Record No: RZN-26-28

Rezoning Application

Status: Active

Submitted On: 5/21/2026

Primary Location

32.138135, -81.393472

Owner

No owner information

Applicant

Boltin Teeter
[redacted]
9040 Roswell Road Suite 420
Atlanta, GA 30350

Staff Review

Planning Board Meeting Date*

09/08/2026

Board of Commissioner Meeting Date*

10/06/2026

Notification Letter Description *

To allow for permitted uses in LI

Staff Description

Stipulations

Map #*

304

Parcel #*

10

Georgia Militia District

–

Commissioner District*

1st

Public Notification Letters Mailed

08/17/2026

Board of Commissioner Ads

09/16/2026

Planning Board Ads

08/19/2026

Request Approved or Denied

–

Plat Filing required*

No

Re-Application Date

–

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Boltin Teeter

Applicant Email Address*

[redacted]

Applicant Phone Number*

[redacted]

Applicant Mailing Address*

9040 Roswell Road STE 420

Applicant City*

Atlanta

Applicant State & Zip Code*

30350

Property Owner Information

Owner's Name*

Mark Cooper

Owner's Email Address*

[redacted]

Owner's Phone Number*

[redacted]

Owner's Mailing Address*

P.O. Box 72

Owner's City*

Furman

Owner's State & Zip Code*

South Carolina 29921

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

LI (Light Industrial)

Map & Parcel *

03040010

Road Name*

Old River Road

Proposed Road Access*

Old River Road

Total Acres *

283

Acres to be Rezoned*

95

Lot Characteristics *

The parcel is 283ac with around 95ac of upland and the rest being wetlands that back up to the Ogeechee River. The applicant would apply for rezoning of the upland portion. There are multiple abandoned structures and debris discarded onsite. The parcel is believed to have prior agricultural use since at least 1938. Environmental studies discovered a clandestine drug laboratory registered in the US Department of Justice's database in 2004 at one of the structures.

Water Connection *

Public Water System

Name of Supplier*

Effingham

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

The property is in the vicinity of other industrial zoned property and marked as transitional for future land use. Rezoning to Light industrial would follow the County's future land use planning. The parcel is around 1.3 miles North of I-16 with no turns making this corridor ideal for industrial use. Major drivers of a need for industrial space with interstate connectivity are the Hyundai Plant and the Port of Savannah. This property is believed to have a higher and better use with industrial zoning due to its location.

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, B-2, R-1

West*

NA

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

As far as we understand, the property has no use currently with abandoned structures and discarded debris scattered throughout. We do not know of any agricultural use today.

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

No. Studies show historical agricultural activities including cotton and soybean production. Currently, the applicant does not know of any recent operational agricultural activities occurring onsite.

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

The highest and best use is thought to be industrial distribution or storage. The current concept considers one industrial building on the upland portion of the property parallel to Old River Road. It is assumed that the concept development would be used for distribution and storage. On this I-16 exit, proximity to the Hyundai Plant and the Port of Savannah are the likely drivers of demand for the proposed use. The applicant has had success in the past developing and leasing Savannah Portside International Park less than a mile away on this same exit.

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

North: I-1 zoned; It's believed to be a logistics service business (google maps reads as "Savannah Marine Terminal") that appears to have access to rail. On the other side of the tracks looks to be a concrete ready-mix company. East: To the North is a raw land property zoned I-1. Just South is a B-2 zoned parcel with one industrial metal building with offices for commercial use. A group of about six residential homes sit to the South of the industrial metal building. South: multiple parcels zoned AR-1 improved with residential structures border the southern boundary.

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 property currently sits vacant next to industrial use property. To the North, it appears there is a ready-mix concrete plant, a logistics services company with rail access, a lumber plant, and a raw land site zoned I-1. Across the street looks to be a trucking company that has an industrial metal building with autos and dump trucks parked outside. To the South, the first right turn off the interstate is Savannah Portside International Parkway where the applicant developed two industrial buildings and leased them to distribution and storage related users. The rest of the park is earmarked for manufacturing. A rezoning for this property would allow for the upland portion to be used in line with the surrounding properties instead of sitting vacant. Light industrial use has the potential to attract strong companies to do business in the County having a positive economic impact to the community.

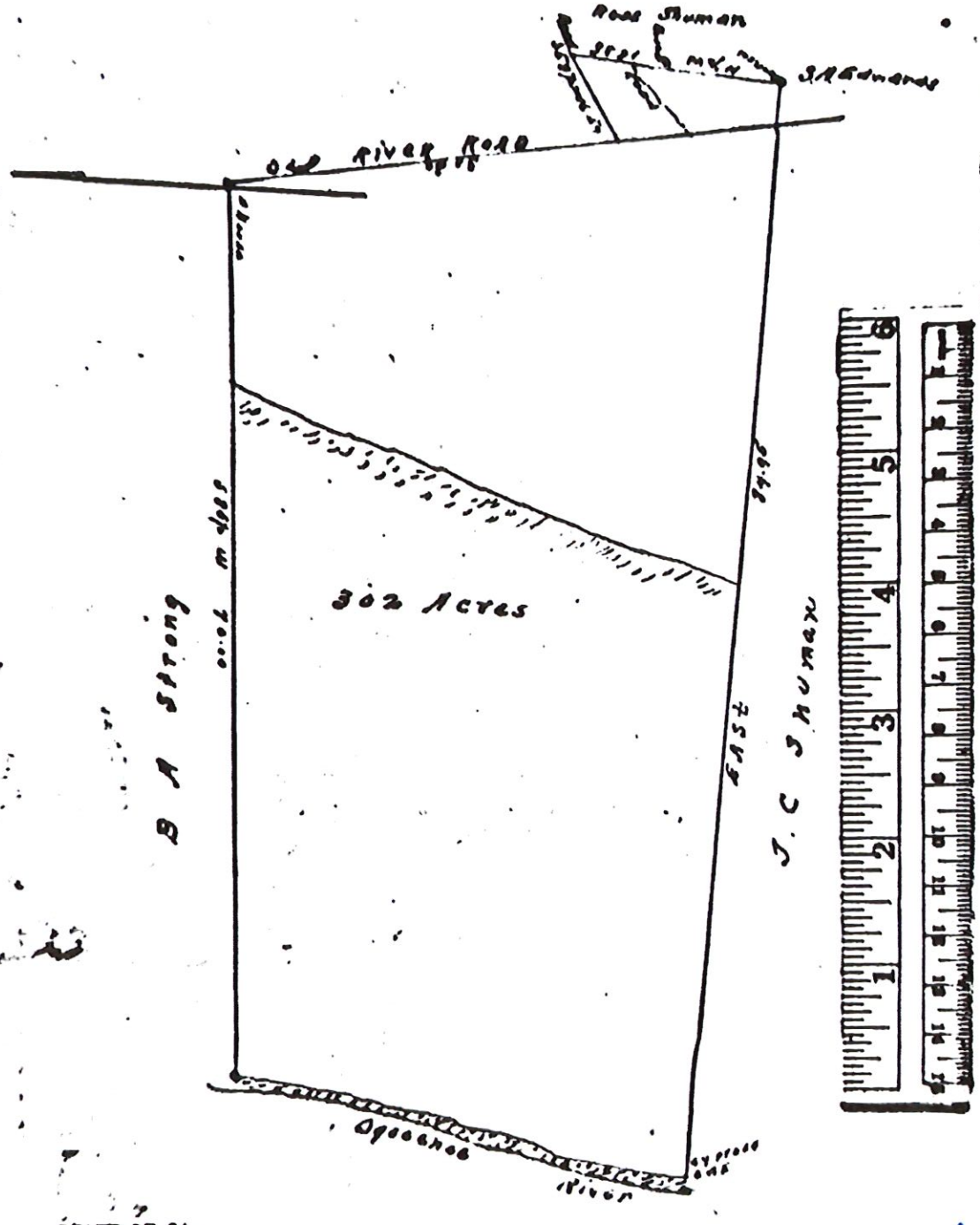
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

The proposed rezoning and concept plan is not expected to cause excessive or burdensome use of the exiting streets, transportation facilities, or schools. The concept considers light industrial use geared towards distribution and storage. These facilities with this use typically have very little sewer or water use. The majority of the flow of traffic generated from the site is expected to be headed Eastbound on I-16 resulting in little to no change North of the property towards Hwy 80. Eastbound peak hour traffic in the morning was projected at 32 trips which was noted as not expected to result in a significant change in traffic operating conditions.

Digital Signature*

Boltin Teeter
May 18, 2026

61



STATE OF GA.
EFFINGHAM CO.

MAP OF

Three Hundred and Two acres of land near Meldrim, Ga.
Resurveyed for B. A. Edwards, June 23rd and 24thth 1915.

D. M. Weitman, Co. Sur.

Recorded Book F page 191. Sur. Records of Eff. Co. Ga.
Scale of 10 ch pr inch.

PB1/41

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

OVERALL PROJECT INFORMATION

OLD RIVER ROAD LOGISTICS
ADDRESS:
1180 OLD RIVER RD
BLOOMINGDALE, GA 31302
PARCEL ID: 304-10

APPLICANT: PANATTONI DEVELOPMENT COMPANY, INC.
ADDRESS: 9040 ROSWELL ROAD, SUITE 420, ATLANTA, GA 30350
PHONE NUMBER: (404) 805 - 3784

PROPERTY OWNER: MARK & MARY COOPER

DESCRIPTION:
OLD RIVER ROAD LOGISTICS IS A PROPOSED WAREHOUSE DEVELOPMENT LOCATED ON A ± 284 ACRE PARCEL IN EFFINGHAM COUNTY, GEORGIA, CURRENTLY ZONED AR-1. THE PROPERTY IS PROPOSED TO BE SUBDIVIDED, WITH APPROXIMATELY 99 ACRES UTILIZED FOR THE DEVELOPMENT OF THE LI ZONED WAREHOUSE. THE DEVELOPMENT WILL INCLUDE EMPLOYEE PARKING, TRAILER SPACES, NECESSARY UTILITIES, & PROPOSED PONDS. THE REMAINING ACREAGE WILL BE PRESERVED AS UNDEVELOPED OPEN SPACES AND MAINTAINED IN ITS NATURAL CONDITIONS WITH ACCESS TO EXISTING RIVER DOCK ON THE WEST SIDE OF THE PROPERTY.

EXISTING CONDITIONS

EXISTING ZONING	AR-1	AGRICULTURAL RESIDENTIAL
PROPOSED ZONING	LI	LIGHT INDUSTRIAL

ADJACENT PROPERTY TABLE

NORTH	LI	LIGHT INDUSTRIAL	50' BUFFER (LI - LI)
SOUTH	AR-1	AGRICULTURAL RESIDENTIAL	50' BUFFER (LI - AR-1)
EAST	LI/B-2 /R-1	LIGHT INDUSTRIAL, BUSINESS/COMMERCIAL, RESIDENTIAL	50' BUFFER (LI - LI, LI - B-2), 200' BUFFER (LI - R-1)
WEST	AR-1	AGRICULTURAL RESIDENTIAL	5' INTERNAL BUFFER

TOTAL SITE AREA: ± 279 ACRES (± 99 ACRES DEVELOPABLE)
WETLAND AREA: ± 178 ACRES

100 YEAR FLOOD - ZONE AE
FEMA PANEL: 13103C0344E (3/16/2015)

PROPOSED LAND USE - WAREHOUSE/OFFICE

PARKING CALCULATIONS
NUMBER OF EMPLOYEES: 270 (60% OF TOTAL 298 EMPLOYEES FOR MAX SHIFT)
EMPLOYEE PARKING REQUIRED: 270 EMPLOYEES / 3 = 90 SPACES
RETAIL/SERVICE AREA: 0 SF / 10 = 0 SPACES
TOTAL REQUIRED PARKING: 90 + 0 = 90 SPACES
TOTAL PARKING PROVIDED: ± 248 SPACES

WATER - PROVIDED BY EFFINGHAM COUNTY (EXTENDED DOWN OLD RIVER ROAD AND CONNECTED TO EXISTING 12" WATER MAIN ALONG SAVANNAH PORTSIDE INTERNATIONAL PARKWAY)
SEWER - PROVIDED BY SEPTIC TANK
STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY EFFINGHAM COUNTY STORMWATER MANAGEMENT ORDINANCE.

BUILDING BREAKDOWN:

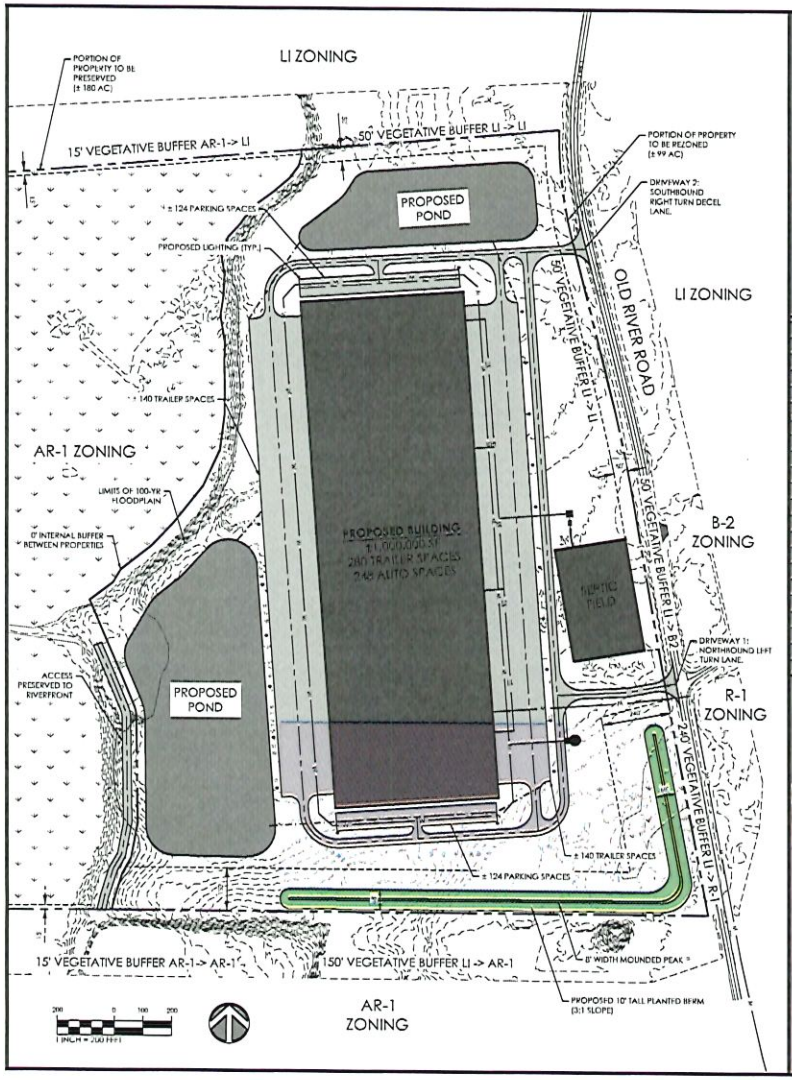
BUILDING	TOTAL SF	CLEAR HEIGHT	MAX. BLDG HEIGHT
BUILDING 1	1,000,000	40'-0"	68'-0"

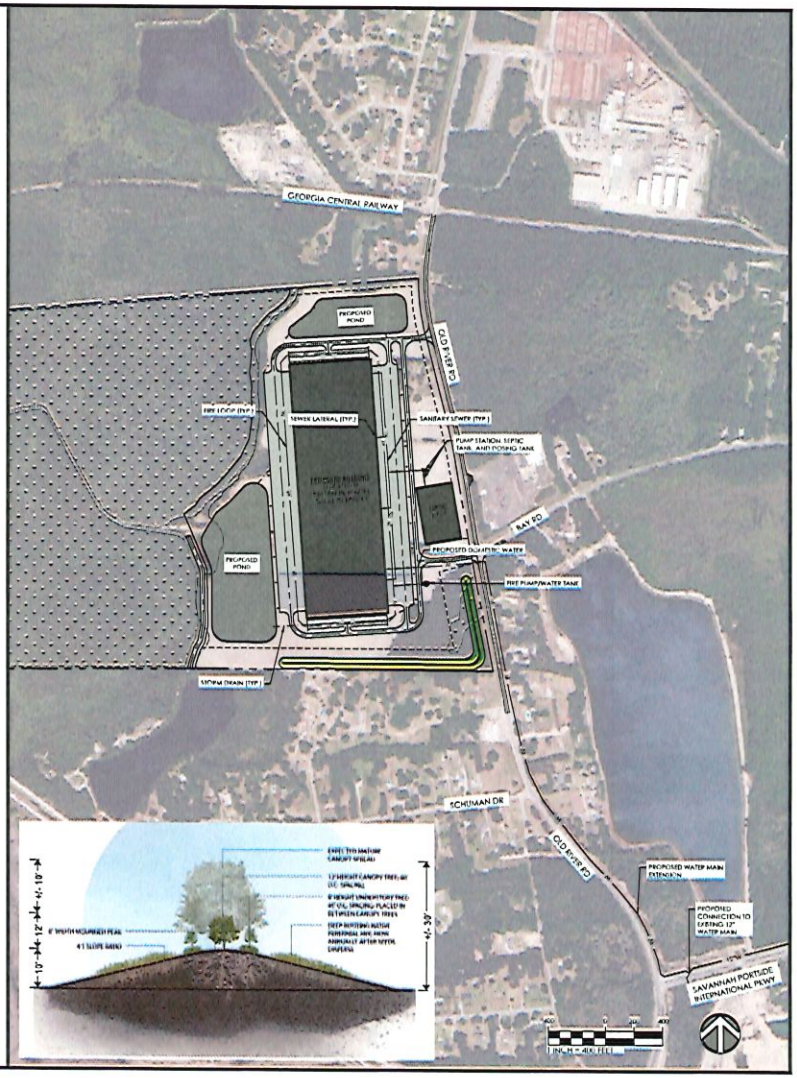
* LOADING DOCK CONDITION - 4'-0" BELOW FINISHED FLOOR ELEVATION
STRUCTURAL/PARAPET ALLOWANCE - 6'-0"

REFERENCE VERTICAL DATUM - NAVD88



VICINITY MAP 1" = 1000'





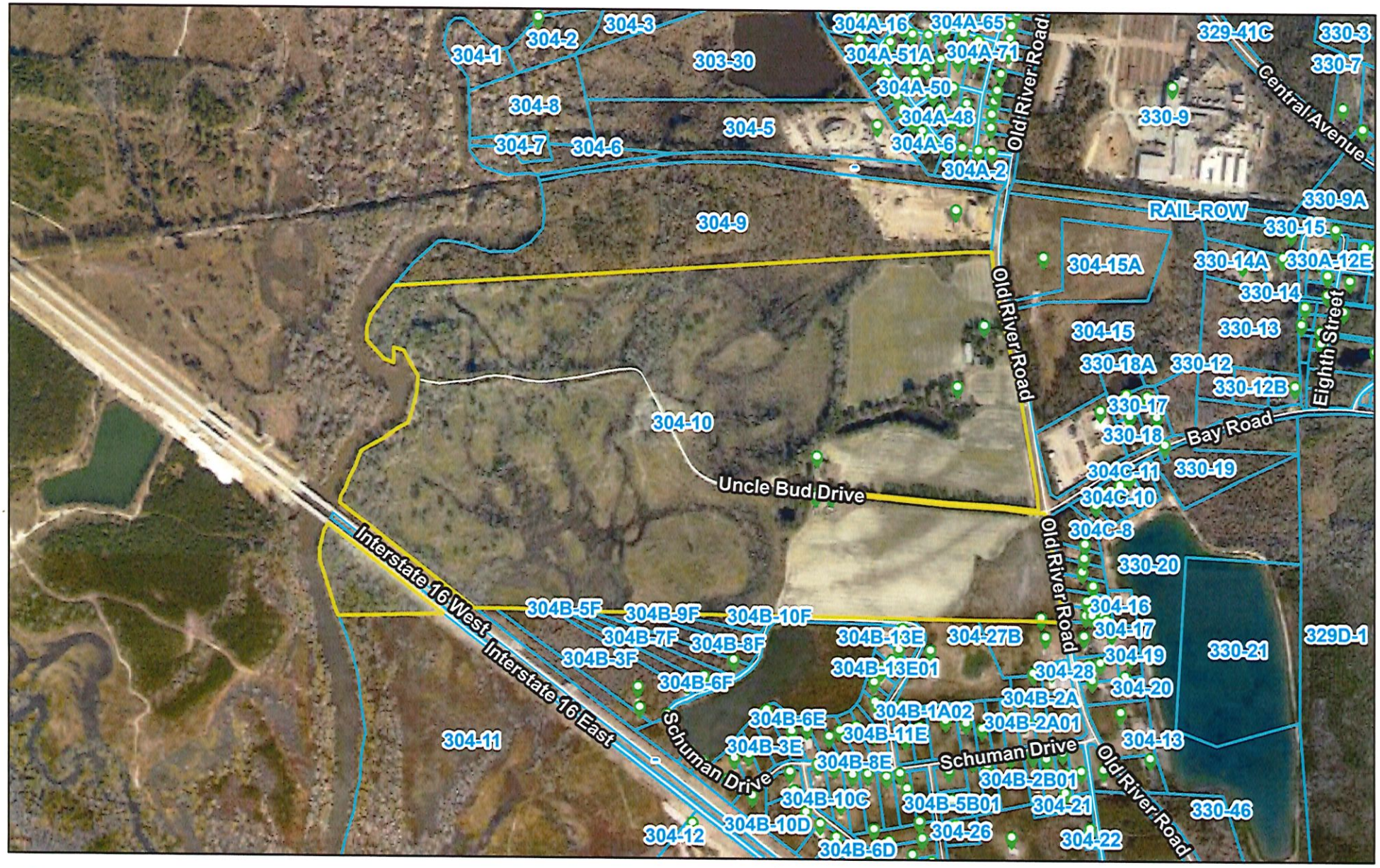
PREPARED FOR:
PANATTONI

OLD RIVER ROAD LOGISTICS
CONCEPTUAL SITE PLAN & UTILITY PLAN
EFFINGHAM COUNTY, GA
AUGUST 2026

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only, and are subject to an accurate survey and property description.
COPYRIGHT © 2026 THOMAS & HUTTON

