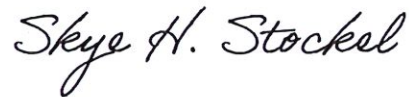
This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

An electronic copy of this letter is being provided to the following party: Mr. Zach Marsh, Resource and Land Consultants.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

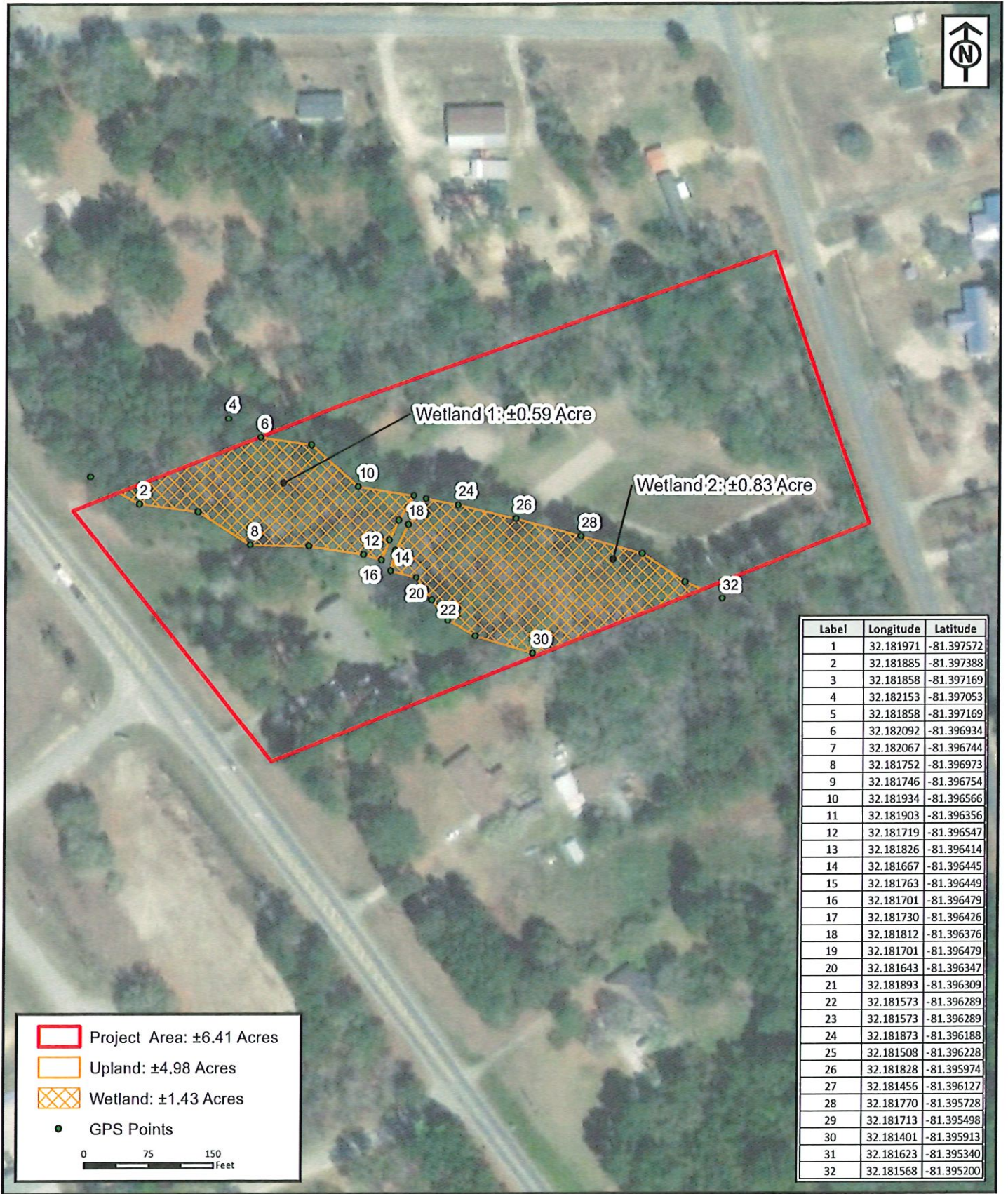
If you have any questions, please contact me by phone at (912) 652-5690 or by email at skye.h.stockel@usace.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "Skye H. Stockel".

