

EFFINGHAM COUNTY  
POLICY NO. 05-22

REVISION TO POLICY 05-22 - FRONTAGE LOTS ON COUNTY MAINTAINED ROADS

ACCESS MANAGEMENT AND ENCROACHMENT REGULATIONS FOR EFFINGHAM COUNTY ROADS

Purpose: This policy is intended to provide guidance as to suggested conditions of re-zoning under the Effingham County Zoning Ordinance, Section 3.7A, Conditional Zoning. The safety and efficiency of the County Road System are affected by the amount and character of intersecting street and driveways. While it is recognized that property owners have certain rights of access, the public also had the right to travel on the road system with relative safety and freedom from interference. The purpose of this policy is to manage access on the County Road System. Access regulations are necessary in order to preserve the functional integrity of the County Road System for the motoring public and for school and emergency vehicles and to promote the safe and efficient movement of people and goods.

Effingham County will apply all requirements as outlined in Chapter 3 "Access Criteria" of the *Georgia Department of Transportation (GDOT) Regulations for Driveway and Encroachment Control*, as attached and as amended by GDOT from time to time, to all lots subdivided subsequent to the ratification of this policy to all County Roads meeting the definition of collector or higher.

Local, low volume County Maintained Roads, including unimproved roads and roads with less than 500 ADT as determined by a 3-day average 24-hour traffic count, will be treated on a case by case basis and may be subject to all requirements outlined in Chapter 3 "Access Criteria" of the *Georgia Department of Transportation Regulations for Driveway and Encroachment Control*.

Two lots may construct a shared driveway which must comply with the "Shared Driveway Detail", Detail P-19 of the *Standard Specifications for the Effingham Board of Commissioners*. Each shared drive will represent a single access point as defined in Chapter 3 "Access Criteria" of the *Georgia Department of Transportation Regulations for Driveway and Encroachment Control*.

A single parcel with access to two roadways, such as a corner lot or a lot with two frontages, shall be limited to access on the lesser class roadway only, unless otherwise restricted by zone change, conditional use, variance, or otherwise determined by the Effingham County Manager or his/her designee.

Subdivision of lots on an unimproved county road will require improvement of said road by the subdivider as to be determined by the Effingham County Manager or his/her designee.

A Major Subdivision of land, as defined in the *Effingham County Subdivision Regulations*, with frontage on a County Maintained road or subdivision of land contiguous to a County maintained road may require either the dedication or construction of frontage roads, backage roads, shared interparcel access and easements, internal streets, acceleration and deceleration lanes, multiple access points, or other improvements, and strict adherence to the *Georgia Department of Transportation Regulations for Driveway and Encroachment Control* as to be determined by the Effingham County Manager or his/her designee. As application for development occurs, access spacing will be considered and parcels identified as needing to have shared access will be required to provide for the continuation of access for adjacent parcels as part of their approval. Major Subdivisions with 30 or more residential lots shall have a minimum of two access points if frontage and spacing allows and on parcels fronting two county maintained roads.

The Effingham Parkway, a route originating at the Effingham County sign near Georgia Highway 30 in Chatham County and ending at an intersection with Blue Jay Road, is scheduled to be open to traffic in 2025 as of the date of this policy. The design of the roadway is two (2) -lane and expansion to four (4) lanes. The Effingham Parkway shall be considered a RURAL DIVIDED HIGHWAY as defined in Chapter 3 "Access Criteria" of the *Georgia Department of Transportation Regulations for Driveway and Encroachment Control* for the purposes of application of this policy to access on this route. Full access intersections shall follow spacing

in Section 3.4, Spacing of Signalized Intersections, and limited movement access points (such as right-in, right-out only movements) shall follow minimum spacing in Section 3.3, Spacing of Median Crossovers. Strict adherence to these requirements is critical to the preservation of this transportation corridor for growth in the County. Any reconstruction of portions of Blue Jay Road and McCall Road to extend the Effingham Parkway north to Springfield and northern Effingham County will automatically be designated as the Effingham Parkway for the purposes of this policy.

Old Augusta Road, a route originating at Georgia Highway 21 and ending at an intersection with Fort Howard Road is two (2) -lane with sufficient rights-of-way to facilitate expansion to four (4) lanes. Old Augusta Road shall be considered a RURAL DIVIDED HIGHWAY as defined in Chapter 3 "Access Criteria" of the Georgia Department of Transportation Regulations for Driveway and Encroachment Control for the purposes of application of this policy to access on this route. Full access intersections shall follow spacing in Section 3.4, Spacing of Signalized Intersections, and limited movement access points (such as right-in, right-out only movements) shall follow minimum spacing in Section 3.3, Spacing of Median Crossovers. Strict adherence to these requirements is critical to the preservation of this transportation corridor for growth in the County. Any reconstruction of portions of Old Augusta Road to extend a four (4) lane roadway north to Georgia Highway 275 will automatically be designated as a RURAL DIVIDED HIGHWAY for the purposes of this policy.

Waivers to this policy shall follow Variance procedures as defined in the Effingham County Subdivision Regulations.

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Wesley Corbitt, Chairman  
Effingham County Board of Commissioners

ATTEST: \_\_\_\_\_  
Stephanie Johnson, Clerk

APPROVED: \_\_\_\_\_  
DATE

ATTACHMENT A  
*Georgia Department of Transportation Regulations for Driveway and Encroachment Control, Rev. 4.0, 3/15/2016*