304-10



7/21/2026

1:14,370

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

304-10



7/21/2026

Addresses
Roads
Parcels

Zoning
AR-1
AR-2
R-1
R-2
B-2
B-3
I-1
HI

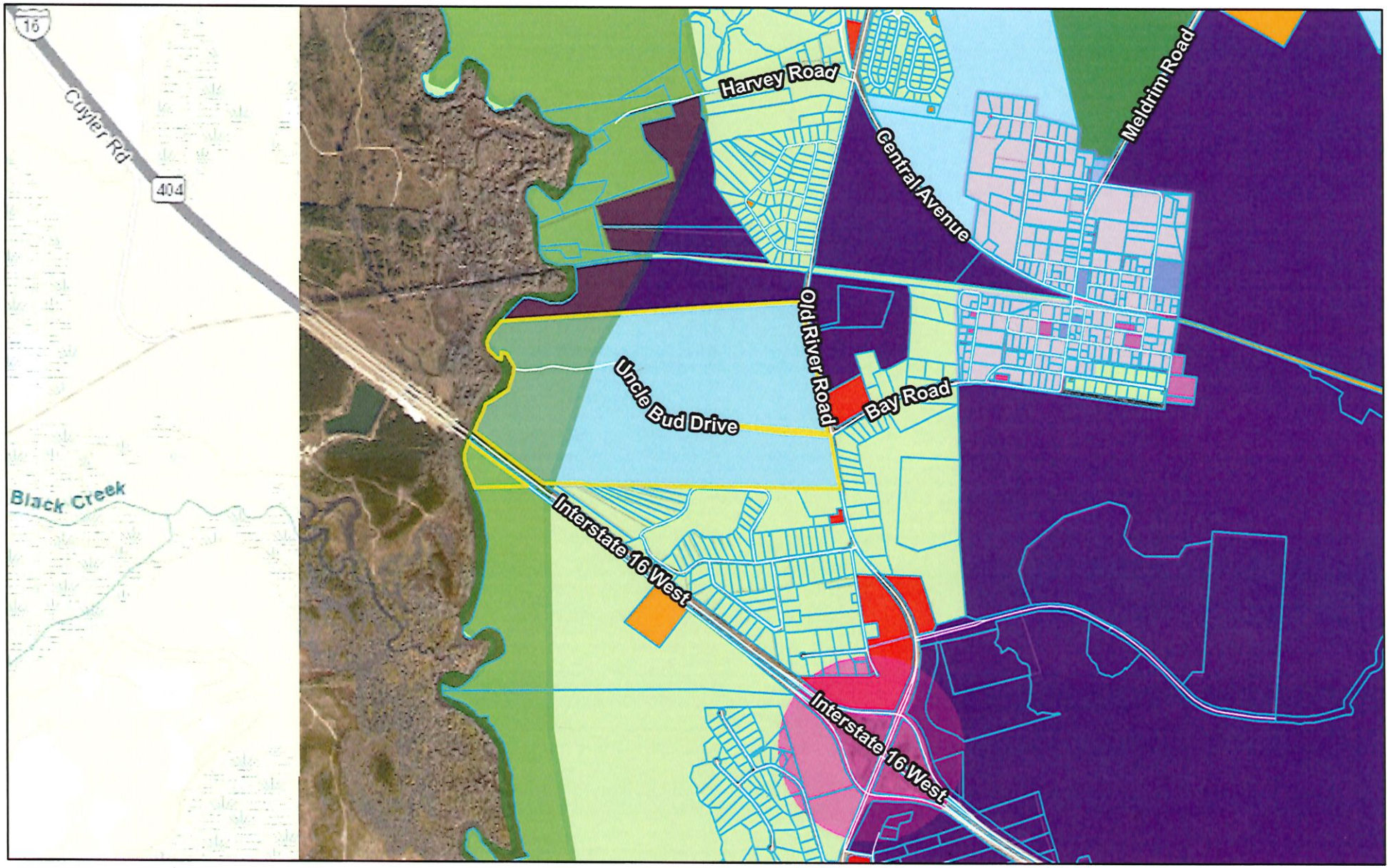
Citations

1:14,370

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



7/21/2026

Roads
Parcels

Character Areas
Conservation

FLUM Areas
Development-Suburban Node
Historic Overlay District
Agricultural-Residential
Assembly Area
Commercial
Conservation-Recreation
Industrial
Public-Institutional
Transitional
Utility

Citations

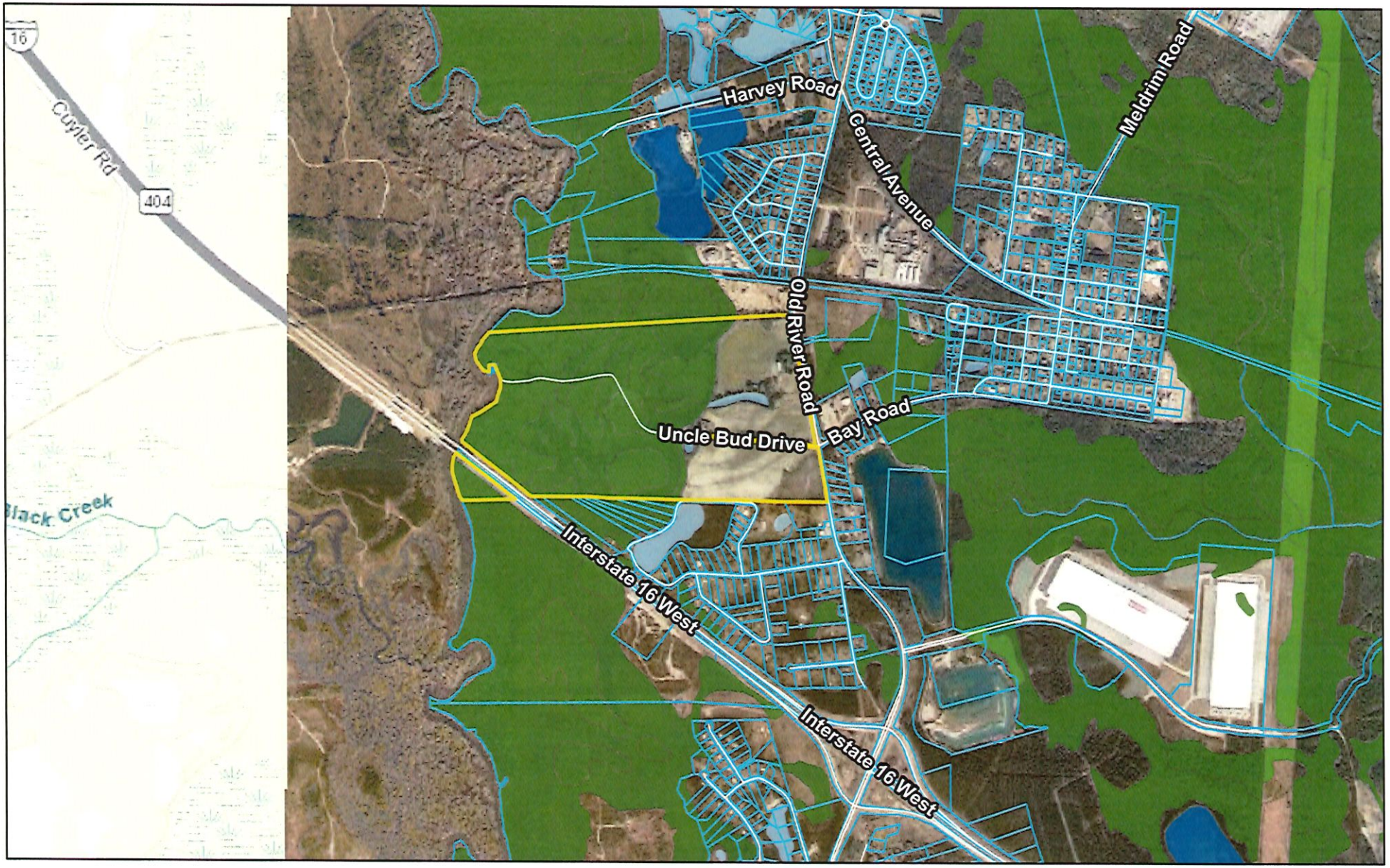
1:28,739

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

304-10



7/21/2026

Roads

Parcels

Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Riverine

Citations

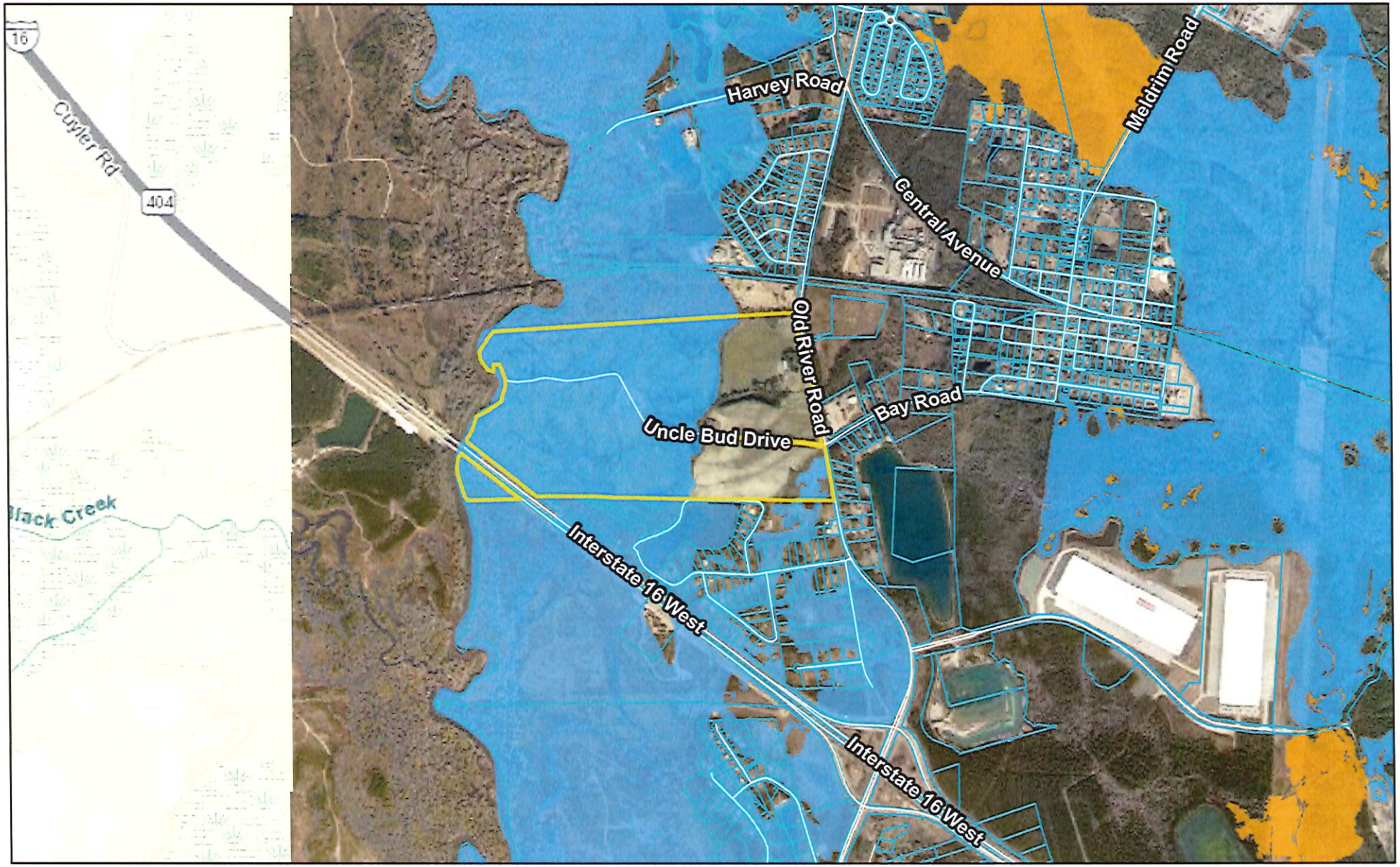
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0 0.33 0.65 1.3 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

304-10



7/21/2026

Roads

Parcels

FEMA Flood Zone

AE

X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

X, AREA OF MINIMAL FLOOD HAZARD

Citations

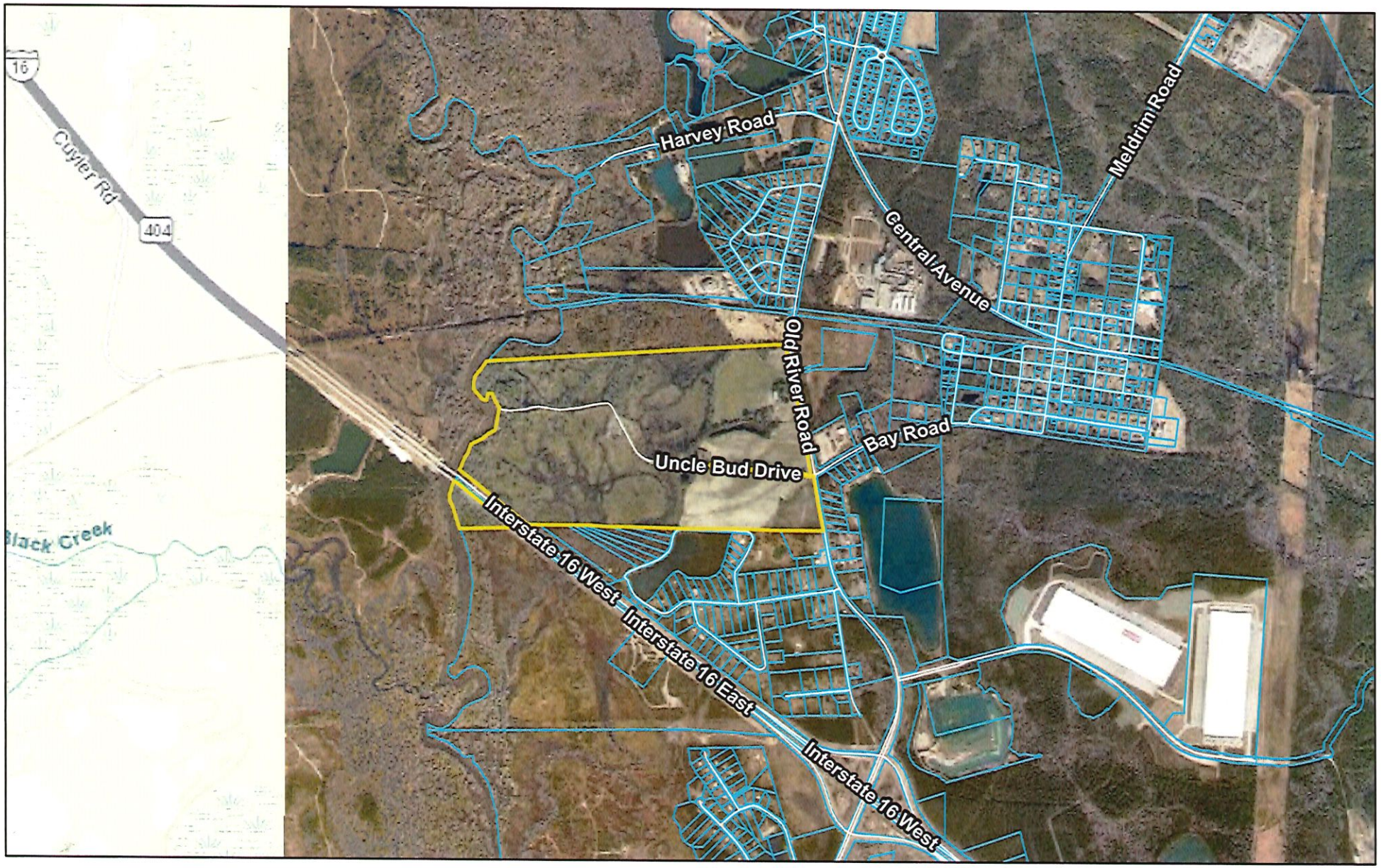
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304-10



7/21/2026

Roads

Parcels

Citations

1:28,739

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

ANDERSON MERVIN
1295 Old River Rd
Bloomingdale, GA 31302

BL AND L PROPERTIES LLC
1171 OLD RIVER RD
AKA 115 BAY RD
MELDRIM, GA 31318

BROWN REX M
1024 ANGELA DR
JACKSON, SC 29831

CLARK PAUL L AND LORI J
120 BAY RD
MELDRIM, GA 31318

CONYERS TERESA D AND BILLY E
1279 OLD RIVER RD
BLOOMINGDALE, GA 31302

COOPER MARK G AND MARY D AND LA
P O BOX 72
FURMAN, SC 29921

HAMILTON RUFUS C
2152 SANDHILL RD
GUYTON, GA 31312

HAMILTON RUFUS CRAIG
2152 SANDHILL RD
GUYTON, GA 31312

HAYMANS WILLIAM H ESTATE
P O BOX 315
MELDRIM, GA 31318

HAYMANS WILLIAM H JR, (BILLY)
PO BOX 315
MELDRIM, GA 31318

HAYMANS WILLIAM
P O BOX 315
MELDRIM, GA 31318

HOLCOMBE SHANE T AND AMY M
1287 OLD RIVER RD
BLOOMINGDALE, GA 31302

JONES HARTSOCK STACY AND HARTS(
1372 OLD RIVER RD
BLOOMINGDALE, GA 31302

LOYD WILLIAM ANTHONY AND RYAN NI
1283 OLD RIVER RD
BLOOMINGDALE, GA 31302

MAGAZINE AVENUE REALTY LLC
1054 OLD RIVER RD
BLOOMINGDALE, GA 31302

MCDOWELL JOHN R, C/O JOHN H MCD(
P O BOX 302
CLEVELAND, GA 30528

MORRIS STEPHEN A
1291 OLD RIVER ROAD
BLOOMINGDALE, GA 31302

PHILLIPS JOLETTA EDWARDS
177 SANDY HILL ROAD
BLOOMINGDALE, GA 31302

PHILLIPS JOLETTA
177 SANDY HILL RD
BLOOMINGDALE, GA 31302

RIVER ROAD PARTNERS I LLC
260 S OCEOLA 1406
ORLANDO, FL 32801

SAPP HUBERT C AND LETITIA M
1443 OLD RIVER RD
BLOOMINGDALE, GA 31302

STARLING CAROLINE, SCHUMAN
210 SANDY HILL RD
BLOOMINGDALE, GA 31302

TRIJILLO AVILA FRANSISCO M
451 SCHUMAN RD
BLOOMINGDALE, GA 31302

2201 Rowland Ave
Savannah, Georgia 31404
P (912) 629 4000
F (912) 629-4001
Terracon.com

January 28, 2026

PDC Atlanta, LLC
(a Delaware Limited Liability Company)
9040 Roswell Road, Suite 420
Atlanta, Georgia 30350

Attn: Mr. Joe Guion / Local Partner
E: jguion@panattoni.com

Re: **Level III Soil Survey**
Old River Road
1180 Old River Road
Bloomingdale, Effingham County, Georgia
Terracon Project No. ES257310

Dear Mr. Guion:

Terracon Consultants, Inc. (Terracon) has completed a Level III Soil Survey for the above-referenced site located off at 1180 Old River Road, in Effingham County, Georgia. The work was performed in general accordance with the rules of the Georgia Department of Public Health for On-Site Sewage Management Systems (June 2025). This investigation was performed to evaluate the on-site material and determine if the study areas are suitable for the intended use of the installation of a septic drain field. The following report presents a brief description of the site conditions, our exploration procedures, findings, and recommendations.

We appreciate the opportunity to be of service to you on this project. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Jordan H. Caldwell
Senior Staff Geologist

Stewart A. Dixon, PG
Principal / Senior Geologist

Christopher Barr, PE
Senior Principal / Office Manager

Attachments:
Exhibits

Executive Summary

County:	Effingham
Dates Survey Performed:	1/21/2026 and 1/22/2026
Owner:	PDC Atlanta, LLC
Site Location / Address:	Old River Road (32.138688°N, -81.390458°W) 1180 Old River Road Bloomingdale, Effingham County, Georgia
Phone Number:	(404) 921-2011
Subdivision:	N/A
Map Scale:	Exhibit 1 – Topographic Map: 1" = 2,000' Exhibit 2 – Site Diagram: 1" = 100' Exhibit 3 – Study Area 1 Soil Survey Map: 1" = 50'
Intensity of Investigation:	Level III
Certified Soil Classifier:	Christopher W. Barr, P.E., Georgia P.E. #033592

Soil Properties

Soil Series	Slope (%)	Depth to Bedrock (inches BGS)	Depth to Seasonal High Water (inches BGS)	Estimated Absorption Rate at Recommended Depth (minutes/inch)	Recommended Trench Depth (inches BGS)	Suitability Code
Foxworth	0-25	>72	38-42	<5	14	A
Meldrim	0-6	>72	38	<5	14	A

BGS = Below Ground Surface
N/A = Not Applicable

Suitability Code Descriptions and General Notes

A: These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation.

1.0 Project Description

As part of the septic drain field design for a proposed warehouse facility development, the client has requested a Level III Soil Survey be completed within an approximate 2.4-acre area located at 1180 Old River Road, Bloomingdale, Georgia (Effingham County Parcel Number 03040010), as shown in the attached Exhibit 1. The study area is located with an approximate center coordinated of 32.138688°N, 81.390458°W.

This survey is being conducted as a Level III Soil Survey, for the use of the land for on-site sewage management. The soil borings and infiltration tests were advanced across the client-requested study area, which is depicted on Exhibit 3.

2.0 Exploration and Testing Procedures

Prior to exploration and testing procedure completion, Terracon performed a review of the previously mapped United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Classifications for the area. Previously mapped soil series within the study area indicated that Foxworth sand and Meldrim sand are the primary soil series within the study area.

Ten hand auger borings (B-1 through B-10) were advanced within the study area to approximately 72 inches below ground surface (bgs). Groundwater was not encountered in any of the soil borings within the study area. Indicators of seasonal high groundwater table were encountered at depths ranging from 38 inches bgs to 45 inches bgs.

Soil lithology observations from borings B-4, B-5, B-9, and B-10 exhibit characteristics of the Foxworth soil series, consisting predominantly of loose, poorly graded, fine- to medium-grained sand with fine root material extending from the surface to approximately 72 inches below ground surface (bgs). Borings B-2, B-3, B-6, B-7, and B-8 similarly display characteristics consistent with Foxworth soils; however, these borings transition to a clayey sand at depths of approximately 40 inches bgs. Soils encountered in boring B-1 also included mostly poorly graded, fine to medium grained sand however color characteristics and trace lenses of loamy fines were more representative of the Meldrim soil series.

Ten hydraulic conductivity tests were performed within the study area. These tests were performed immediately adjacent to soil borings B-1 through B-10 (Exhibit 3). All the tests were performed at 24 inches bgs. As described above, hydraulic conductivity testing was performed within the Meldrim soil series at B-1, and within the Foxworth soil series at B-2 through B-10.

All of Terracon's work was performed under the direct supervision of a State of Georgia certified soil classifier and Georgia Professional Engineer. The on-site soils were evaluated in

general accordance with the *Georgia Manual for On-Site Sewage Management Systems* (June 2015).

3.0 Site Subsurface Conditions

The proposed absorption field is located in the Atlantic Coastal Plain Physiographic Province. The soils encountered in the hand auger borings were classified as Foxworth and Meldrim soils. The following paragraphs (with some language taken from the Natural Resources Conservation Service [NRCS] Soil Survey) present a brief description of the soil series.

Foxworth – The Foxworth soil series consists of very deep, moderately well to somewhat excessively drained, rapid to very rapid permeable soils on broad uplands and side slopes. They formed in sandy marine or eolian sediments in the Southern Coastal Plain, the Eastern Gulf Coast Flatwoods, the Atlantic Coast Flatwoods, and the Tidewater Area. Near the type location, the mean annual temperature is about 68 degrees F., and the mean annual precipitation is about 56 inches. Slopes range from 0 to 25 percent.

The soil profiles as described by the NRCS soil survey generally consists of the following:

- 0 to 4 inches; grayish brown (10YR 5/2) sand; single grained; loose; many fine roots; strongly acid; gradual wavy boundary.
- 4 to 10 inches; brown (10YR 5/3) sand; single grained; loose; common fine roots; strongly acid; clear smooth boundary.
- 10 to 40 inches; light yellowish brown (10YR 6/4) sand; single grained; loose; common fine roots; strongly acid; gradual wavy boundary.
- 40 to 52 inches; very pale brown (10YR 7/4) sand; single grained; loose; common uncoated sand grains; few fine roots; common fine distinct yellowish brown (10YR 5/6) masses of iron accumulations; common fine faint pale brown (10YR 6/3) areas of iron depletions; strongly acid; gradual wavy boundary.
- 52 to 58 inches; light gray (10YR 7/1) sand; single grained; loose; few fine roots; common to many uncoated sand grains; many fine distinct yellowish brown (10YR 5/6), common medium distinct strong brown (7.5YR 5/6), and yellowish red (5YR 4/6), and many fine faint very pale brown (10YR 7/3) masses of iron accumulation, strongly acid; gradual wavy boundary.
- 58 to 64 inches; very pale brown (10YR 7/4) sand; single grained; loose; few fine roots; many uncoated sand grains; many fine faint light yellowish brown (10YR 6/4), many fine distinct strong brown (7.5YR 5/6) and yellowish red (5YR 4/6) masses of iron accumulation; many fine faint light gray (10YR 7/2) areas of iron depletions; strongly acid; gradual wavy boundary.