Skye H. Stockel
Team Lead, Coastal Branch

Enclosures



Label	Longitude	Latitude
1	32.181971	-81.397572
2	32.181885	-81.397388
3	32.181858	-81.397169
4	32.182153	-81.397053
5	32.181858	-81.397169
6	32.182092	-81.396934
7	32.182067	-81.396744
8	32.181752	-81.396973
9	32.181746	-81.396754
10	32.181934	-81.396566
11	32.181903	-81.396356
12	32.181719	-81.396547
13	32.181826	-81.396414
14	32.181667	-81.396445
15	32.181763	-81.396449
16	32.181701	-81.396479
17	32.181730	-81.396426
18	32.181812	-81.396376
19	32.181701	-81.396479
20	32.181643	-81.396347
21	32.181893	-81.396309
22	32.181573	-81.396289
23	32.181573	-81.396289
24	32.181873	-81.396188
25	32.181508	-81.396228
26	32.181828	-81.395974
27	32.181456	-81.396127
28	32.181770	-81.395728
29	32.181713	-81.395498
30	32.181401	-81.395913
31	32.181623	-81.395340
32	32.181568	-81.395200

Project Area: ±6.41 Acres
 Upland: ±4.98 Acres
 Wetland: ±1.43 Acres
 GPS Points

0 75 150
Feet

RLC Project No.:	23-032
Figure No.:	8
Prepared By:	MW
Sketch Date:	2/13/2023
Map Scale :	1 inch = 150 feet

763 US Highway 80
 Effingham County, Georgia

**Aquatic Resource
 Delineation Exhibit**
 Prepared For: TK Electric, LLC

RLC
**RESOURCE+LAND
 CONSULTANTS**
41 Park of Commerce Way, Ste. 101
 Suwanee, Georgia 30066
 919.441.5716 www.rlc.com



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

4/10/2024

Tae Kim
5341 Perimeter Parkway
Montgomery, AL, 36116

Dear Applicant,

RE: 7412 - Commercial Driveway Commercial Driveway - Non-Limited - A-103-009919-5, 00002600, 0 - 0, Effingham

Your permit application to perform specified work within the right of way limits of the above referenced State Highway has been duly executed on behalf of the Department of Transportation. However, construction work as approved by the permit must begin within 90 days of this approval letter or the permit will be void. Your permit copy has been forwarded to Allen T. Hendley, Area Permit Inspector. His/her address is District Five- Jesup, 17213 U.S Highway 301 North Statesboro, Georgia 30458, Stateboro, GA, . His/her phone number is 912-871-1103

It will be necessary for you or your representative to contact the Area Permit Inspector to claim your permit copy and identification sign, discuss the beginning of construction date, and methods of complying with permit requirements. He/She will set the time that he/she can furnish personnel for the required supervision of your work. Please contact him/her at least 24 hours in advance of your planned construction beginning time. It is suggested that you contact her/her by telephone before any personal visits. Your approved permit and a copy of the approved plans are required to be kept on the construction site at all times during construction.

With this approval, as the applicant, you agree to make any utility relocation or adjustments deemed necessary by the Area Permit Inspector, and abide by the special requirements attached to the application.

Please notify the Area Permit Inspector upon completion of work under this permit so that a final inspection may be conducted. Upon approval of completed work, you will be released from the performance bond or escrow. You should request said inspection only after you feel that all work has been completed in compliance with all requirements and a satisfactory stand of grass has been obtained. No work under this permit is to be considered accepted by the Department until you are so notified in writing by the District Engineer.

Special Requirements: None

Yours very truly,

Joseph R. Capello
District Engineer