- 64 to 80 inches; light gray (10YR 7/2) sand; single grained; loose; many uncoated sand grains; few small quartz pebbles; common fine faint light yellowish brown (10YR 6/4) and few fine distinct yellowish brown (10YR 5/6) masses of iron accumulation; strongly acid.

Meldrim – The Meldrim soil series consists of very deep, moderately well drained, very high or high in the upper part and high or moderately high in the lower part saturated hydraulic conductivity. These soils formed in marine and fluviomarine deposits or eolian deposits of the middle and lower Coastal Plain. These soils are on upland flats and marine terraces. Slopes range from 0 to 6 percent.

The soil profiles as described by the NRCS soil survey generally consists of the following:

- 0 to 5 inches; very dark grayish brown (10YR 3/2) sand; single grain; loose; many fine and medium roots throughout; moderately acid, pH 5.8, Hellige-Truog; clear smooth boundary.
- 2 to 22 inches; brownish yellow (10YR 6/6) sand; single grain; loose; many fine roots and few medium roots throughout; moderately acid, pH 5.8, Hellige-Truog; clear smooth boundary.
- 22 to 37 inches; brownish yellow (10YR 6/6) sand; single grain; loose; few fine prominent strong brown (7.5YR 5/6) masses of oxidized iron and common medium distinct yellowish brown (10YR 5/8) masses of oxidized iron; common coarse prominent vertical seams of pale yellow (2.5Y 7/3) uncoated sand grains; moderately acid, pH 5.8, Hellige-Truog; gradual wavy boundary.
- 37 to 50 inches; yellow (10YR 7/6 sand; single grain; loose; common medium prominent yellowish red (5YR 5/8) masses of oxidized iron and medium distinct strong brown (7.5 YR 5/6) masses of oxidized iron and medium distinct yellowish brown (10YR 5/8) masses of oxidized iron and common medium prominent light gray (10YR 7/2) iron depletions; strongly acid, pH 5.3, Hellige-Truog; common very pale brown (10YR 8/2) pockets of uncoated sand grains; gradual wavy boundary.
- 50 to 56 inches; light yellowish brown (10YR 6/4) loamy fine sand; weak fine granular structure; very friable; common medium prominent yellowish red (5YR 5/8) masses of oxidized iron and common medium distinct strong brown (7/5YR 5/6) masses of oxidized iron and common medium distinct yellowish brown (10YR 5/6) masses of oxidized iron and many medium prominent light gray (10YR 7/2) iron depletions; strongly acid, pH 5.3, Hellige-Truog; common very pale brown (10YR 8/2) pockets of uncoated sand grains; gradual wavy boundary.
- 56 to 63 inches; light yellowish brown (10YR 6/4) sandy loam; weak medium subangular blocky structure; friable; many continuous clay bridges between sand grains; common medium prominent yellowish red (5YR 5/8) masses of oxidized iron and common medium prominent strong brown (7/5YR 5/6) masses of oxidized iron and

many medium prominent light gray (10YR 7/2) iron depletions; strongly acid, pH 5.3, Hellige-Truog; gradual wavy boundary.

- 63 to 80 inches; light brownish gray (10YR 6/2) sandy clay loam; weak medium subangular blocky structure; friable; few percent discontinuous clay films on all faces of peds; 3 percent plinthite nodules; common medium prominent yellowish red (5YR 5/8) masses of oxidized iron and common medium prominent strong brown (7.5YR 5/6) masses of oxidized iron and many medium prominent light gray (10YR 7/2) iron depletions; strongly acid, pH 5.3, Hellige-Truog.

The seasonal high-water table is typically based on the types of materials encountered, color, chroma, values, and mottling. These levels are approximate and may only be present at certain times of the year. Groundwater levels may fluctuate due to rainfall variations and with changes in the water level. Typically, the highest groundwater levels occur in late winter and spring, with the lowest levels occurring in late summer and fall. This may not always be the case with soils; however, it is generally true.

Table 1: Soil Series Description

Boring Number	Encountered Groundwater Depth (Inches BGS)	Estimated Depth to Seasonal High Groundwater (Inches BGS)	Depth of Refusal (Inches BGS)	Identified Soil Type	Recommended Trench Depth (Inches BGS)
B-1	>72	38	>72	Meldrim	14
B-2	>72	40	>72	Foxworth	16
B-3	>72	38	>72	Foxworth	14
B-4	>72	39	>72	Foxworth	15
B-5	>72	42	>72	Foxworth	18
B-6	>72	42	>72	Foxworth	18
B-7	>72	40	>72	Foxworth	16
B-8	>72	45	>72	Foxworth	21
B-9	>72	40	>72	Foxworth	16
B-10	>72	38	>72	Foxworth	14

BGS = Below Ground Surface

4.0 Saturated Hydraulic Conductivity Testing

10 saturated hydraulic conductivity tests were performed within the study area immediately adjacent to the soil borings (Exhibits 3). The saturated hydraulic conductivity tests were completed to determine field saturated hydraulic conductivity based on the Reynolds and

Elrick method in general accordance with Subsection 6 (Saturated Hydraulic Conductivity Guidance) of Section C – Soil Information of the *Georgia Department of Public Health's Manual for On-Site Sewage Management Systems* (June 2025). The following tables outline the test results within each study area.

Table 2: Saturated Hydraulic Conductivity Testing Summary

Test Location	Soil Map Unit	Depth (Inches)	Saturated Hydraulic Conductivity (Ksat)				
			cm/min	m/sec	in/hr	in/day	in/week
Test 1 (B-1)	Meldrim	24	4.4E-04	4.37E-06	0.62	14.87	104.10
Test 2 (B-2)	Foxworth	24	3.6E-04	3.55E-06	0.50	12.09	84.64
Test 3 (B-3)	Foxworth	24	4.1E-04	4.12E-06	0.58	14.03	98.16
Test 4 (B-4)	Foxworth	24	7.0E-04	7.00E-06	0.99	23.82	166.74
Test 5 (B-5)	Foxworth	24	5.5E-04	5.51E-06	0.78	18.74	131.19
Test 6 (B-6)	Foxworth	24	6.3E-04	6.29E-06	0.89	21.40	149.81
Test 7 (B-7)	Foxworth	24	6.0E-04	6.01E-06	0.85	20.43	143.04
Test 8 (B-8)	Foxworth	24	8.0E-04	7.96E-06	1.13	27.08	189.59
Test 9 (B-9)	Foxworth	24	6.8E-04	6.79E-06	0.96	23.09	161.66
Test 10 (B-10)	Foxworth	24	5.1E-04	5.08E-06	0.72	17.29	121.03
			Geometric Mean		0.78	18.73	131.14
			Arithmetic Mean		0.80	19.29	135.00

Notes:

Ksat testing completed on-site using a Pask Permeameter.
cm/min = centimeters per minute, m/sec = meters per second
in/hr = inches per hour; in/day = inches per day; and in/week = inches per week

Based on the Ksat hydraulic conductivity values, Terracon's Percolation Rate converts to **approximately <5 minutes per inch**. This value places the Foxworth and Meldrim soils into Group I – Sands (Sand and Loamy Sand).

5.0 Findings and Opinions

The following findings and opinions are based upon our understanding of the proposed system construction and the field exploration performed. If the above-described project conditions are incorrect or changed after the issuance of this report, or subsurface conditions encountered during construction are different from those described, Terracon should be notified as our opinions must be re-evaluated so appropriate revisions can be made, if warranted.

5.1 Findings

The study areas surveyed by Terracon were previously mapped by NRCS as Foxworth Sand and Meldrim Sand. During field work activities, Terracon confirmed that material consisting of Meldrim soils was observed at B-1 and material generally consisting of the Foxworth soil series were observed at B-2 through B-10.

At the time of our investigation, saturated soils (groundwater) were not encountered at any of the borings advanced within the study area. The seasonal high groundwater table within the study area was encountered at depths ranging from approximately 38 to 45 inches bgs.

The Foxworth soil series generally consisted of sand to depths of approximately 40 inches bgs, then graded to clayey sand to depths of approximately 72 inches bgs. Meldrim soils generally consisted of sand to a depth of approximately 72 inches bgs.

Percolation rates converted to less than 5 minutes per inch within the study area.

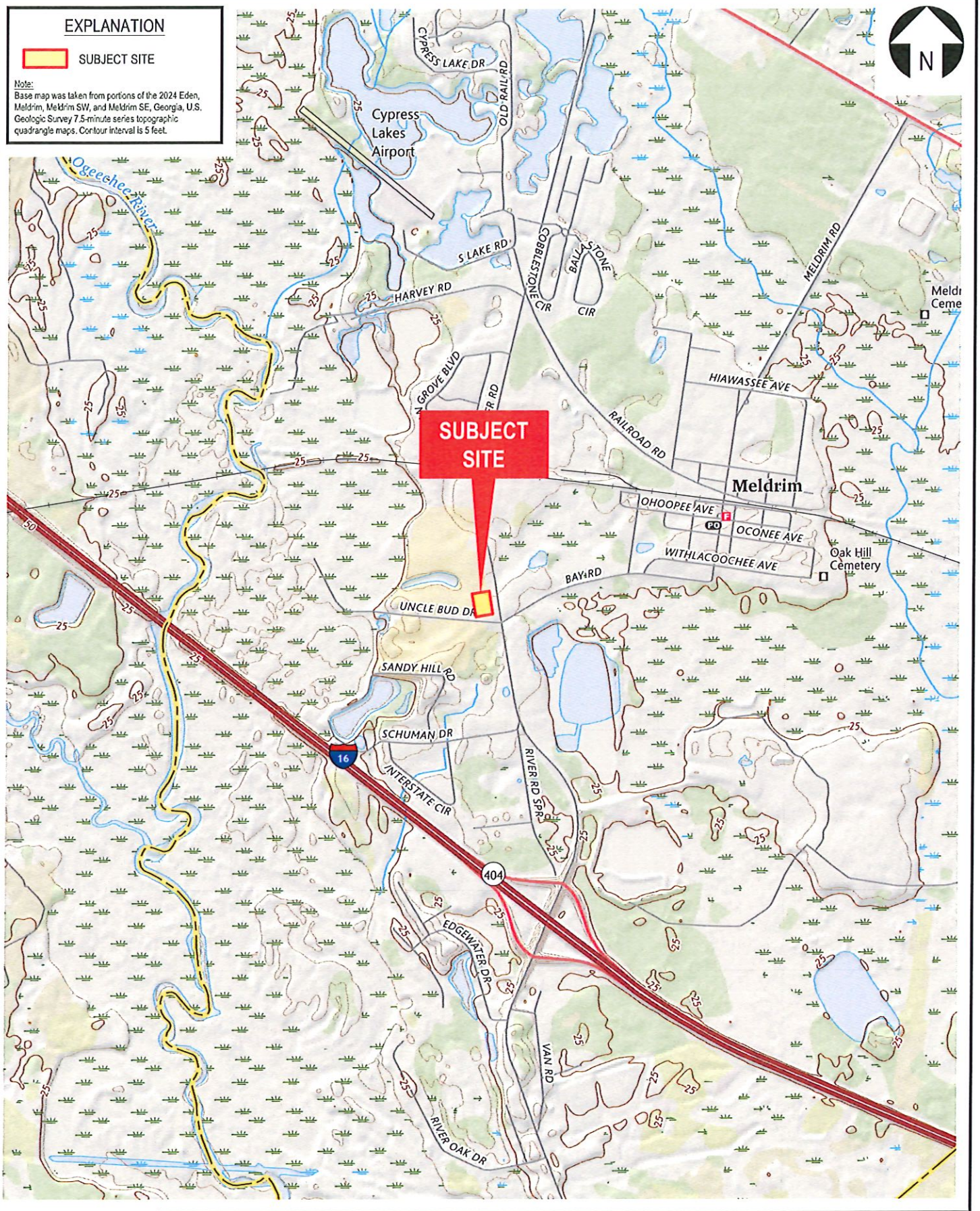
5.1 Opinions

It is Terracon's opinion that the study area is suitable for a traditional septic drain field system. The Georgia Department of Health requires at least 24 inches of separation between the bottom of the drain lines and the estimated seasonal high groundwater table. The depth to seasonal high groundwater table within the study area ranges from approximately 38 to 45 inches bgs, which is more than the required 24 inches of separation.

5.2 Setbacks

All required setbacks must be observed and honored. Absorption fields must be located more than 100 feet from existing or proposed drinking water wells; more than 50 feet from water bodies; more than 10 feet from water supply lines; and more than 5 feet from building structures without basements.

ATTACHMENTS



0 1,000' 2,000'
1" = 2,000'
SCALE IN FEET

Project Mngr:	JHC
Drawn By:	KMB
Checked By:	JHC
Approved By:	SAD

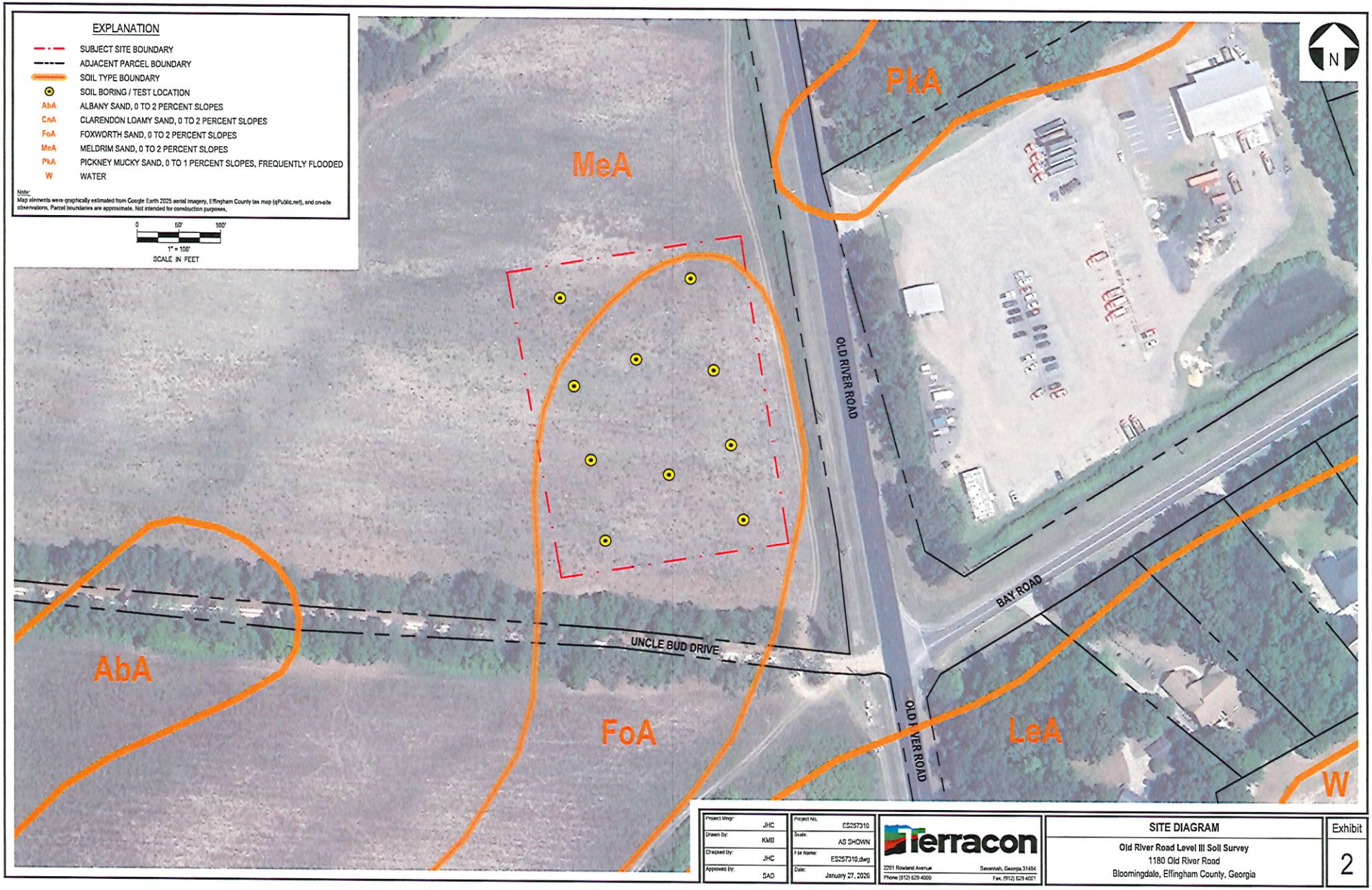
Project No.	ES257310
Scale:	AS SHOWN
File Name:	ES257310.dwg
Date:	January 17, 2026

Terracon
2201 Rowland Avenue Savannah, Georgia 31404
Phone (912) 629 4000 Fax (912) 629 4001

TOPOGRAPHIC MAP

Old River Road Level III Soil Survey
1180 Old River Road
Bloomingdale, Effingham County, Georgia

Exhibit
1



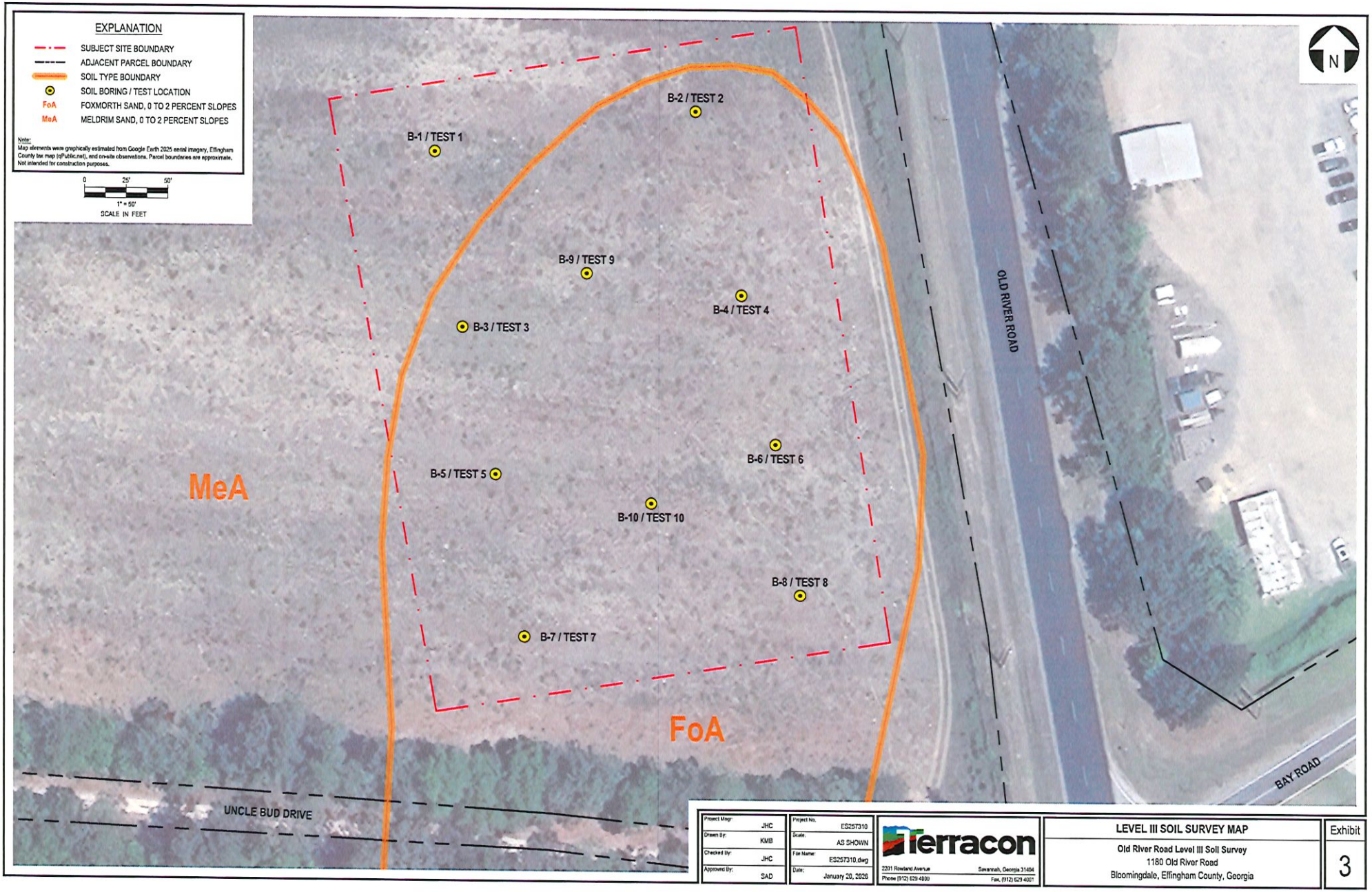
Project Mngr:	JHC
Drawn By:	KMB
Checked By:	JHC
Approved By:	SAD
Project No.	ES257310
Scale:	AS SHOWN
File Name:	ES257310.dwg
Date:	January 27, 2026

Terracon
2201 Rowland Avenue, Savannah, Georgia 31404
Phone (912) 629-4000 Fax (912) 629-4001

SITE DIAGRAM

Old River Road Level III Soil Survey
1180 Old River Road
Bloomingdale, Effingham County, Georgia

Exhibit 2



Project Mngr:	JHC
Drawn By:	KMB
Checked By:	JHC
Approved By:	SAD
Project No.	ES257310
Scale:	AS SHOWN
File Name:	ES257310.dwg
Date:	January 20, 2026

Terracon
2201 Rowland Avenue, Savannah, Georgia 31404
Phone (912) 629 4000 Fax (912) 629 4001

LEVEL III SOIL SURVEY MAP

Old River Road Level III Soil Survey
1180 Old River Road
Bloomingdale, Effingham County, Georgia

Exhibit 3

7 April 2026

US Army Corps of Engineers
Savannah District / Regulatory Division
Attention: CESAS-RD (Sarah Wise, Coastal Branch Chief)
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640

Subject: Request for Approved Jurisdictional Determination and Delineation Concurrence **RLC# 24-156.1**
1180 Old River Road
Effingham County, Georgia

Dear Ms. Wise:

Resource & Land Consultants (RLC), on behalf of the Panattoni Development Company, LLC, is submitting the attached information requesting an Approved Jurisdictional Determination (AJD) and Delineation Concurrence (DC) for the subject site located on, Effingham County, Georgia (32.139017°, -81.391551°). The delineation was conducted in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region Version 2, and 33 CFR Part 328 & 329. Based on our delineation, the ~283.71-acre site contains approximately 109.87 acres of upland, 171.27 acres of wetland, 0.11 acres of Ogeechee River, and 2.47 acres of non-jurisdictional pond.

On May 25, 2023, the U.S. Supreme Court (SCOTUS) ruled in Sackett v. U.S. Environmental Protection Agency (EPA) that the Clean Water Act (CWA) only extends to wetlands that have a "continuous surface connection" with "waters of the United States" (WOTUS).

Additionally, the *MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAN WATER ACT* dated 12 March 2025 provided clarity regarding "continuous surface connection" and rescinded any components of guidance or training materials that assumed a discrete feature established a continuous surface connection.

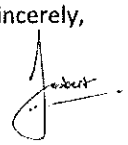
In light of the SCOTUS ruling and the EPA Memorandum to the field, we are requesting an AJD confirming wetland C and ponds 1 & 2 are not Waters of the U.S.

The attached information includes the following:

- USACE Form ENG6247: Request for Jurisdictional Determination
- USACE Form ENG6294: Right of Entry
- USACE Form ENG6295: Agent Authorization
- Figures/Site Maps
- GPS Wetland Delineation Exhibit
- Atlantic and Gulf Coastal Plain Region Wetland Determination Data Forms
- DFIRM Map

We greatly appreciate your assistance with this project. If you have any questions or require a site inspection, please contact us at (912) 443-5896.

Sincerely,



Simon Joubert
Project Manager
Resource & Land Consultants

cc: Mr. Boltin Teeter – Panattoni Development Company, LLC

RLC RESOURCE+LAND CONSULTANTS

APPENDIX A:

JD Request, Right of Entry, Agent Authorization Forms

U.S. Army Corps of Engineers (USACE)

REQUEST FOR JURISDICTIONAL DETERMINATION (JD)

For use of this form, see Sec 404 CWA, Sec 10 RHA, Sec 103 MPRSA; the proponent agency is CECW-COR.

Form Approved - OMB No. 0710-0024 Expires 2027-09-30

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332.

Principal Purpose The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the review area that are or that may be subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice or FOIA request as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in any approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure Submission of requested information is voluntary, however, if the information is not provided there may be some delay in processing your request. Failure to provide this information will not result in an adverse action.
System of Record Notice (SORN): The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website:
http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0024, is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

1. To (*District Name*): Savannah

2. I am requesting a JD on property located at (*Street Address*): 1180 Old River Road

City/Township/Parish: Bloomingdale County: Effingham State: Georgia

Acreage of Parcel/Review Area for JD: 95.82

Section: Township: Range:

Latitude (*decimal degrees*): 32.139017 ° Longitude (*decimal degrees*): -81.391551 °

(*For linear projects, please include the center point of the proposed alignment.*)

3. Please attach a survey/plat map and vicinity map identifying location and review area for the JD.

4. ☐ I currently own this property. ☐ I plan to purchase this property.

☒ I am an agent/consultant acting on behalf of the requester.

☐ Other (*provide explanation*):

5. Reason for request: (*check as many as applicable*)

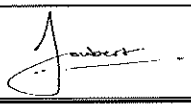
- [ ] I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.
- [ ] I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- [ ] I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- [ ] I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
- [ ] I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
- [ ] A Corps JD is required in order to obtain my local/state authorization.
- [ ] I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- [ ] I believe that the site may be comprised entirely of dry land.
- [x] Other *(provide details below):*

6. Type of determination being requested:

- [x] I am requesting an approved JD.
- [ ] I am requesting a preliminary JD.
- [ ] I am requesting a "no permit required" letter as I believe my proposed activity is not regulated.
- [ ] I am requesting a verification of an aquatic resources delineation but I am not requesting a JD.
- [ ] I am unclear as to which JD I would like to request and require additional information to inform my decision.

7. Typed or Printed Name:	Simon Joubert	Daytime Phone No.:	912.443.5896
Company Name:	Resource & Land Consultants	Email Address:	sjoubert@rlandc.com
Address:	41 Park of Commerce Way, Suite 101 Savannah, GA 31405		

By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the site if needed to perform the JD. Your signature shall be an affirmation that you possess the requisite property rights to request a JD on the subject property.

Signature: 	Date: 2026-03-17

U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved - OMB No. 0710-0003 Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Purpose: This form is used by members of the public to authorize the USACE to enter their property for site investigations relating to USACE project reviews. These reviews include onsite investigations needed to support application review, processing, and issuance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Mark G. Cooper		
Company:	City:	State:
E-mail Address:	Zip:	Country:
mgcooper4@hotmail.com		US

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)				8. LOCATION OF PROPERTY (*in decimal degrees*)	
Address	City:	State:	Zip:	Latitude: °N	Longitude: °W
1180 Old River Road	Bloomingdale	Ga	31302	32.13906	-81.39138

9. TAX PARCEL ID(s)

03040-00000-010-000

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE
Cooper	3/18/26

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

U.S. Army Corps of Engineers (USACE)

AUTHORIZATION TO ACT AS AN AGENT

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved - OMB No. 0710-0003 Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Purpose: This form is used by members of the public to authorize an agent (for example - a private consultant) to act on their behalf in all matters relating to all dealings with the USACE regarding the project. This includes taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 14 - COMPLETD BY THE PROPERTY OWNER

4. PROJECT NAME	5. PROJECT LOCATION
1180 Old River Road	1180 Old River Road
6. APPLICANT NAME (*first, middle, last*)	7. AGENT NAME
Joe Guion	Zach Marsh
Company (*if applicable*):	Company:
PDC Atlanta, LLC	Resource & Land Consultants, LLC
E-mail Address:	E-mail Address:
bteeter@panattoni.com	zmarsh@rlandc.com
8. APPLICANT ADDRESS (*if applicable*)	9. AGENT ADDRESS (*if applicable*)
Address	Address
9040 Roswell Road, Suite 420	41 Park of Commerce Way, Suite 101
City: Atlanta / State: GA	City: Savannah / State: GA

10. APPLICANT PHONE NUMBERS. w/AREA CODE			11. AGENT PHONE NUMBERS. w/AREA CODE		
a. Residence	b. Business	c. Fax	a. Residence	b. Business	c. Fax
404-805-3764				912-443-5896	

12. APPLICANT/AGENT CERTIFICATION

By signing below, I hereby authorize the agent listed above, to act on my behalf in all matters relating to all dealings with the USACE regarding the project and properties listed above, including taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits. Any and all acts carried out by my agent on my behalf as it relates to this project and property shall have the same effect as acts of my own.

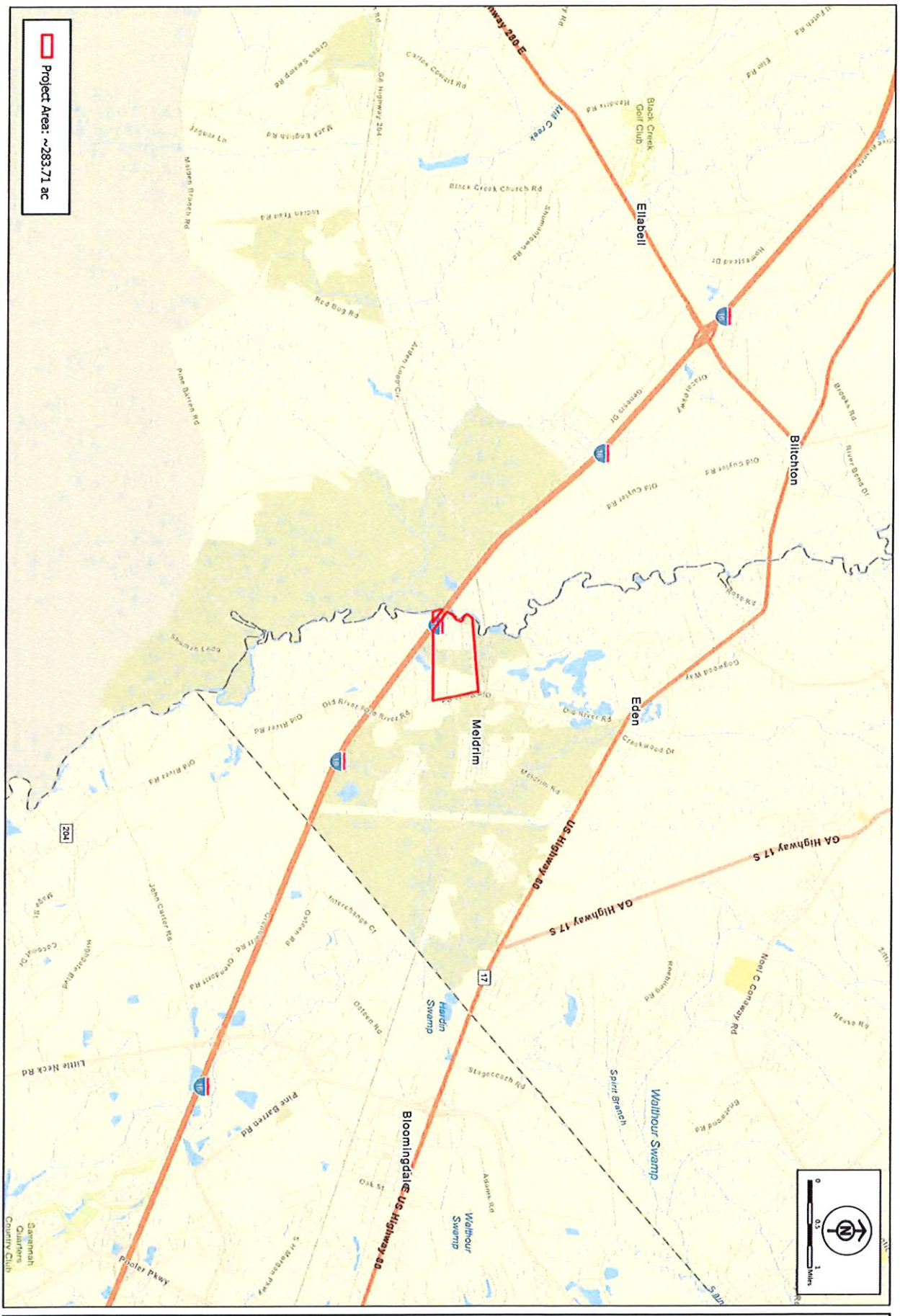
I agree to review all information submitted to the USACE on my behalf by my agent and certify that any information submitted on my behalf is true and correct.

13. SIGNATURE OF APPLICANT	14. DATE
	3/18/26

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

RLC RESOURCE+LAND CONSULTANTS

APPENDIX B:
Figures/Site Maps



RLC Project No.:	24-156.1
Figure No.:	1
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 5,280 ft

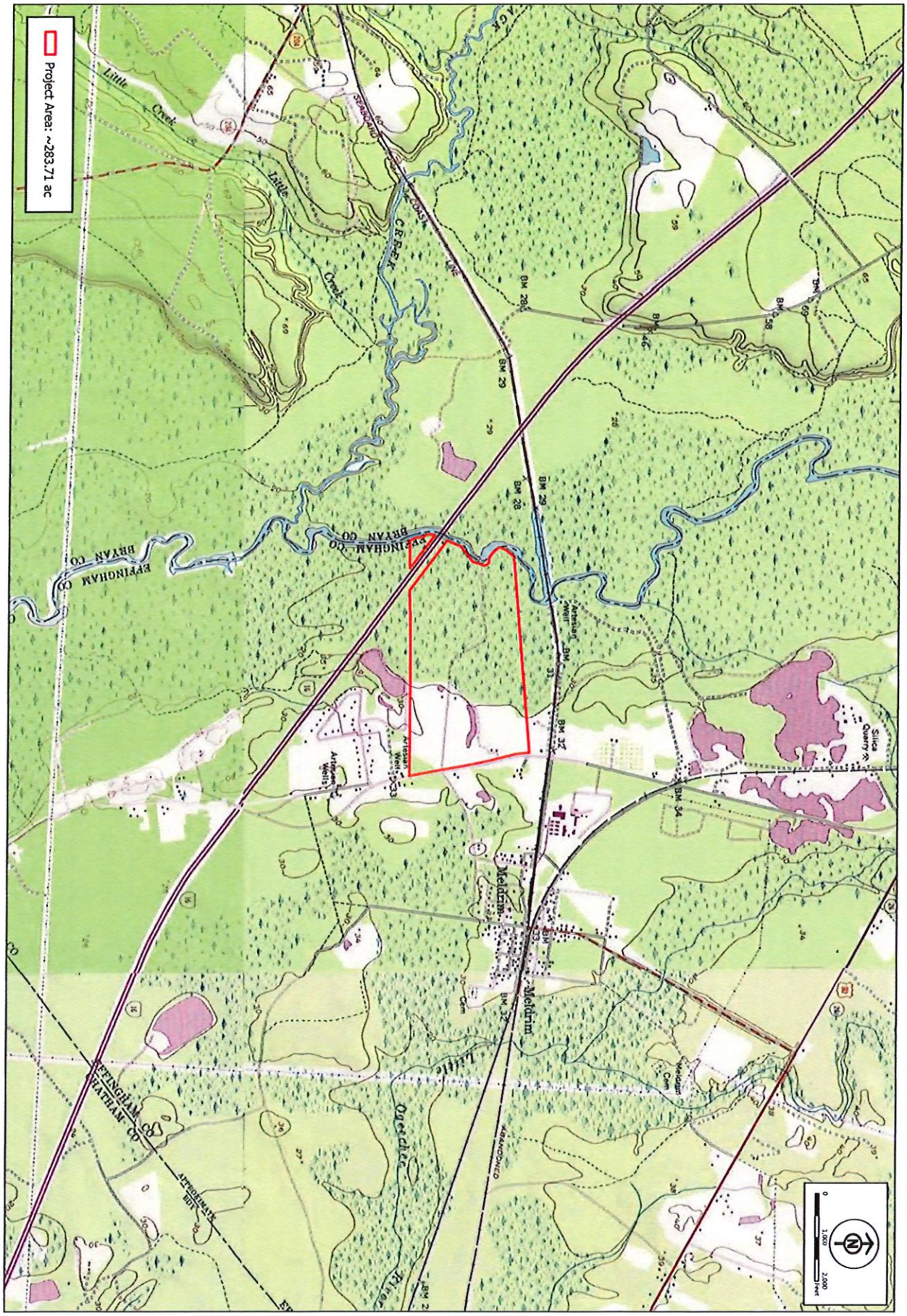
1180 Old River Road

Effingham County, Georgia

Project Location

Prepared For:
Panattoni Development Company. LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898



RLC Project No.:	24-156.1
Figure No.:	2
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 2,000 ft

1180 Old River Road

Effingham County, Georgia

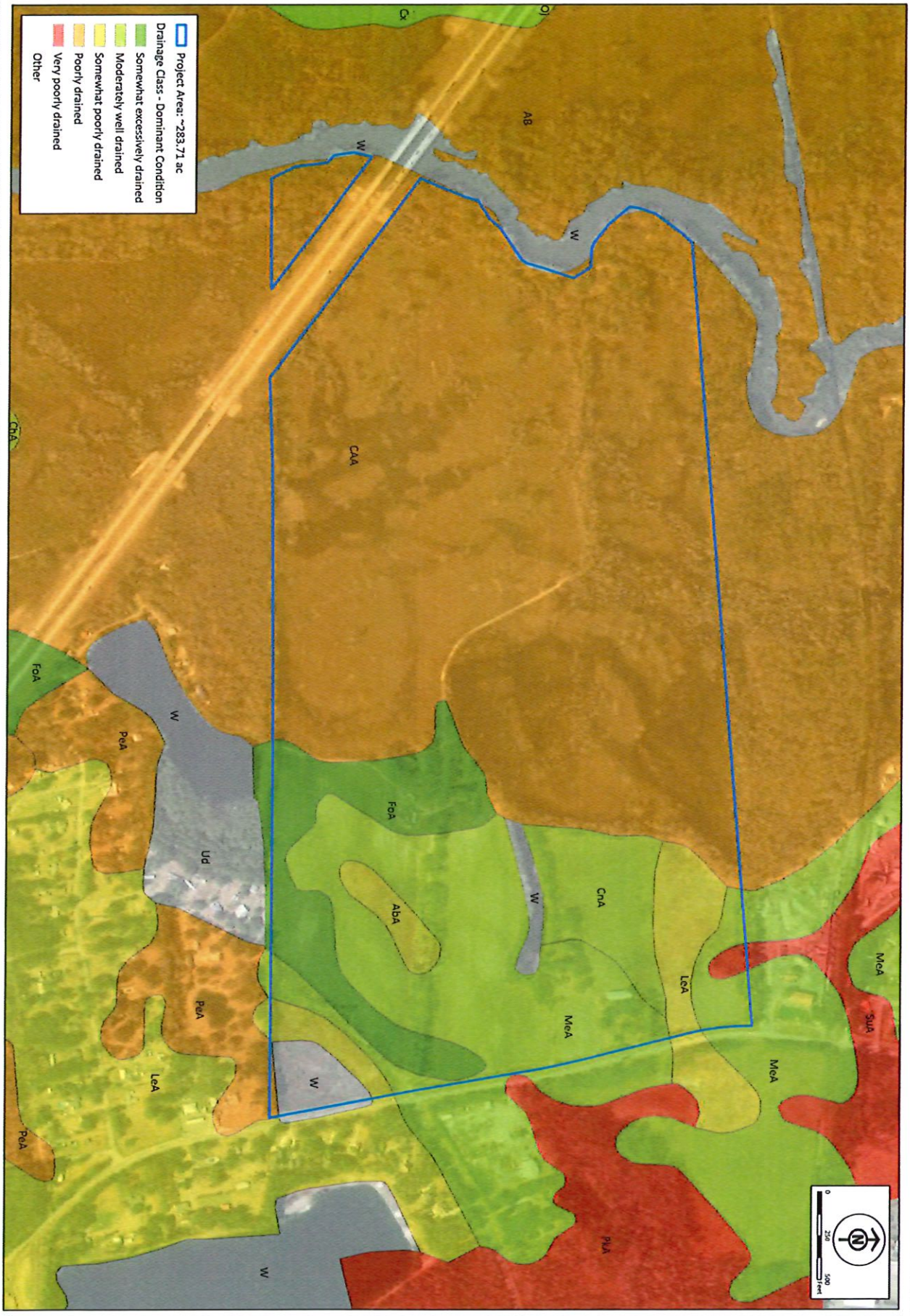
USGS Topographic Survey

Prepared For:
Panattoni Development Company. LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5898 fax 912.443.5898

V:\2024 Projects\24-156.1 Bolton Tractor 1180 Old River Rd\graphics\24-156.1.aprx

Source(s): USGS Topographic Survey of Effingham County GA



RLC Project No.:	24-156.1
Figure No.:	3
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 500 ft

1180 Old River Road

Effingham County, Georgia

NRCS Soil Survey

Prepared for: Panattoni Development Company, LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5898 fax 912.443.5899

Source(s): USA Soils Map Units Feature Service Layer, ESRI Basemap, World Imagery

RLC Project No.:	24-156.1
Figure No.:	4
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 500 ft

1180 Old River Road

Effingham County, Georgia

National Wetlands Inventory

Prepared for: Panattoni Development Company, LLC

RLC

RESOURCE+LAND CONSULTANTS

41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898



RLC Project No.:	24-156.1
Figure No.:	5
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 500 ft

1180 Old River Road

Effingham County, Georgia

Ortho Imagery

Prepared for: Panattoni Development Company, LLC

RLC

RESOURCE+LAND CONSULTANTS

41 Park of Commerce Way Ste 101
Savannah, GA 31405
tel 912.443.5895 fax 912.443.5898



RLC Project No.:	24-156.1
Figure No.:	6
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 500 ft

1180 Old River Road

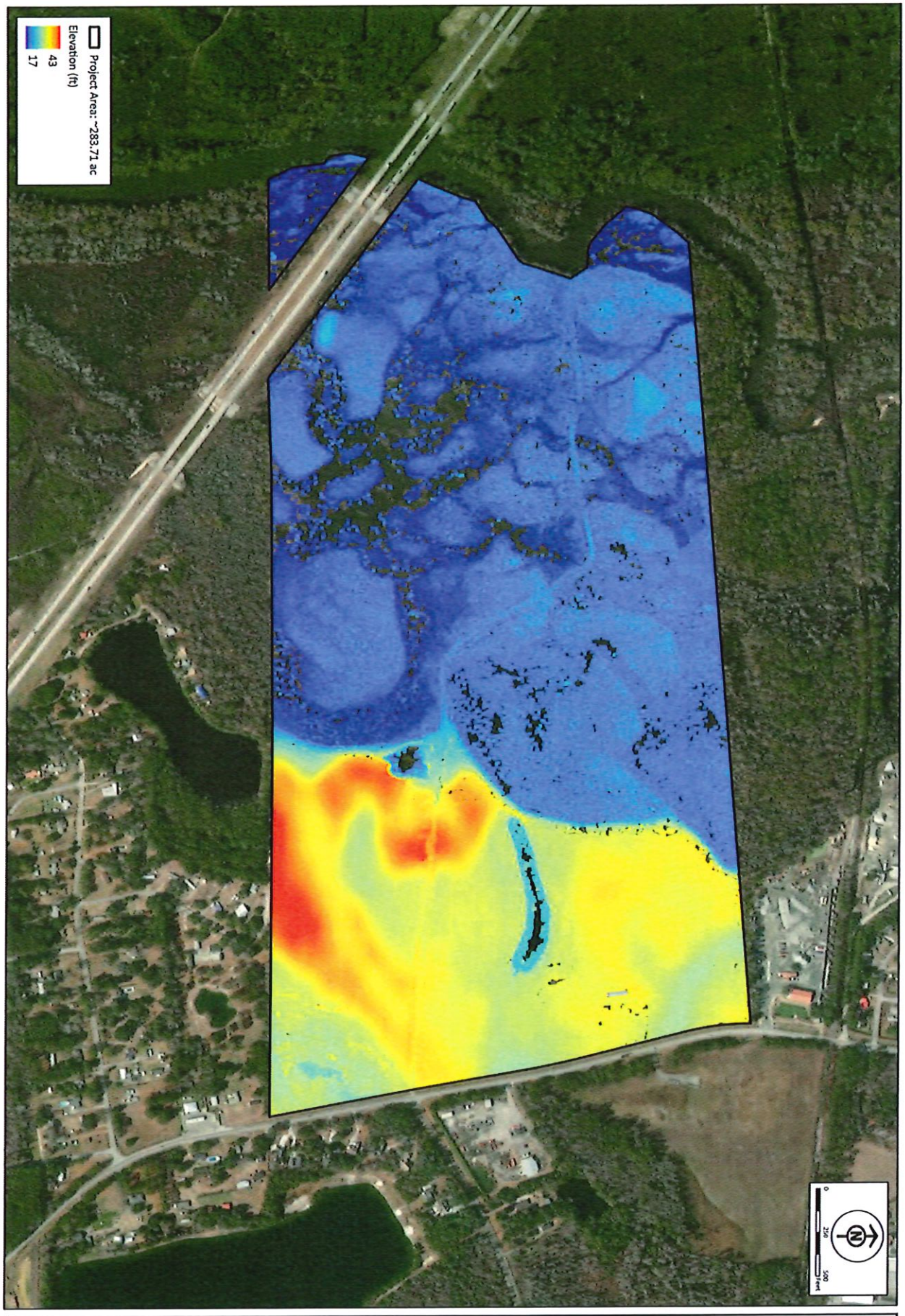
Effingham County, Georgia

1999 Color-Infrared Imagery

Prepared for: Panattoni Development Company, LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898

Source(s): 1999 Statewide Color-Infrared Imagery of Georgia



RLC Project No.:	24-156.1
Figure No.:	7
Prepared By:	SJ
Sketch Date:	3/18/2026
Map Scale :	1 inch = 500 ft

1180 Old River Road

Effingham County, Georgia

NOAA Topographic LiDAR

Prepared for: Panattoni Development Company, LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5895 fax 912.443.5898

Source(s): NOAA Digital Coast, 2018-2019 USGS LiDAR, GA Statewide, ESRI Basemap, World Imagery

RESOURCE+LAND CONSULTANTS

APPENDIX C:
GPS Wetland Delineation Exhibit

Label	Latitude	Longitude
1	32.142999	-81.393636
2	32.142957	-81.393634
3	32.142745	-81.393723
4	32.142625	-81.393898
5	32.142513	-81.394093
6	32.142432	-81.394220
7	32.142286	-81.394366
8	32.142128	-81.394504
9	32.141959	-81.394666
10	32.141810	-81.394621
11	32.141598	-81.394609
12	32.141362	-81.394593
13	32.141135	-81.394560
14	32.140948	-81.394578
15	32.140712	-81.394551
16	32.140434	-81.394542
17	32.140186	-81.394633
18	32.139989	-81.394682
19	32.139765	-81.394741
20	32.139515	-81.394903
21	32.139333	-81.395081
22	32.139162	-81.395284
23	32.139001	-81.395498
24	32.138870	-81.395670
25	32.138745	-81.395837
26	32.138632	-81.396029
27	32.138550	-81.396272
28	32.138438	-81.396444
29	32.138385	-81.396789
30	32.138362	-81.397107
31	32.138380	-81.397332
32	32.138429	-81.397529
33	32.138554	-81.397776
34	32.138578	-81.397844
35	32.138635	-81.397885
36	32.138795	-81.398062
37	32.139061	-81.398221
38	32.139359	-81.398395
39	32.139688	-81.398593
40	32.139894	-81.398713
41	32.139909	-81.398639
42	32.139850	-81.398618
43	32.139834	-81.398528
44	32.139869	-81.398437
45	32.139771	-81.398412
46	32.139682	-81.398411
47	32.139615	-81.398265
48	32.139712	-81.398126
49	32.139836	-81.398213
50	32.139957	-81.398266
51	32.139947	-81.398425
52	32.140022	-81.398540
53	32.140089	-81.398628
54	32.140030	-81.398790
55	32.140259	-81.398941
56	32.140248	-81.398991
57	32.140262	-81.399011
58	32.140291	-81.398983
59	32.140483	-81.399124
60	32.140619	-81.399225
61	32.140723	-81.399418
62	32.140726	-81.399614
63	32.140695	-81.399876
64	32.140645	-81.400160
65	32.140576	-81.400451
66	32.140543	-81.400652
67	32.140520	-81.400846
68	32.140491	-81.401069
69	32.140444	-81.401373
70	32.140425	-81.401602
71	32.140431	-81.401790
72	32.140467	-81.401960
73	32.140496	-81.402199
74	32.140539	-81.402405
75	32.140583	-81.402635
76	32.140556	-81.402783
77	32.140523	-81.403041
78	32.140488	-81.403279
79	32.140452	-81.403528
80	32.140420	-81.403845
81	32.140583	-81.403787
82	32.140731	-81.403677
83	32.140843	-81.403522
84	32.141036	-81.403599
85	32.141274	-81.403713
86	32.141444	-81.404046
87	32.141395	-81.404284
88	32.141431	-81.404524
89	32.141416	-81.404740
90	32.141233	-81.404776
91	32.141047	-81.404807
92	32.140901	-81.404883
93	32.140822	-81.404887
94	32.140657	-81.404800
95	32.142382	-81.404923
96	32.142313	-81.404931
97	32.142096	-81.405030
98	32.141975	-81.404990
99	32.141833	-81.405007
100	32.141646	-81.405041
101	32.141410	-81.405067
102	32.141376	-81.404975
103	32.141468	-81.404890
104	32.141571	-81.404857
105	32.141785	-81.404896
106	32.141964	-81.404799
107	32.141891	-81.404757
108	32.141753	-81.404755
109	32.141740	-81.404710
110	32.141942	-81.404667
111	32.142172	-81.404771
112	32.142375	-81.404789
113	32.142389	-81.404787
114	32.142422	-81.404177
115	32.142386	-81.404176
116	32.142152	-81.404363
117	32.141973	-81.404497
118	32.141771	-81.404569
119	32.141608	-81.404662
120	32.141593	-81.404395
121	32.141642	-81.404214
122	32.141631	-81.404031
123	32.141779	-81.403991
124	32.141920	-81.403911
125	32.142010	-81.403963
126	32.142197	-81.403914
127	32.142384	-81.403891
128	32.142439	-81.403880
129	32.142445	-81.403766
130	32.142327	-81.403735
131	32.142201	-81.403694
132	32.142165	-81.403592
133	32.142238	-81.403491
134	32.142352	-81.403483
135	32.142461	-81.403467

Label	Latitude	Longitude
136	32.142476	-81.403200
137	32.142398	-81.403115
138	32.142221	-81.403151
139	32.142135	-81.403077
140	32.142203	-81.403032
141	32.142281	-81.402981
142	32.142407	-81.402921
143	32.142492	-81.402902
144	32.142522	-81.402359
145	32.142450	-81.402352
146	32.142317	-81.402342
147	32.142182	-81.402257
148	32.142181	-81.402128
149	32.142334	-81.402051
150	32.142432	-81.401969
151	32.142543	-81.401974
152	32.141728	-81.402572
153	32.141562	-81.402726
154	32.141455	-81.402806
154	32.141341	-81.402675
155	32.141411	-81.402483
156	32.141357	-81.402304
157	32.141413	-81.402097
158	32.141619	-81.402016
159	32.141708	-81.402008
160	32.141852	-81.402201
161	32.141843	-81.402449
162	32.137825	-81.406331
163	32.137973	-81.406323
164	32.138140	-81.406287
165	32.138229	-81.406226
166	32.138383	-81.406154
167	32.138500	-81.406091
168	32.138522	-81.405971
169	32.138612	-81.406023
170	32.138662	-81.406119
171	32.138674	-81.406094
172	32.138708	-81.406056
173	32.138797	-81.405970
174	32.138889	-81.405868
175	32.138921	-81.405716
176	32.138970	-81.405588
177	32.139086	-81.405597
178	32.139145	-81.405636
179	32.139170	-81.405608
180	32.139132	-81.405474
181	32.139151	-81.405186
182	32.139213	-81.404907
183	32.139441	-81.404860
184	32.139482	-81.404740
185	32.139610	-81.404630
186	32.139751	-81.404625
187	32.139860	-81.404550
188	32.140080	-81.404465
189	32.140182	-81.404376
190	32.140145	-81.404189
191	32.140218	-81.404049
192	32.140303	-81.403963
193	32.140354	-81.403865
194	32.140378	-81.403717
195	32.140396	-81.403405
196	32.140443	-81.403135
197	32.140470	-81.402917
198	32.140495	-81.402699
199	32.140484	-81.402523
200	32.140464	-81.402279
201	32.140391	-81.402142
202	32.140401	-81.402027
203	32.140366	-81.401806
204	32.140366	-81.401632
205	32.140398	-81.401528
206	32.140371	-81.401321
207	32.140437	-81.401022
208	32.140450	-81.400794
209	32.140490	-81.400508
210	32.140545	-81.400340
211	32.140599	-81.400030
212	32.140671	-81.399691
213	32.140676	-81.399405
214	32.140626	-81.399320
215	32.140462	-81.399235
216	32.140299	-81.399123
217	32.140146	-81.399155
218	32.140188	-81.399041
219	32.140092	-81.398958
220	32.139985	-81.398874
221	32.139999	-81.399026
223	32.140057	-81.399200
224	32.139999	-81.399356
225	32.139758	-81.399397
226	32.139649	-81.399190
227	32.139621	-81.399016
228	32.139733	-81.398980
229	32.139715	-81.398912
230	32.139577	-81.398925
231	32.139485	-81.398964
232	32.139409	-81.398822
233	32.139540	-81.398779
234	32.139662	-81.398808
235	32.139746	-81.398910
236	32.139818	-81.398772
237	32.139666	-81.398670
238	32.139484	-81.398558
239	32.139293	-81.398450
240	32.139075	-81.398319
241	32.138827	-81.398169
242	32.138610	-81.397973
243	32.138548	-81.397872
244	32.138445	-81.397734
245	32.138352	-81.397540
246	32.138290	-81.397370
247	32.138285	-81.397220
248	32.138312	-81.397051
249	32.138290	-81.396812
250	32.138286	-81.396538
251	32.138271	-81.396342
252	32.138205	-81.396265
253	32.138121	-81.396249
254	32.138041	-81.396257
255	32.137985	-81.396132
256	32.137844	-81.396107
257	32.137648	-81.396064
258	32.137462	-81.396039
259	32.137235	-81.396017
260	32.136959	-81.396016
261	32.136733	-81.396023
262	32.136530	-81.396001
263	32.136387	-81.396025
264	32.136238	-81.396070
265	32.136069	-81.396154
266	32.135969	-81.396234
267	32.135804	-81.396291
268	32.135658	-81.396351
269	32.135605	-81.396344
270	32.136863	-81.402689

Label	Latitude	Longitude
271	32.137021	-81.402531
272	32.137167	-81.402441
273	32.137171	-81.402190
274	32.137340	-81.402394
275	32.137339	-81.402491
276	32.137214	-81.402823
277	32.136993	-81.403090
278	32.136824	-81.402853
279	32.136366	-81.403639
280	32.136355	-81.403506
281	32.136423	-81.403320
282	32.136531	-81.403331
283	32.136602	-81.403493
284	32.136635	-81.403658
285	32.136654	-81.403667
286	32.136681	-81.403819
287	32.136677	-81.403949
288	32.136560	-81.404031
289	32.136427	-81.403885
290	32.136394	-81.403765
291	32.136824	-81.389484
292	32.136645	-81.389572
293	32.136525	-81.389592
294	32.136515	-81.389710
295	32.136537	-81.389898
296	32.136338	-81.389972
297	32.136250	-81.389903
298	32.136145	-81.389981
299	32.136036	-81.390145
300	32.136192	-81.390231
301	32.136348	-81.390137
302	32.136412	-81.390085
303	32.136551	-81.390058
304	32.136645	-81.390059
305	32.136713	-81.390026
306	32.136700	-81.389943
307	32.136790	-81.389835
308	32.136865	-81.389771
309	32.136908	-81.389682
310	32.136966	-81.389542
311	32.135634	-81.404399
312	32.135667	-81.404431
313	32.135761	-81.404546
314	32.135864	-81.404572
315	32.135987	-81.404789
316	32.136102	-81.404964
317	32.136231	-81.405133
318	32.136216	-81.405201
319	32.136115	-81.405117
320	32.136106	-81.405168
321	32.136085	-81.405299
322	32.136208	-81.405375
323	32.136292	-81.405421
324	32.136402	-81.405439
325	32.136422	-81.405531
326	32.136394	-81.405577
327	32.136344	-81.405642
328	32.136438	-81.405735
329	32.136510	-81.405756
330	32.136581	-81.405772
331	32.136578	-81.405865
332	32.136606	-81.405985
333	32.136696	-81.406098
334	32.136768	-81.406144
335	32.136740	-81.406219
336	32.136748	-81.406345
337	32.136897	-81.406385
338	32.136937	-81.406431
339	32.136871	-81.406506
340	32.137005	-81.406539
341	32.137060	-81.406555
342	32.137168	-81.406778
343	32.136947	-81.406757
344	32.136781	-81.406736
345	32.136543	-81.406709
346	32.136457	-81.406715
347	32.136449	-81.406750
348	32.136420	-81.406744
349	32.136422	-81.406689
350	32.136351	-81.406688
351	32.136316	-81.406704
352	32.136316	-81.406729
353	32.136087	-81.406707
354	32.136197	-81.406666
355	32.136166	-81.406617
356	32.135997	-81.406561
357	32.135937	-81.406543
358	32.136025	-81.406683
359	32.135918	-81.406607
360	32.135583	-81.406463
361	32.135637	-81.406485
362	32.135804	-81.406463
363	32.136009	-81.406507
364	32.136017	-81.406452
365	32.135734	-81.406299
367	32.135678	-81.406161
368	32.135649	-81.406021
369	32.135595	-81.405988
370	32.135598	-81.405852
371	32.135747	-81.405950
372	32.135970	-81.406077
373	32.136009	-81.406281
374	32.135872	-81.406179
375	32.135719	-81.406119
376	32.135783	-81.406261
377	32.136024	-81.406408
378	32.136093	-81.406496
379	32.136180	-81.406502
380	32.136302	-81.406288
381	32.136216	-81.406230
382	32.136182	-81.406074
383	32.136171	-81.405886
384	32.136062	-81.405795
385	32.135955	-81.405852
386	32.135814	-81.405823
387	32.135633	-81.405730
388	32.135601	-81.405731
389	32.136267	-81.406522
390	32.136345	-81.406424
391	32.136407	-81.406501
392	32.136339	-81.406546
393	32.136369	-81.406178
394	32.136343	-81.406047
395	32.136432	-81.406008
396	32.136476	-81.406018
397	32.136521	-81.406107
398	32.136502	-81.406219
399	32.136674	-81.406414
400	32.136796	-81.406449
401	32.136805	-81.406523
402	32.136686	-81.406527
403	32.136658	-81.406451

RLC RESOURCE+LAND CONSULTANTS

APPENDIX D:

Atlantic and Gulf Coastal Plain Region Wetland Determination Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 1180 Old River Road City/County: Bloomingdale/Effingham Sampling Date: 3/5/2026

Applicant/Owner: Panattoni Development Company, LLC c/o Boltin Teeter State: GA Sampling Point: Upland

Investigator(s): RLC (Zach Marsh) Section, Township, Range:

Landform (hillside, terrace, etc.): backslope Local relief (concave, convex, none): none Slope (%): 0-2

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 32.138314 Long: 81.395352 Datum: NAD 83

Soil Map Unit Name: Foxworth sand NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No x	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Upland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus taeda*	40	Yes	FAC
2. *Liquidambar styraciflua*	25	Yes	FAC
3. *Acer rubrum*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
	75	=Total Cover	
50% of total cover: 38		20% of total cover: 15	

Sapling/Shrub Stratum (Plot size: 30)			
1. *Pinus taeda*	10	Yes	FAC
2. *Liquidambar styraciflua*	5	Yes	FAC
3. *Serenoa repens*	8	Yes	FACU
4.			
5.			
6.			
7.			
8.			
	23	=Total Cover	
50% of total cover: 12		20% of total cover: 5	

Herb Stratum (Plot size: 30)			
1. *Pteridium aquilinum*	8	Yes	FACU
2. *Parthenocissus quinquefolia*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	13	=Total Cover	
50% of total cover: 7		20% of total cover: 3	

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 57.1% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	90	x 3 =	270
FACU species	21	x 4 =	84
UPL species	0	x 5 =	0
Column Totals:	111 (A)		354 (B)
Prevalence Index = B/A =			3.19

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: Upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	60					Sandy	40% UCSG
4-16	10YR 4/3	90					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region** See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	*OMB Control #: 0710-0024, Exp: 11/30/2024* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: 1180 Old River Road City/County: Bloomingdale/Effingham Sampling Date: 3/5/2026

Applicant/Owner: Panattoni Development Company, LLC c/o Boltin Teeter State: GA Sampling Point: Wetland

Investigator(s): RLC (Zach Marsh) Section, Township, Range:

Landform (hillside, terrace, etc.): toe of slope Local relief (concave, convex, none): concave Slope (%): 0-2

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 32.136380 Long: -81.405685 Datum: NAD 83

Soil Map Unit Name: Chastain and Tawcaw NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ____	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes X No ____		
Wetland Hydrology Present?	Yes X No ____		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No x	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Wetland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Taxodium distichum*	25	Yes	OBL
2. *Pinus taeda*	8	No	FAC
3. *Liquidambar styraciflua*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
	43	=Total Cover	
50% of total cover: 22		20% of total cover:	9
Sapling/Shrub Stratum (Plot size: 30)			
1. *Taxodium distichum*	12	Yes	OBL
2. *Liquidambar styraciflua*	12	Yes	FAC
3. *Acer rubrum*	5	No	FAC
4. *Lyonia lucida*	8	Yes	FACW
5.			
6.			
7.			
8.			
	37	=Total Cover	
50% of total cover: 19		20% of total cover:	8
Herb Stratum (Plot size: 30)			
1. *Lyonia lucida*	10	Yes	FACW
2. *Chasmanthium laxum*	8	Yes	FACW
3. *Ilex glabra*	5	Yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	23	=Total Cover	
50% of total cover: 12		20% of total cover:	5
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	37	x 1 =	37
FACW species	31	x 2 =	62
FAC species	35	x 3 =	105
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	103 (A)		204 (B)

Prevalence Index = B/A = 1.98

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: Wetland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					Sandy	
6-18	10YR 5/2	90	10YR 5/6	10	C	M	Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

RESOURCE+LAND CONSULTANTS

APPENDIX E:
DFIRM Map

1180 Old River Rd, Bloomingdale, Georgia, 31302



Legend with Flood Zone Designations

- Flood Control Structures
- Base Flood Elevations
- Cross Sections
- Coastal Transects
- FIRM Panel Index
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A, AH, or AO (HighRisk)
- 0.2% Flood - X-Shaded (Moderate Risk)
- Area of Undetermined Flood Hazard
- 1% Flood - Zone VE (HighRisk)
- Area Not Included
- Letters of Map Revision
- Coastal Barrier Resource Area
- Limit of Moderate Wave Action
- Floodway Decrease
- Floodway Increase
- 100-Year Flood Zone Decrease
- 100-Year Flood Zone Increase
- Zone Change

GEORGIA FLOOD MAP PROGRAM

Low Risk

Current Flood Zone:	X	
*Probability of Flooding: (30-Year Period)	Not Available	Not Available
Base Flood Elevation:	Not Available	
Lowest Adj Grade:	Not Available	Not Available
Preliminary Flood Zone:	Not Available	
Flood Zone Change Type:	Not Available	Not Available

Location Information

Panel:	13103C0344E
Watershed:	Lower Ogeechee
County:	EFFINGHAM
Community ID:	13103C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at https://msc.fema.gov/portal/resources/faq

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT: FloodSmart.gov

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

Georgia Department of Public Health
Effingham County
Environmental Health

Bonzo Reddick, MD, MPH, District Health Director

804 South Laurel Street
Springfield, GA 31329
Phone: 912-754-6850 | Fax: 912-754-0078

September 3, 2026

Effingham County Zoning Board
Springfield, GA 31329

RE: Rezoning Amendment
Boltin Teeter
Old River Road
Bloomingdale, GA 31302

Zoning Board Members:

The Effingham County Health Department, Environmental Health Office, has reviewed the request to rezone the above-mentioned tract of land. A minimum of a level 3 soil report and 1/2 acre or more of useable land is needed for the parcel to comply with the lot sizing requirements according to the State of Georgia Department of Public Health Chapter 511-3-1.

The Environmental Health Office may require additional documents other than listed above to ensure a complete review of the project. Useable land for an onsite sewage system may be larger than 1/2 acre, depending upon flow rate of the project.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Office, at (912) 754-6850.

Sincerely,

Stephen T. Andrews
Environmental Health County Manager
Effingham County Health Department

9.5 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, **Boltin Teeter as agent for Mark Cooper (Map # 304 Parcel # 10)** from **AR-1 to L-1 zoning.**

Environmental Issues - Being so close to the river & river swamp. A lot of residential.

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?

9.5 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, **Boltin Teeter as agent for Mark Cooper (Map # 304 Parcel # 10)** from **AR-1 to L-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?

ADD Permanent Berm & Buffer to Nearby Residents

(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?

2 in opposition o/t Parcel # 304-27B 304-27

(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?

9.5 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, **Boltin Teeter as agent for Mark Cooper (Map # 304 Parcel # 10)** from **AR-1 to L-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?

DRI REPORT
#4772 – Old River Rd. Logistics

Prepared for Effingham County
July 20, 2026

Coastal Regional Commission
planning@crc.ga.gov

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1.3 Site Information 3
Consistency and Compatibility Analysis 3
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1.5 Consistency with the Regional Plan of Coastal Georgia 4
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1 Applicant Information

1.1 Jurisdiction and Local Government Information

Local Government:	Effingham County
Contact Person:	Kimberly Barlett
Contact:	(912)754-2128 | kbarlett@effinghamcounty.org
Developer:	Panattoni Development Co., Inc.

1.2 Project Description

DRI #4772 is an **Industrial Development** that involves a 1,000,000 square foot one story industrial building for distribution purposes. The site encompasses approximately 280.50 acres and is currently zoned **Agricultural Residential**. The developer submitted an application to **rezone** 95 acres of uplands to **Light Industrial**. The wetlands, which comprise the remainder of the parcel and extend to the Ogeechee River, are not included in the rezoning request. According to the Rezoning Application, there are multiple abandoned structures and debris discarded on the site. Major drivers of a need for industrial space with interstate connectivity are the Hyundai Plant and the Port of Savannah. The rezoning application states that this property is believed to have a higher and better use with industrial zoning due to its location.

1.3 Site Information

Site Overview

The project is located at 1180 Old River Road. The parcel number is 03040010. The attached site plan illustrates the proposed layout of the development.

Character Area/Future Land Use

Based upon the Future Land Use Map, the site is within the **Transitional** land use area, but also within the **Conservation** land use category to the west. According to the adopted local comprehensive plan, the **Transitional** land use category includes areas that buffer between commercial, industrial, and less intense residential areas that allow for development opportunities. Future development will allow for mixed use and adaptive use opportunities. This area is designed to allow for transition from residential uses to compatible non-residential developments. Transitional areas often exhibit characteristics of neighboring zones and may undergo changes in land use, density, or character over time. A blend of residential, commercial, or industrial uses bridge the gap between adjacent zones. The **Conservation** land use category is dedicated to lands in open or cultivated state, including woodlands, farmlands, active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers, or similar uses. By preserving natural areas and promoting sustainable land management practices, conservation land use contributes to the protection of valuable resources and the long-term sustainability for the county. Some land is undeveloped, natural lands with significant features including flood plains, wetlands, watersheds, and other environmentally sensitive areas not suitable for development.

Zoning Classification

The site is located within an **Agricultural Residential** zoning district with residential zoned parcels to the south and east, and light industrial zoned parcels to the north and northeast. State Highway 16 passes through the southwestern corner of the parcel.

Consistency and Compatibility Analysis

1.4 Consistency with the Comprehensive Plan

The proposed development is compatible with surrounding land uses and is generally consistent with the adopted Comprehensive Plan. Based upon the county's Future Land Use Map, the areas surrounding this development are zoned agricultural-residential to the south and southeast, industrial use to the north and northeast with a small area to the east designated as business thereby making this project compatible with Effingham County's Comprehensive Plan.

1.5 Consistency with the Regional Plan of Coastal Georgia

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches, and over 2,300 miles of tributaries and salt marshes.

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

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

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

Regional Land Use

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns:

- **Rural** areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses.
- **Developing** areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.
- **Developed** areas are currently exhibiting urban type development patterns and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The proposed development is located within the **Rural** future development area.

Area Requiring Special Attention (ARSA)

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

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

The Areas Requiring Special Attention Defining Narrative includes a list of recommended development patterns, types of land uses, and implementation measures.

According to the ARSA Map, the parcel is located within **Areas of Significant Natural Resources** with the exception of the area to the east.

Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, Green Infrastructure encompasses features such as wetlands, floodplains, streams, prime agricultural lands, and habitats for endangered species or state-listed species. These areas include vital riparian buffers along water bodies and wetlands. Protecting coastal Georgia's green infrastructure network helps

- Maintain biodiversity and ecosystem health
- Safeguard native species
- Minimize landscape disruption and invasive species spread
- Improve water quality
- Support sustainable land use planning and stormwater management

- Promote transportation connectivity
- Encourage ecotourism and outdoor recreation
- Strengthen the local economy
- Enhance residents' quality of life

According to the Green Infrastructure Map, it indicates that a significate portion of the parcel is located in a **Core Class** with a few small areas towards the eastern portion of the parcel in a **Corridor Class**. The Wetlands Map indicates a significant area of the parcel as **Freshwater Forested/Shrub Wetlands**, and the eastern portion of the parcel has a small amount of **Freshwater Ponds** in the area**.** The flood zone map shows that the parcel **is located mostly within Flood Zone AE**, which is considered part of the special flood hazard area (SFHA). Most of the eastern portion of the parcel is not within a flood zone with the exception of the far southeastern corner, which also falls within **Flood Zone AE**.

1.6 Coastal Stormwater Supplement

The applicant indicated that approximately **20%** of the project site is expected to be covered by impervious surface upon completion. Onsite drainage swales and detention ponds are being proposed to address the stormwater runoff for the site. The site will be designed to meet the current requirements as required by Effingham County and Georgia EPD.

1.7 Comprehensive Economic Development Strategy

The CRC serves as the designated Economic Development District (EDD) for six coastal and four inland counties, as recognized by the U.S. Department of Commerce's Economic Development Administration (EDA). In alignment with EDA requirements, the region's Comprehensive Economic Development Strategy (CEDS) is updated and submitted every five years.

The 2017-2022 CEDS outlines a collaborative regional planning process that brings together public and private sector partners to create a roadmap for strengthening and sustaining coastal Georgia's economy. The document includes a detailed analysis of the regional economy and serves as a foundation for establishing goals and objectives, implementing a plan of action, and identifying investment priorities and funding sources.

By maintaining an up-to-date CEDS, the region remains eligible for EDA investment assistance, which can support local infrastructure improvements, technology-driven economic initiatives, and responses to sudden and severe economic disruptions.

Population and Employment Trends

	2000	2010	2020	2024	2030
Effingham	37,535	52,250	64,769	69,143	82,568

Source: U.S. Census Bureau Decennial Census 2000-2020; U.S. Census Bureau American Community Survey 5-Year Estimates; and Georgia Governor's Office of Planning and Budget Population Projects, County Population 2024-2060 (https://opb.georgia.gov/census-data/population-projections).

According to the U.S. Census Bureau, the county's population has increased from 37,535 in 2000 to 64,769 in 2020, representing a 72.5% increase. Population in the county is projected to reach 82,568 by 2030 according to the Georgia Governor's Office of Planning and Budget.

Regionally, the coastal Georgia area is expected to see substantial growth as well, with the population rising from 558,350 in 2000 to a projected 842,715 in 2030.

Employment across the region is also expected to increase significantly. According to the Georgia Coast 2030: Population Projections for the 10-county Coastal Region published by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, the coastal Georgia region supported approximately 312,400 jobs in 2000. By 2030, that figure is expected to reach 435,050 jobs, reflecting an economic expansion of 39%. According to the U.S. Bureau of Labor Statistics, unemployment rate in Effingham County was 2.5 in May 2026, which is less than the unemployment rate of 3.5 in Georgia.

1.8 Economic Impact

The proposed development has an estimated build-out value of **$85,000,000**. Upon completion, the proposed development is expected to generate an estimated **$1,003,884** in annual local tax revenue. The estimated number of full-time employees will be **200** people. According to the applicant, the existing regional workforce is sufficient to fill the demand for this development. This development will not displace any existing uses or employees.

1.9 Transportation Impact

A **traffic study** has been completed for the proposed development, and the applicant has indicated that transportation improvements **will** be needed to serve this project**.** The applicant's concept plan indicates two entrances on Old River Road. Improvements recommended by the traffic engineer include a northbound left deceleration lane for both entrances. The northern entrance is recommended to also have a southbound right turn deceleration lane. The traffic volume per day expected to be generated by this development will be **124 vehicle trips** at weekday AM peak hour (89 entering and 35 exiting), and **146 trips** during the weekday PM peak hour (53 entering and 93 exiting).

2 CRC Resources

2.1 Regional Commission Recommendations and Environmental Considerations

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

Water conservation is a key planning priority in coastal Georgia, particularly in support of long-term resource stewardship. The CRC strongly encourages the use of native or drought-tolerant landscaping and recommends the applicant to review the Coastal Georgia Regional Water Plan to ensure that the best practices for water efficiency, and stormwater management are incorporated into site design.

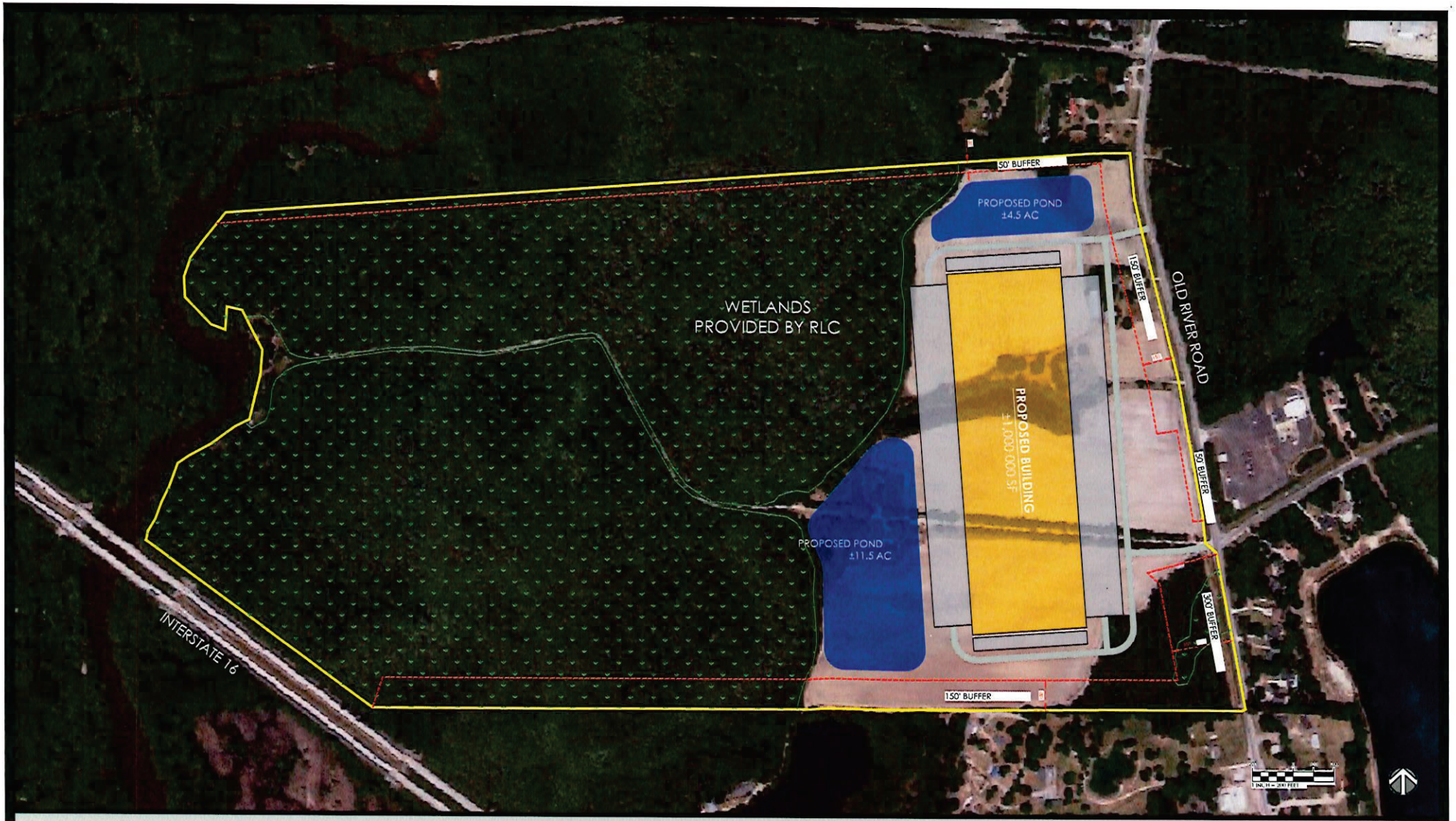
The CRC strongly advises the applicant to evaluate the potential impacts on the overall drainage system and flood risks associated with the proposed development, taking into account FEMA flood zone designation.

The property is designated as an **Area of Significant Natural Resources** with the exception of the area to the east.

2.2 Public Comments

Public comments were to be received on or by July 15, 2026, and are included as Attachment F. The CRC has received commentary from the City of Savannah, Ogeechee Riverkeeper, and one general public comment that is in opposition to this potential development.

Attachment A
Site Concept Plan



PREPARED FOR:

CONCEPTUAL SITE LAYOUT EXHIBIT

OLD RIVER ROAD

BLOOMINGDALE COUNTY, GA

January 17, 2025

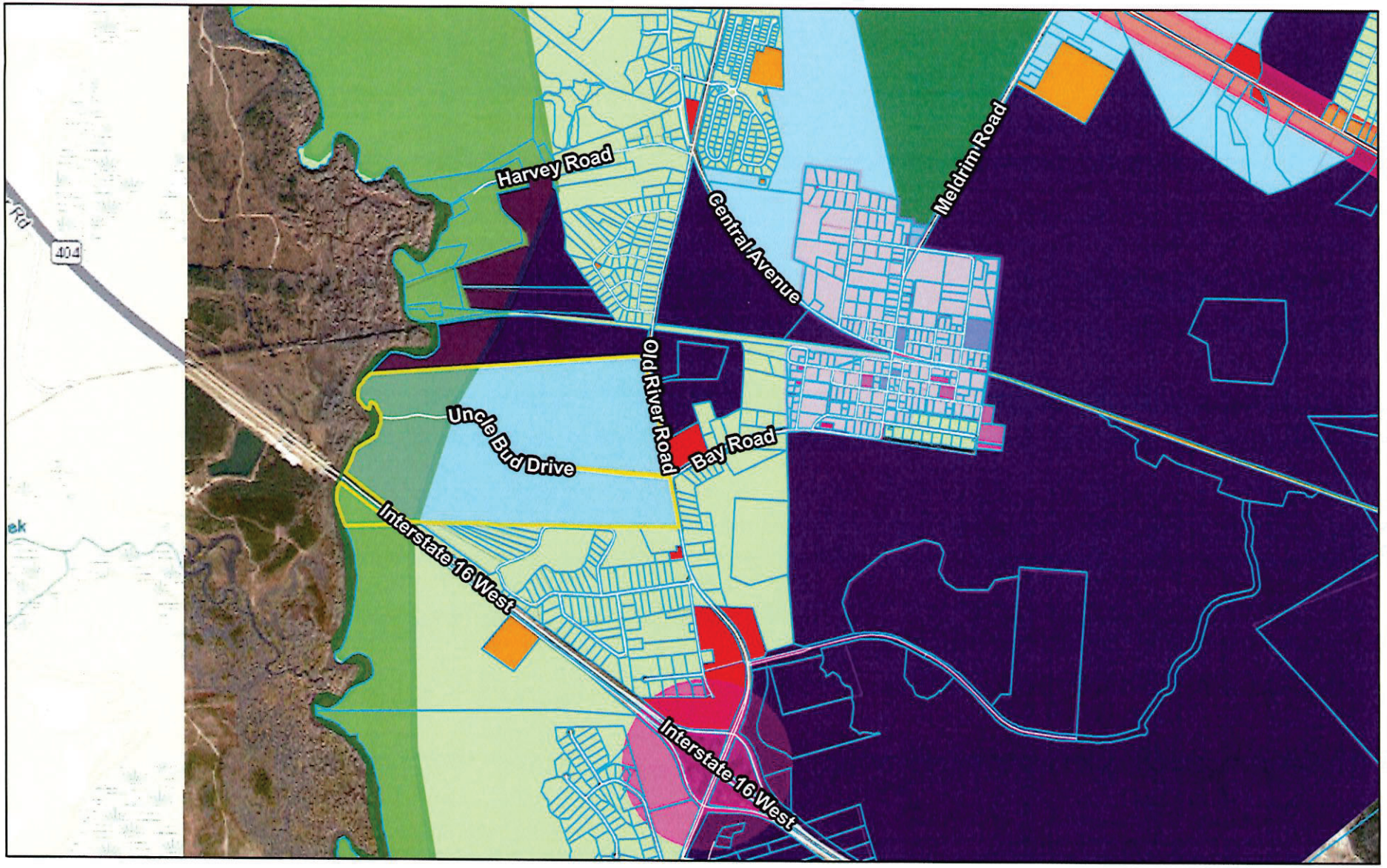
THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not emit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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Attachment B
Future Land Use Map

304-10



6/29/2026

Roads
Parcels

Character Areas
Commercial Corridor Overlay
Conservation

Development-Suburban Node
Historic Overlay District

FLUM Areas
Agricultural-Residential
Assembly Area

Commercial
Conservation-Recreation
Industrial
Public-Institutional
Transitional

Utility

Citations

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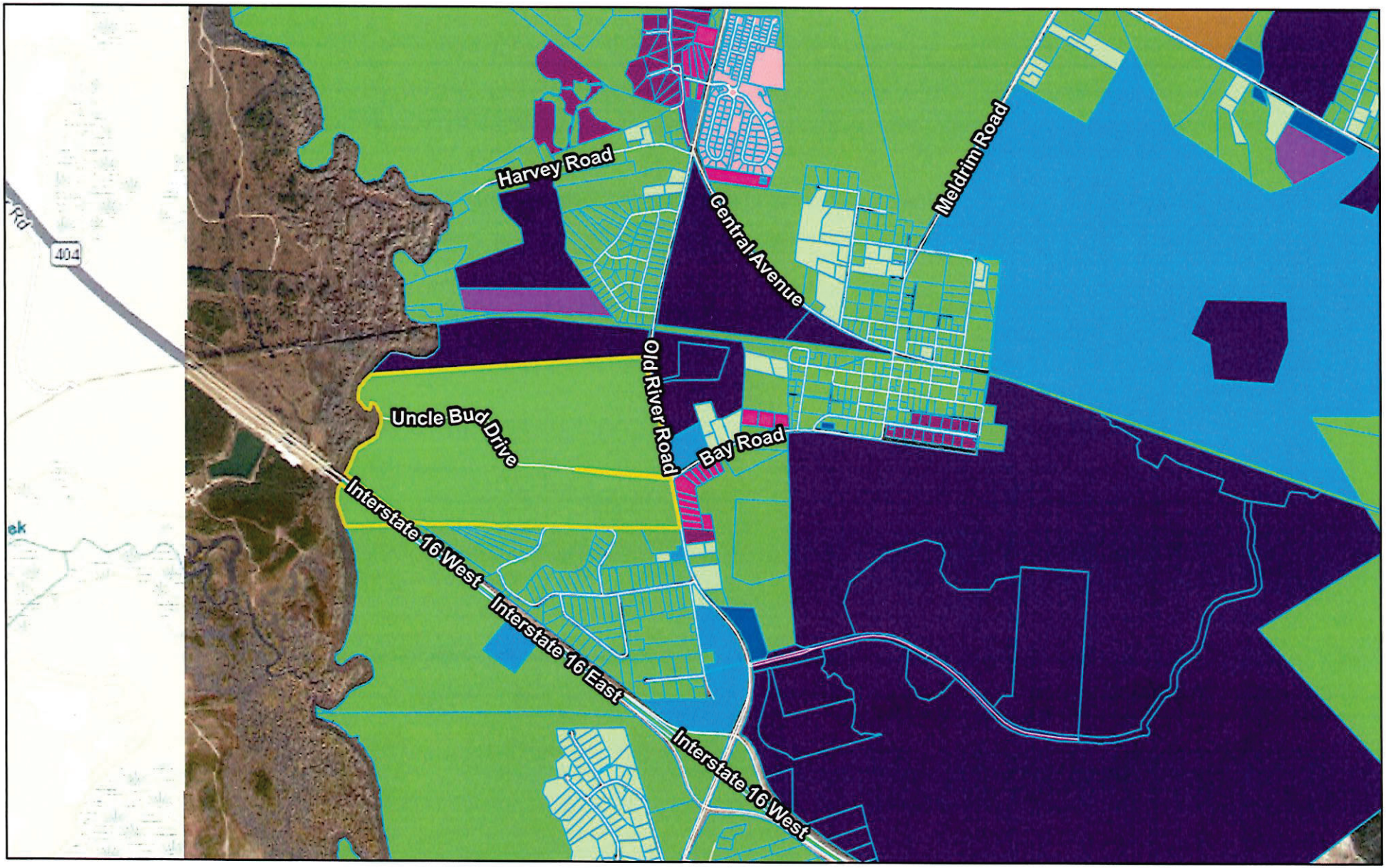
0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Attachment C
Zoning Districts Map

304-10



6/29/2026

Roads
Parcels

Zoning
AR-1
AR-2
R-1
R-2
B-2
B-3
I-1
HI
PD
SPLIT
Citations

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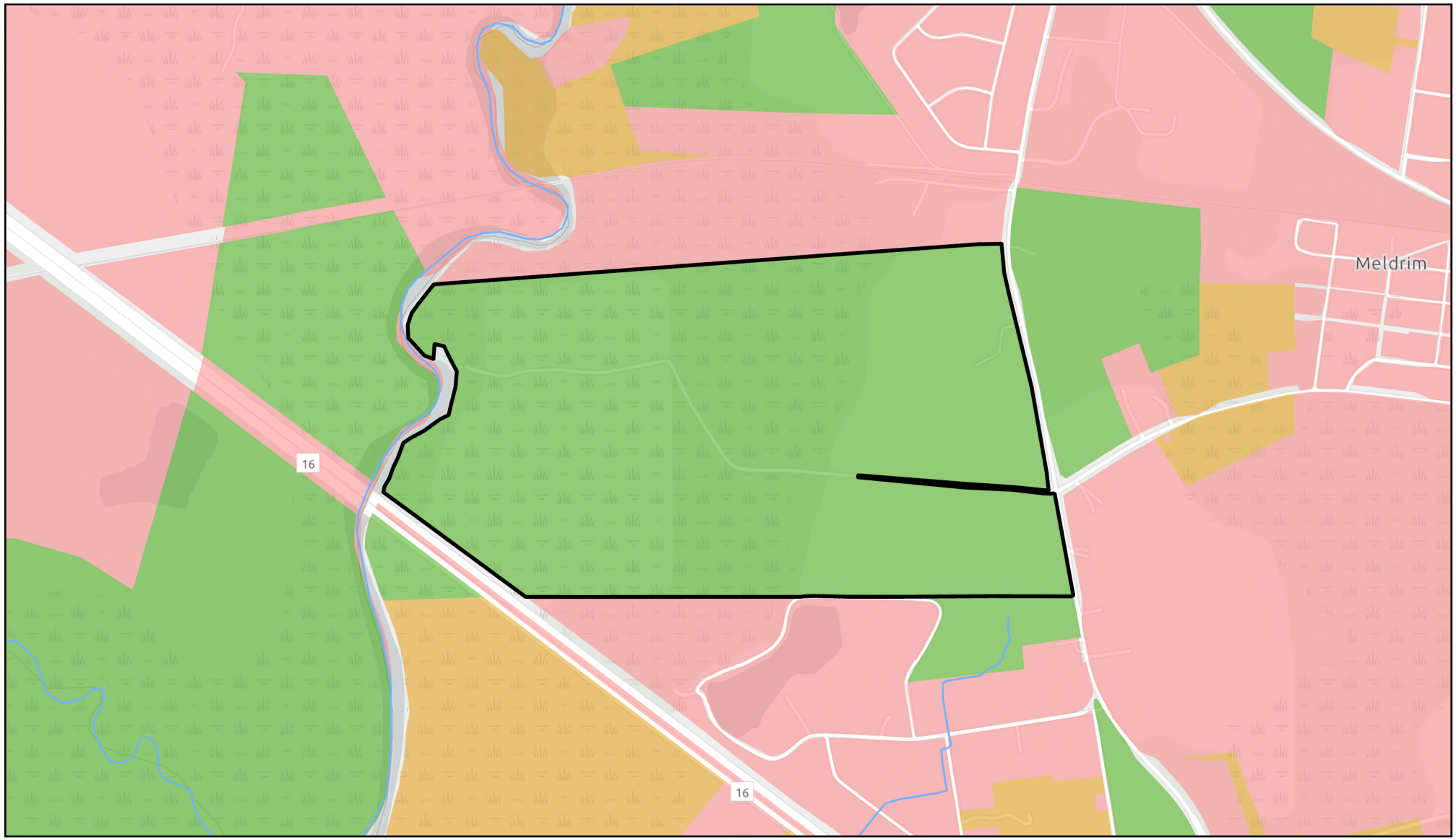
0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Attachment D
Regional Impact Maps

DRI #4772 - Old River Rd Logistics
Jurisdiction: Unincorporated Effingham
Future Development



Rivers

Future Development

- Developed
- Developing
- Rural

0 950 1,900 3,800 Feet

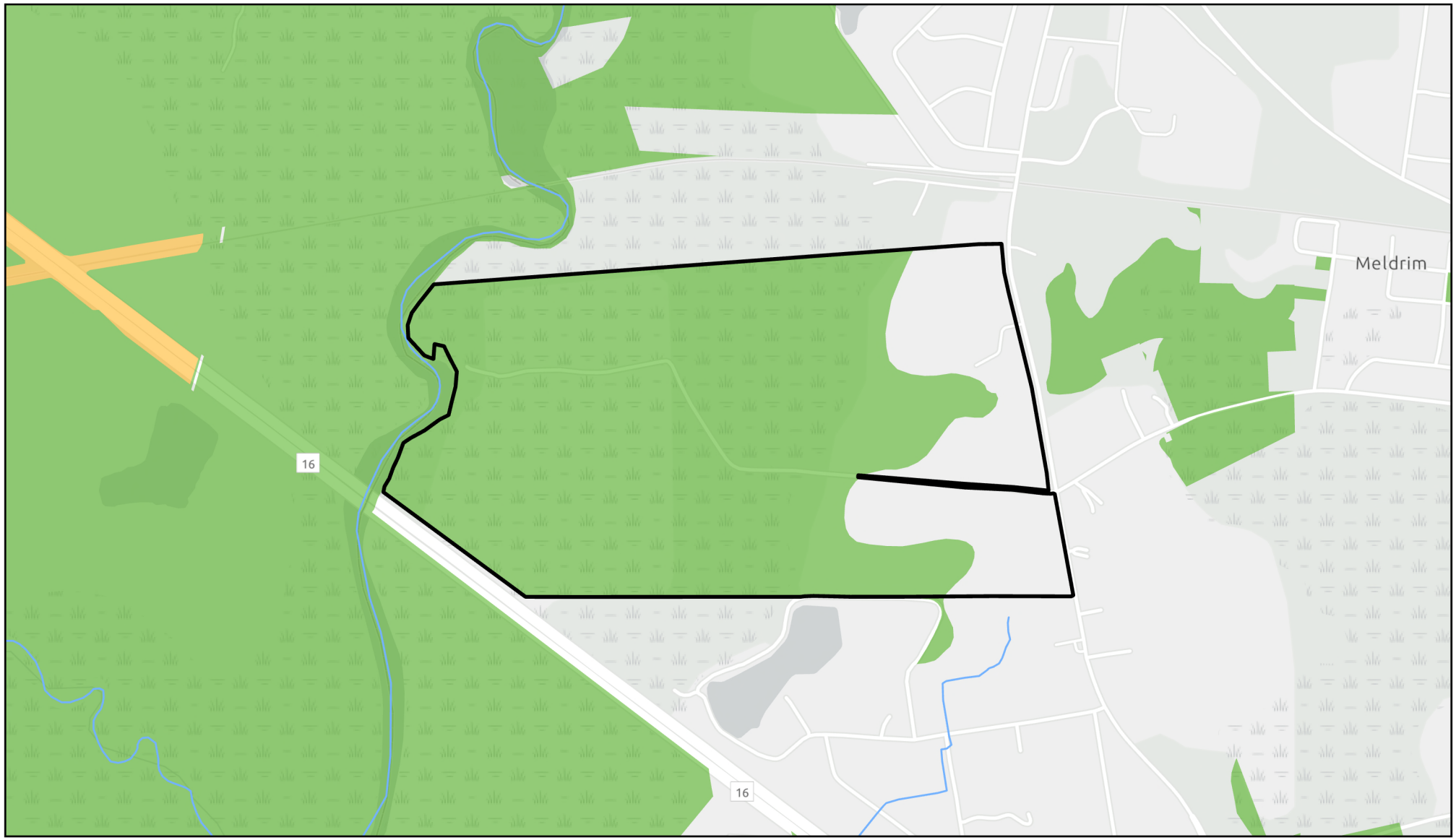
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Date Exported: 6/30/2026

N

Coastal Regional Commission OF GEORGIA

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DRI #4772 - Old River Rd Logistics
Jurisdiction: Unincorporated Effingham
Areas Requiring Special Attention



Rivers

Areas Requiring Special Attention

Areas in Need of Redevelopment

Areas of Significant Natural Resources

Map Coordinates:
81.39776°W 32.1394°N
Date Exported: 6/30/2026

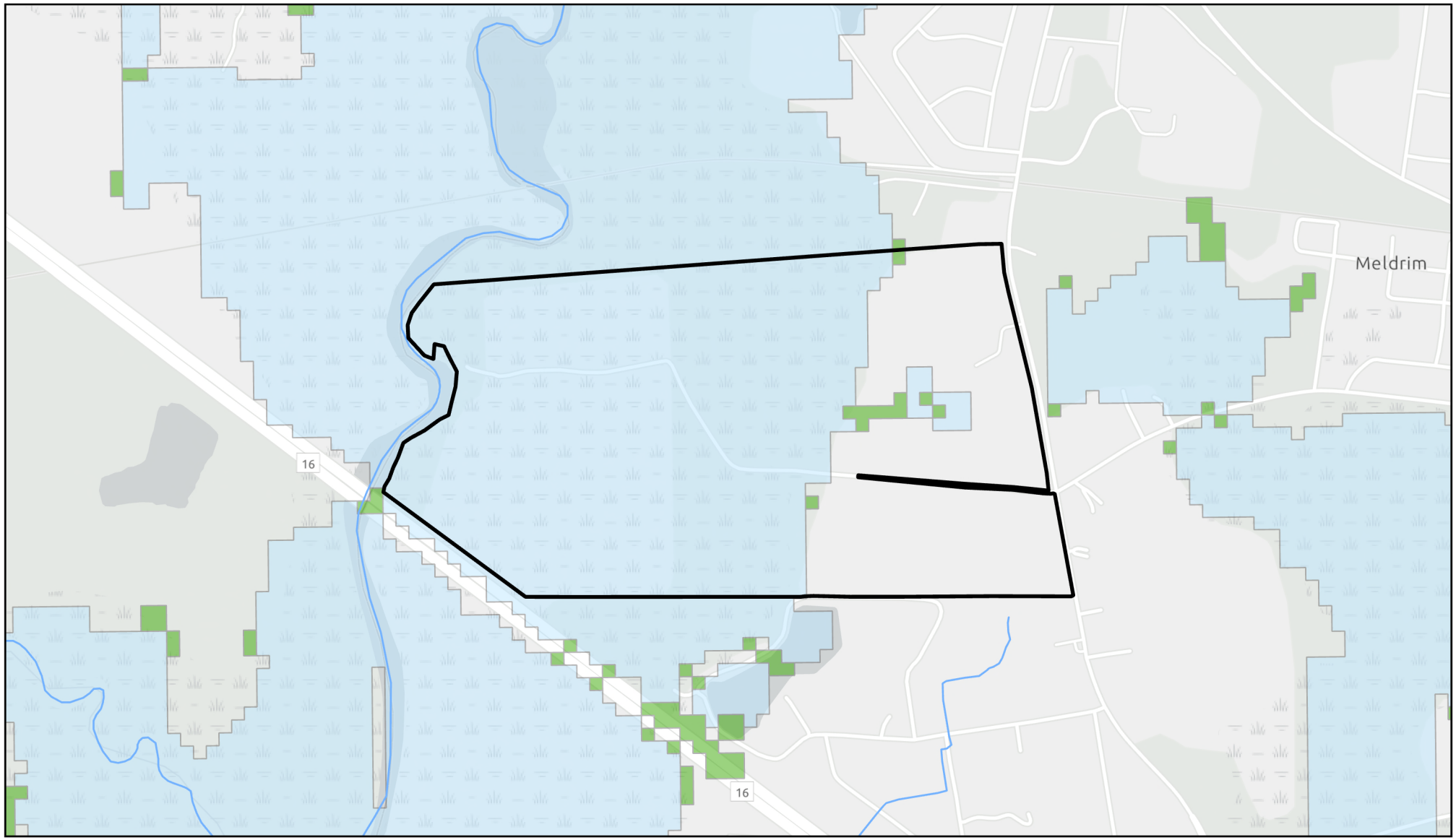
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Coastal Regional Commission OF GEORGIA

0 950 1,900 3,800 Feet

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DRI #4772 - Old River Rd Logistics
Jurisdiction: Unincorporated Effingham
Green Infrastructure



Rivers

Green Infrastructure Class

Core

Corridor

Map Coordinates:
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Date Exported: 6/30/2026

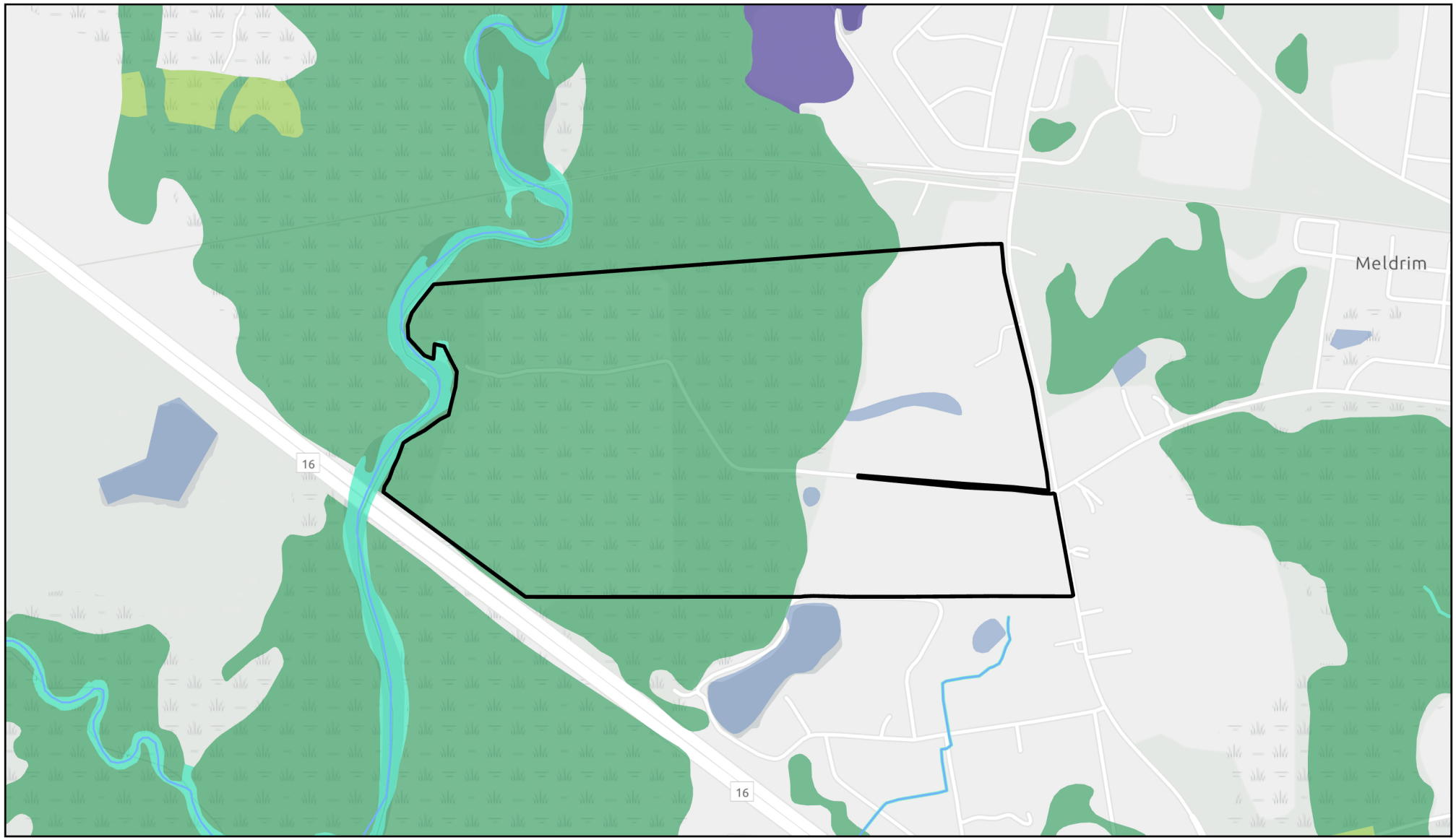
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Coastal Regional Commission OF GEORGIA

0 950 1,900 3,800 Feet

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DRI #4772 - Old River Rd Logistics
Jurisdiction: Unincorporated Effingham
Wetlands



Rivers

Wetlands Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Map Coordinates:
81.39776°W 32.1394°N
Date Exported: 6/30/2026

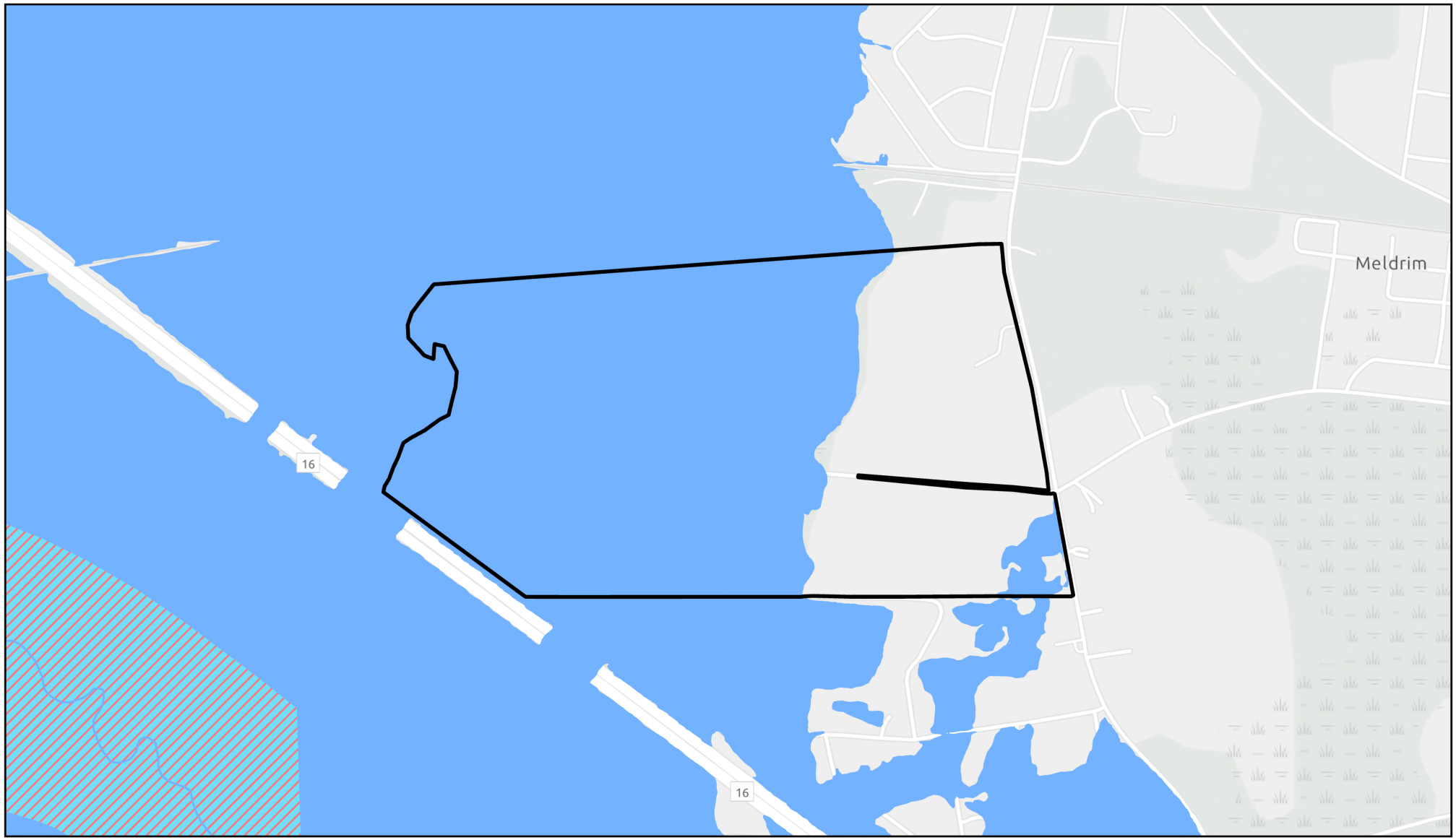
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Coastal Regional Commission of Georgia

0 950 1,900 3,800 Feet

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DRI #4772 - Old River Rd Logistics
Jurisdiction: Unincorporated Effingham
Flood Zones



Rivers

Flood Zone

AE

AE (Floodway)

Map Coordinates:
81.39776°W 32.1394°N
Date Exported: 6/30/2026

N

Coastal Regional Commission OF GEORGIA

0 950 1,900 3,800 Feet

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Attachment E
Property Record Card

Effingham County, GA

To view Prebill Mobile Home Information. Please scroll down this page to the Prebill Mobile Home section.
Left click on the Account Number to under the Prebill Mobile Home section to view additional information.

Assessment Appeals Process

Would you like to submit an appeal to the Board of Assessors? Appeal to Board of Assessors

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

2026 Assessment Notice (PDF)
2025 Assessment Notice (PDF)
2024 Assessment Notice (PDF)
2023 Assessment Notice (PDF)
2022 Assessment Notice (PDF)

CUVA / FLPA Notices

2023 CUVA Notices (PDF)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number	03040010
Account/Realkey	3889
Location Address	1180 OLD RIVER RD
Legal Description	280.50 AC (COMB 304-10CUV) (Note: Not to be used on legal documents)
Class	A5-Agricultural (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	AR-1
Tax District	01-County (District 01)
Millage Rate	29.526
Acres	280.5
Neighborhood	03040: LAND: 00000/ BLDG: 00000 (000529)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map



Owner

COOPER MARK G AND MARY D AND LAURA
MADELINE AND MARK DANIEL
P O BOX 72
FURMAN, SC 29921

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	8	1
RUR	Open Land	Rural	6	6
RUR	Open Land	Rural	1	11.31
RUR	Open Land	Rural	4	0.41
RUR	Open Land	Rural	6	60.39
RUR	Ponds	Rural	2	2.09
RUR	Woodland	Rural	2	3
RUR	Woodland	Rural	5	1.91
RUR	Woodland	Rural	6	4.29
RUR	Woodland	Rural	7	185.88
RUR	Woodland	Rural	8	0.01
RUR	Woodland	Rural	9	4.21

Residential Improvement Information

Style	One Family
Heated Square Feet	2755
Interior Walls	Sheetrock
Exterior Walls	Brick Veneer
Foundation	Slab Perimeter
Attic Square Feet	0
Basement Square Feet	0
Year Built	1983
Roof Type	Asphalt Shingles
Flooring Type	Carpet\Tile
Heating Type	Cent Heat / AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	6
Value	$245,154
Condition	Average
Fireplaces\Appliances	Const 1 sty 1 Box 1
House Address	1180 OLD RIVER RD

Style	One Family
Heated Square Feet	1260
Interior Walls	Sheetrock
Exterior Walls	Masonry and Wood
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1949
Roof Type	Asphalt Shingles
Flooring Type	Pine
Heating Type	No Heating
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$111,825
Condition	Average
Fireplaces\Appliances	Const 1 sty 1 Box 1

Style	One Family
Heated Square Feet	672
Interior Walls	Panel
Exterior Walls	Asbestos Shingle\Siding
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1950
Roof Type	Asphalt Shingles
Flooring Type	Pine
Heating Type	No Heating
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$50,687
Condition	Average
House Address	217 UNCLE BUD DR

Style	One Family
Heated Square Feet	672

Interior Walls	Sheetrock
Exterior Walls	Asbestos Shingle\Siding
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1951
Roof Type	Asphalt Shingles
Flooring Type	Pine
Heating Type	No Heating
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$50,687
Condition	Average
House Address	218 UNCLE BUD DR

Prebill Mobile Homes

Left click on the Account Number to view additional information.

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
168	BARNES H L		1969	HOLIDAY HOUSE INC	HOLIDAY (SGL/MULTI)	12x65

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
IMPLEMENT SHED, ROOF ONLY	2021	12x32 / 0	1	$2,089
FIRE CHARGE-BUILDING ON PARCEL	2020	0x0 / 1	2755	$0
FIRE CHARGE-BUILDING ON PARCEL	2020	0x0 / 1	1260	$0
FIRE CHARGE-BUILDING ON PARCEL	2020	0x0 / 1	672	$0
FIRE CHARGE-BUILDING ON PARCEL	2020	0x0 / 1	672	$0
FIRE CHARGE-BUILDING ON PARCEL	2020	0x0 / 1	780	$0
FIRE FEE-RES	2010	0x0 / 0	5	$0
SANITATION - REGULAR	2010	0x0 / 0	5	$0
HOME SITE ABOVE AVERAGE	2000	0x0 / 1	1	$12,950
HAY BARN OR POLE SHED	2000	45x140 / 0	1	$23,154
MOBILE HOME PICS	1975	12x70 / 0	1	$0
IMPLEMENT SHED FLR OR WLS & RF	1900	28x60 / 0	1	$1,000
UTILITY BUILDING, UNFINISHED	1900	12x30 / 0	1	$600

Sales

Sale Date	Sale Price
9/21/2018	$0
9/21/2018	$0
9/1/1959	$0
9/1/1959	$0

Valuation

		2026	2025	2024	2023
	Previous Value	$1,781,631	$1,745,685	$1,527,164	$1,527,164
	Land Value	$1,351,474	$1,283,485	$1,283,485	$1,283,485
+	Improvement Value	$458,353	$458,353	$422,407	$218,705
+	Accessory Value	$39,793	$39,793	$39,793	$24,974
=	**Current Value**	**$1,849,620**	**$1,781,631**	**$1,745,685**	**$1,527,164**
	10 Year Land Covenant (Agreement Year / Value)				2014 / $105,638

Photos

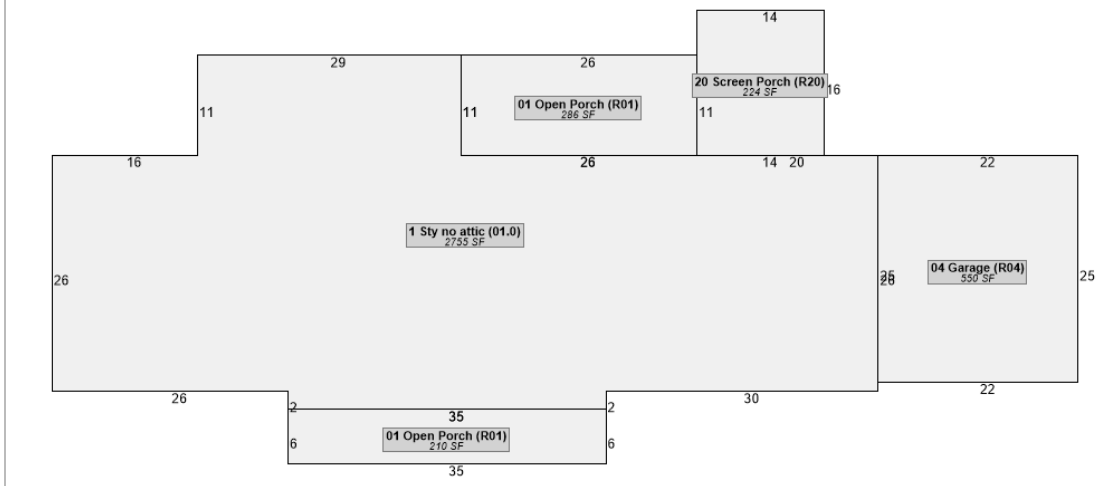

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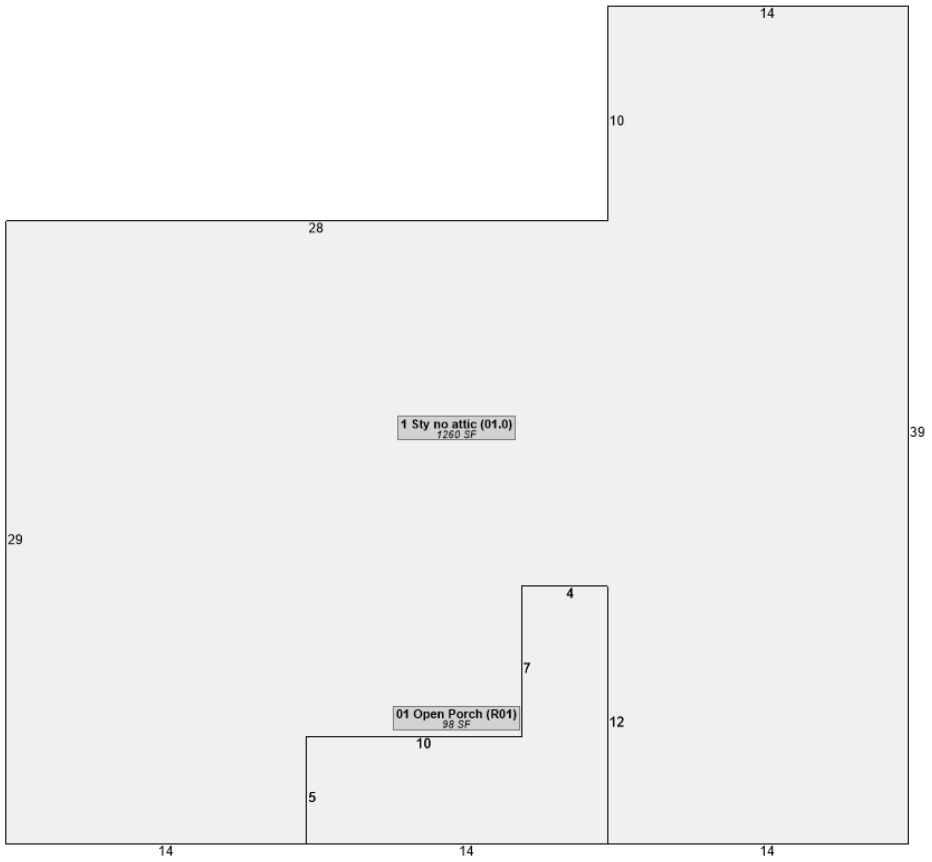

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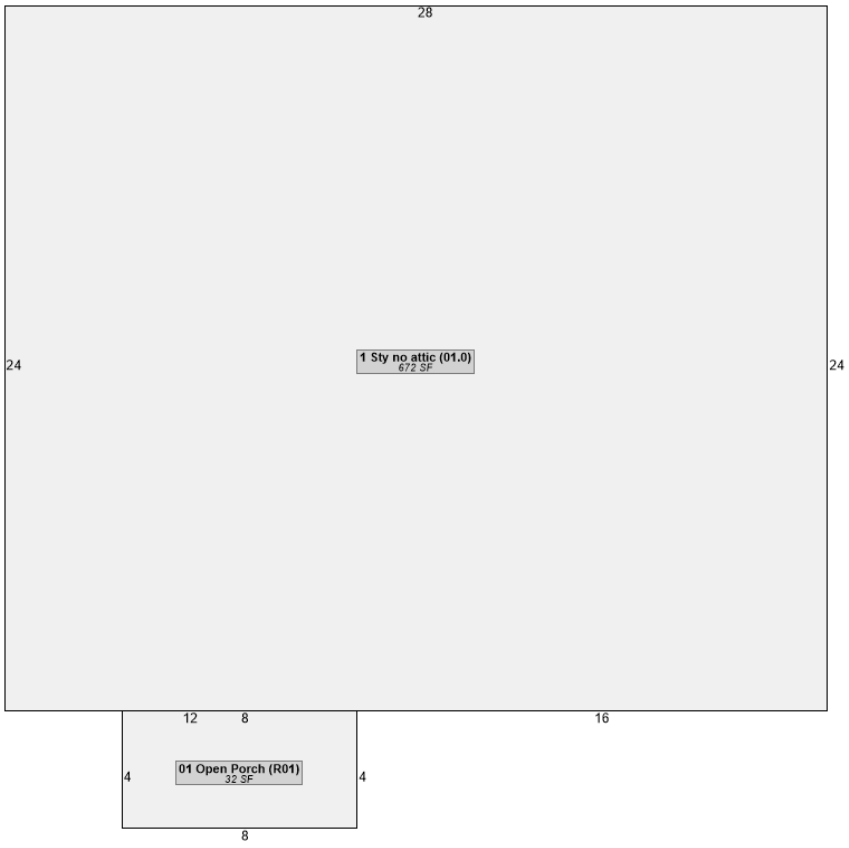

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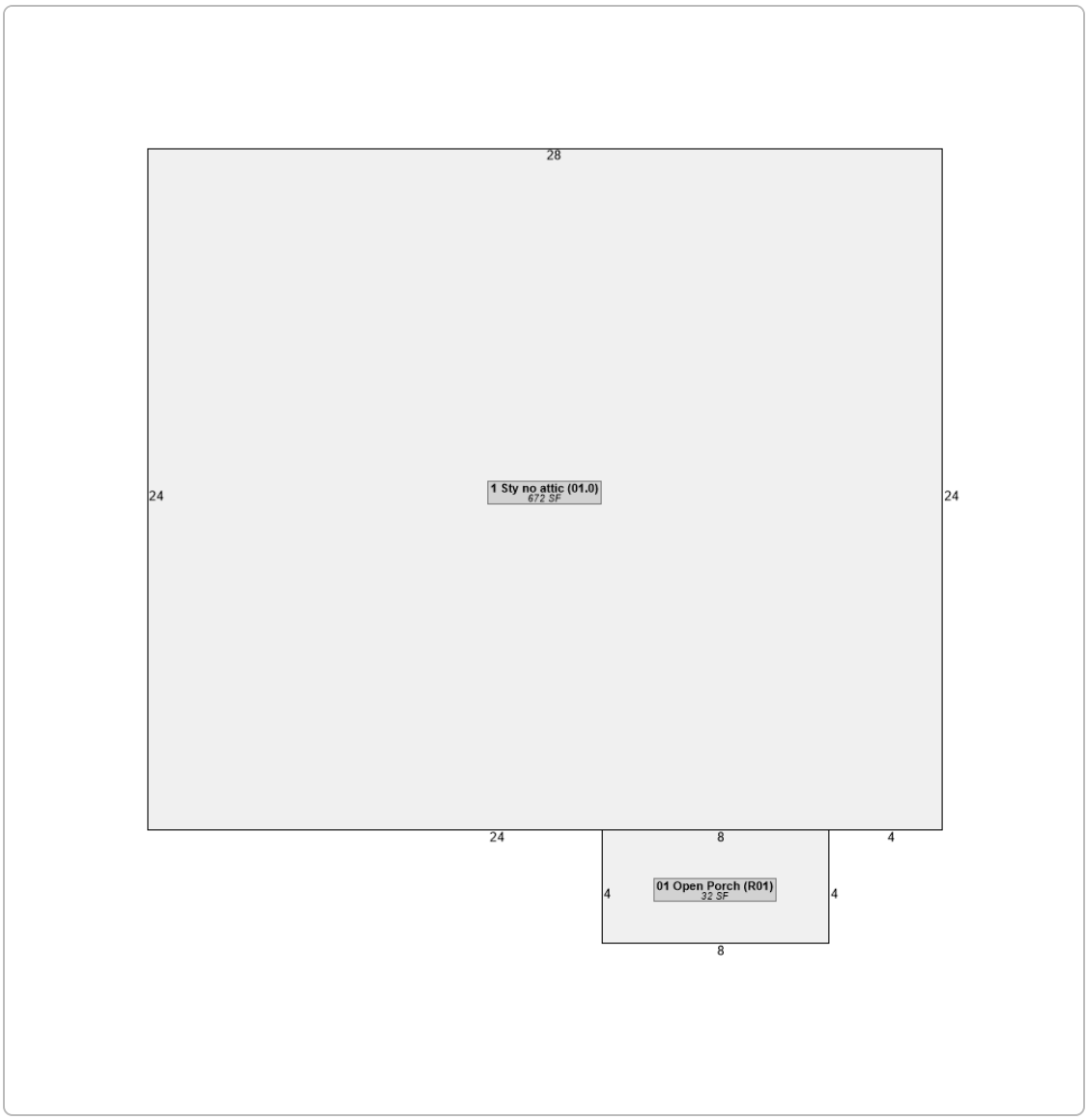

06.05.2014

Sketches


14
29
26
20 Screen Porch (R20)
224 SF
16
01 Open Porch (R01)
286 SF
11
11
11
16
26
14
20
22
1 Sty no attic (01.0)
2755 SF
26
04 Garage (R04)
550 SF
25
26
30
22
2
35
2
01 Open Porch (R01)
210 SF
6
6
35


14
10
28
1 Sty no attic (01.0)
1260 SF
39
29
4
7
01 Open Porch (R01)
98 SF
12
10
5
14
14
14


28
1 Sty no attic (01.0)
672 SF
24
24
12
8
16
01 Open Porch (R01)
32 SF
4
4
8



No data available for the following modules: Mobile Home Tax Notice, Assessment Notice, Land, Conservation Use Rural Land, FLPA Report, Commercial Improvement Information, Mobile Homes, Permits.

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Attachment F
Public Comment

Jennifer Voris

From: Cornelia Reed <CReed@Savannahga.Gov>
Sent: Tuesday, July 14, 2026 1:25 PM
To: Planning
Cc: Shawn Rosenquist; James Laplander; Ronald Feldner; Bridget Lidy; Edward Morrow; Cornelia Reed
Subject: City of Savannah Response DRI #4772 -1180 Old River Rd. Logistics - Effingham

SAVANNAH
savannahga.gov

Hello. The City of Savannah has the following response regarding DRI #4772 -1180 Old River Rd. Logistics - Effingham.

Water Resources Planning and Engineering: Water Resources, would like to make the following statements regarding the regional impact of the development described in DRI #4772 - 1180 Old River Rd. Logistics - Effingham: City of Savannah, Water Resources, does not anticipate any direct impacts from this project outside of that already captured in state level management of groundwater resources and Coastal Georgia regional surface water supply planning.

Shawn Rosenquist, Ph.D., P.E.
Assistant Director
Water Resources Planning and Engineering
Shawn.Rosenquist@Savannahga.gov
O: 912.651.6573 ext. 2511; M: 912.657.6975
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Thank you.

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
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Savannah, GA 31416
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www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

July 15, 2026

Via E-Mail

Coastal Regional Commission
planning@crc.ga.gov

Re: Comments on DRI #4772 - Old River Rd. Logistics - Effingham

Coastal Regional Commission and Effingham County:

Ogeechee Riverkeeper 501(c)(3) (ORK) works to protect, preserve, and improve the water quality of the Ogeechee River basin, which includes the Canoochee River, tributary streams, and all of the streams flowing out to Ossabaw Sound and St. Catherine's Sound. The Ogeechee River system drains more than 5,500 square miles across 20 counties in Georgia. ORK works with local communities to retain the ecological and cultural integrity of rivers, streams, wetlands, and related habitats throughout the Basin. One of ORK's primary roles is as watchdog on new land development projects in the watershed that could pose a threat to its water quality and aquatic environments.

ORK's comments on the Old River Rd. Logistics development fall into two main categories. First, we are concerned about the actual need for this project, as millions of square feet of warehouse space is currently vacant. Second, flooding risks and stormwater management concerns should prevent the rezoning and development as proposed. Effingham County should seriously consider these two significant issues when making its decision here.

1. No demonstrable need for additional warehouse space

The Savannah region's warehouse market does not currently need new warehouses, including the 1 million square feet of new warehousing space proposed here. The regional market has maintained its current **roughly 10% vacancy rate**[1] for the last 6 quarters. With a crystal clear lack of need for the proposed use, ORK urges Effingham County to deny the requested rezoning and deny any requested permit for the proposed development.

[1] Colliers (2026 Q2) = **10.01%** (https://www.colliers.com/en/research/savannah/2026q2-industrial)
Lee & Associates (2026 Q1) = **12.8%** (https://www.lee-associates.com/atlanta/wp-content/uploads/sites/77/2026/04/Savannah-Industrial-Market-Report_2026_Q1.pdf)
Cushman & Wakefield (2026 Q1) = **9.9%** (https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2026/q1/us-reports/industrial/savannah_americas_alliance_marketbeat_industrial_q12026.pdf?rev=94a98d29b2f14009b02655150f484227)

The Savannah regional market has no demonstrable need for this proposed warehousing and logistics development. Warehouse development continues at an unprecedented rate, leading to an ever-growing oversupply of space. Looking specifically at the Savannah-area warehousing market, vacancy rates have continued to rise over the previous year. The vacancy rate remains extremely elevated from the recent low seen in 2022 Q4's vacancy rate of less than 1%. **Between 2022 and 2024**, the Savannah market has **added more than 50 million square feet**[2] of warehouse space - **a nearly 50% increase** in supply over an incredibly short period. In the **4 quarters of 2025 and Q1 2026, another ~18 million square feet**[3] of new space has been added. Based on the averages of vacant rate applied to total inventory,[4] **there is currently around 18 million square feet of already-existing and vacant warehouse and distribution space.**

In the most recent report published by Colliers,[5] the Savannah region saw **7.9 million square feet of new warehouse space** added to the market. In addition, an estimated 4.4 million square feet was currently under construction, with likely tens of millions more square feet rezoned and approved but not yet under construction, or otherwise under consideration.

In light of this continued oversaturation of warehouse space, ORK along with Savannah Riverkeeper and One Hundred Miles,[6] developed a Warehouse Dashboard.[7] Attachment A, included below, provides a visualization of the warehousing landscape around the proposed site. ORK urges Effingham County's staff and decision makers to review this tool, available here: https://savrk.maps.arcgis.com/apps/dashboards/438f7c1bd32845628aac697703ac7537# **Simply put, there is no clear need for more new warehouse space.**

In sum:

- There is no clear need for new warehouse space.
- The warehouse vacancy rate remains around 10%.
- Roughly 18 million square feet of warehouse space is entirely empty and ready to be utilized.
- More speculative warehouse space will only add to the glut of supply, at the cost of other land uses.

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[2] Q4 2022 total = 102,993,004 square feet (Q1 2023 total = 103,514,071 [minus] Q1 2023 delivered =521,067) - https://www.colliers.com/en/research/savannah/2023q1industrial
Q4 2024 total = 153,531,831 square feet (Q3 2024 total = 137,731,831 [plus] Q4 2024 delivered = "15.8 million") - https://www.colliers.com/en/research/savannah/2023q1industrial and https://www.colliers.com/en/research/savannah/2024q4industrial
Two-year net increase = 50,538,827 square feet

[3] Per Lee & Associates quarterly reports = **27,491,785 sqft** → 2025 Q4 167,637,487 (minus) 2024 Q4 140,635,189 (plus) 2026 Q1 507,460.
Per Colliers quarterly reports = **18.188M sqft** → 2025 Q1 = 4.9M sqft; 2025 Q2 = 4.2M sqft; 2025 Q3 = 943k sqft; 2025 Q4 = 745k sqft; 2026 Q1 = 7.4M sqft.
Per Cushman & Wakefield quarterly reports = **13,326,380 sqft** → 2025 Q1 = 4,580,464; 2025 Q2 = 4,009,093; 2025 Q3 = 2,453,583; 2025 Q4 = 2,058,600; 2026 Q1 = 224,640.

[4] **Average = 18,357,204 square feet**
Lee & Associates' vacancy rate of 12.8% applied to the total inventory of (2026 Q1 new supply 507,460 sqft + 2025 Q4 total inventory 167,637,487) put the total vacant square footage at **21,522,553.**
Colliers' 9.8% vacancy rate applied to total inventory of 172,492,470 results in **16,904,262** square feet of vacant space.
Cushman & Wakefield put total vacant square footage at **16,644,799.**

[5] Colliers (2026 Q2) = **10.01%** . https://www.colliers.com/en/research/savannah/2026q2-industrial.

[6] Warehouse Dashboard press release - https://www.ogeecheeriverkeeper.org/release-savannah-area-warehouse-dashboard/

[7] Warehouse Dashboard - https://savrk.maps.arcgis.com/apps/dashboards/438f7c1bd32845628aac697703ac7537#

2. The site's natural and aquatic features present flooding risks and make it a poor location for this development

Stormwater management is important for any development in Effingham County. As storms will intensify and occur more frequently in the coming years and decades, stormwater management will only become more important. As such, a site's existing natural condition must instruct whether a development is feasible and guide how stormwater will be managed, including the preservation of natural stormwater management, reduction to artificial and constructed stormwater intensifiers, building in long-term resilience, and avoiding construction in hazardous areas.

This site is vulnerable to flooding and stormwater management issues. A FEMA-designated Zone AE Special Flood Hazard Area (aka the 100-year floodplain) dominates the site. Wetlands and a freshwater pond further indicate the prevalence of water flowing on and through the site. As proposed, the site layout does not escape the present flooding vulnerabilities and fails to fully consider a future of growing flood risks. As such, ORK urges Effingham County to deny this rezoning and to not permit this project due to the flood hazards and associated risks.

If the project is to proceed, ORK further urges Effingham County to fully consider present conditions as well as future risks, preserving already-existing natural flood controls while building in additional stormwater control capacity.

Wetlands - natural and no-cost stormwater management - should be preserved throughout the property. These quickly-dwindling resources not only reduce stormwater flows, they retain important volumes of stormwater, filter pollutants, and provide natural habitats for the region's fish and wildlife. All of these ecosystem services are invaluable and are freely available - so long as Effingham County and other governmental bodies and regulators do not allow developers to fill the wetlands and build atop them. When wetlands are filled, these services are lost and either have to be replaced with expensive and less effective artificial options or are not replaced and harm our shared places and natural resources. **Wetlands provide these ecosystem services regardless of the Army Corps' jurisdictional determination**. As such wetlands preservation should be the first step in stormwater management.

Impervious surface coverage reduction should be the second step in reducing stormwater management pressure. Based on the applicant's estimate of 20% impervious surface coverage of the approximately 280.5-acre site, this proposal will create approximately **56.1 acres of new impervious surface**. These hard surfaces, like concrete and asphalt, prevent stormwater from infiltrating into the ground, where they can be absorbed and reduce stormwater volumes. Impervious surfaces also speed up stormwaters, adding to management pressure. Finally, impervious surfaces hold pollutants and allow them to be washed into nearby waterways if not properly captured or treated. To reduce these issues, a significant reduction in impervious surfaces should be prioritized.

Following wetland preservation and impervious surface reductions, the developers should be required to build resilient and long-term stormwater retention/detention structures. Effingham County should be specific in its requirements, rather than relying on non-specific, passing references of potential management options. To better prepare for intensifying and more frequent storming and flooding, stormwater and flood damage prevention designs should go beyond the required minimums. First, the development should be conditioned on **reducing post-construction runoff**, rather than just ensuring no additional runoff compared to pre-construction amounts. This will help to offset stormwater pressure from stronger storms. Second, **increasing stormwater retention/detention ponds capacity** should be increased. As one of the main mechanisms to control post-construction runoff, these ponds

capacities are important. In anticipation of increasing storm strength, requiring these ponds to be able to retain and assimilate 125% of the 100-year storm or 100% of the 500-year storm.

Finally, the proposed location for this development faces serious and sustained **flooding risks**. Flooding, and its associated damages and pollution risks, will be an ongoing and growing issue on this site. Careful site design and layout should consider and protect the neighboring and nearby property as well as the natural areas around this site.

Flooding is very likely at this location. FEMA's designated 1% Annual Chance Flood Hazard area, also known as the 100-year floodplain or Zone AE,[8] should draw specific attention. While the "100-year floodplain" name implies that floods will only occur once every 100 years, this obscures the actual risk. Over a 30-year period, the actual flood risk is 26%[9] - a more than 1 in 4 chance for properties in the 100-year floodplain over that time.

The "100-year floodplain" only looks narrowly at the "base flood." The base flood describes the strength of flood that is 1% likely to happen in any year.[10] Non-base floods, *i.e.* floods less strong or severe than the base flood (aka the "100-year flood"), are more likely to happen each year. Likewise, the 100-year flood is not the absolute strongest possible flood that the property could face. The narrow focus on the 100-year flood not only undercounts the potential frequency of flooding on the property but also underconsiders the severity of flooding the property could experience.

Further, reliance on the backwards-looking 100-year flood model further obscures risk. The estimates of floods and the extent of the floodplains rely on historic data, leaving out the most recent and most representative data. With the anticipated increase in storm frequency and intensity in the coming years and decades, the extent, size, and frequency of flooding on this property is likely greater than the Flood Hazard area anticipates.

The project's current layout presents serious concerns about flood risk and damage. While attempts were made to avoid floodplains, aquatic features, and wetlands, it does not appear to do so completely. The northwestern portions of the proposed parking lot look to require wetland fill, as does the southwestern stormwater pond. Additionally, the warehouse structure itself will overlay a freshwater pond identified on the Wetlands map included in the DRI Notice. When considering these current conditions and the likely expansion of floodplains as storm frequency and intensity grows, this and the proposed development will likely face flooding-related issues throughout its operational lifetime. Effingham County should strongly consider these risks when deciding whether to rezone the property and permit the proposed development.

Finally, Effingham County should also take into account the potential financial burdens related to flooding. Those financial burdens include, but are not necessarily limited to property and structure damage, water and land pollution, and buyout costs. At the most basic level, flooding threatens to inundate, damage, and destroy any structure in its path. Structures within the floodplain see their risks increase. Costs of clean up, collateral damage, and to neighboring properties should be considered. Flooding also presents water pollution threats. As discussed above, gasoline and diesel fuels as well as other remnant vehicle-related pollution from frequent car and truck traffic risks

[8] Federal Emergency Management Agency (FEMA). " Zone A." *See*: https://www.fema.gov/about/glossary/z?%2Fabout%2Fglossary%2Fz= .
[9] *See* https://savannahga.gov/FAQ.aspx?QID=332 and https://www.floodsmart.gov/flood-zones-and-maps
[10] Federal Emergency Management Agency. "Appendix B: How to Read a Flood Insurance Rate Map (FIRM) Course Glossary". *Available at*: https://emilms.fema.gov/is_0273/groups/157.html

being swept up in flood waters. The nearby Little Ogeechee River is the principal water body threatened by these pollution risks. Finally, if flooding occurs frequently enough, FEMA may offer a property buyout[11] to return the property to its now-current, undeveloped conditions. These buyouts, though funded mainly by FEMA, still expect a 25% contribution from the local and/or state government.[12] This burden, as well as additional clean-up, emergency, rescue, and other foreseeable flood-related costs would likely fall on the City. ORK urges Effingham County to specifically consider and factor in these foreseeable financial costs of building in the floodplain.

In summary:

- Stormwater management considerations must be central to any land use decision made by Effingham County,
- The prevalence of aquatic features, including wetlands and a pond, along with the 100-year floodplain should prevent the rezoning and construction proposed,
- Wetland preservation should be prioritized for the broad-ranging and free environmental services it provides,
- A reduction to the 56+ acres of new impervious surface coverage should occur,
- Stormwater retention and detention features should be built above minimum standards to add long-term resiliency in light of anticipated increased storm frequency and intensity,
- Even alternative site layouts will likely find it difficult to sufficiently avoid flooding risk, and
- Effingham County risks the possibility of bearing costs related to FEMA buyouts.

Thank you in advance for your time and consideration; please let me know if you have any questions or would like to talk further on these topics: ben@ogeecheeriverkeeper.org.

Ben Kirsch, Legal Director
Ogeechee Riverkeeper

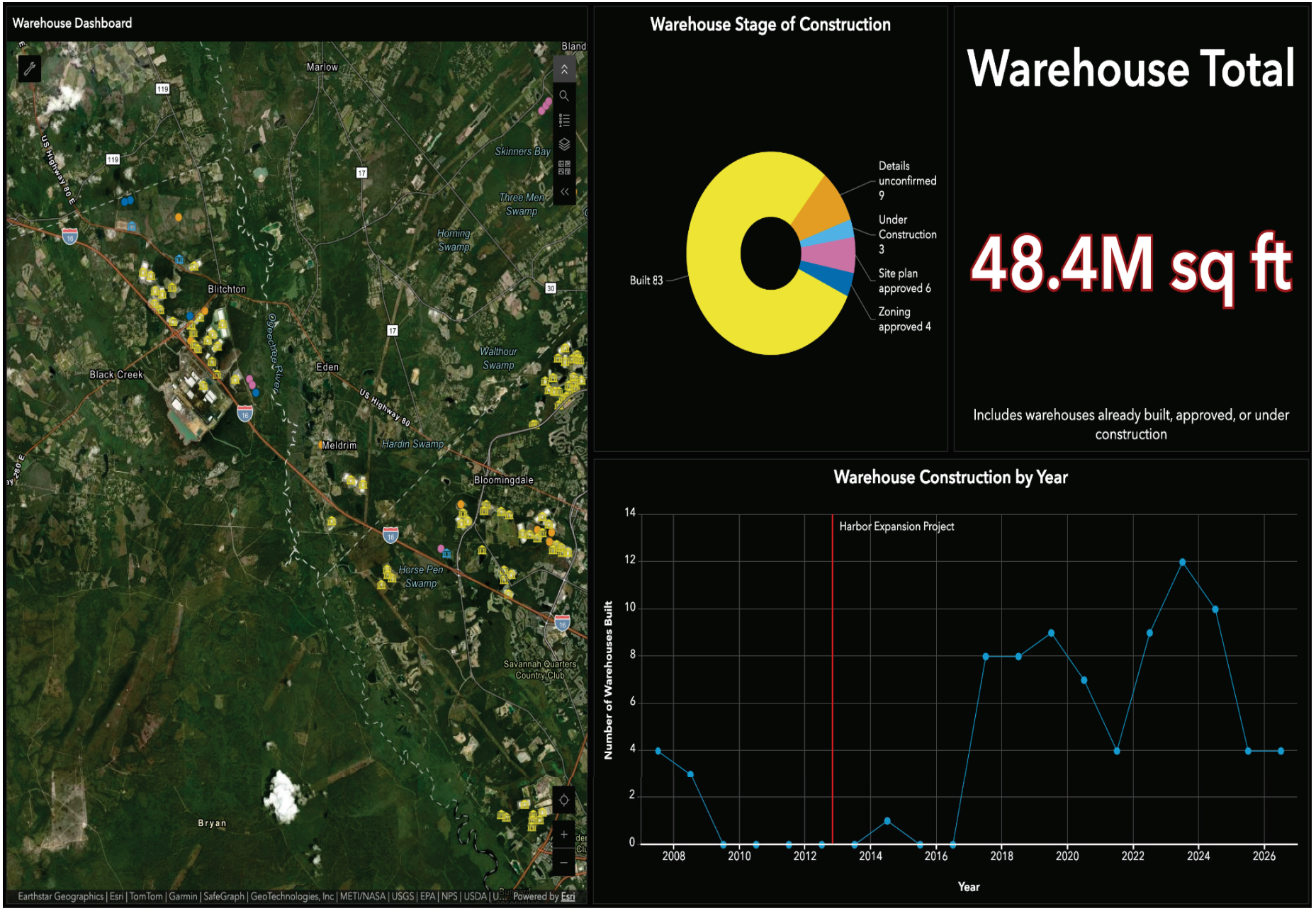
[11] University of Delaware Disaster Research Center and The Nature Conservancy. "Floodplain Buyouts: Challenges, Practices, and Lessons Learned." At page 9. August 2021. *Available at*: https://www.nature.org/content/dam/tnc/nature/en/documents/Buyouts_Lessons_Learned_Siders_Gerber_Chavez_TNC_Full_Report_2021.pdf

[12] Federal Emergency Management Agency. "FACT SHEET: Acquisition of Property After a Flood Event." *Available at*: https://www.fema.gov/press-release/20250121/fact-sheet-acquisition-property-after-flood-event

Attachment A

Warehouse Dashboard
Developed by:
Ogeechee Riverkeeper, Savannah Riverkeeper, and One Hundred Miles
Select area around the
Old River Rd. Logistics development

Available at:
https://savrk.maps.arcgis.com/apps/dashboards/438f7c1bd32845628aac697703ac7537#


Warehouse Dashboard
Marlow
Bland
Skinners Bay
Three Men Swamp
Horning Swamp
Blitchton
Ogeechee River
Eden
Walthour Swamp
Black Creek
US Highway 80
Meldrim
Hardin Swamp
Bloomingdale
Horse Pen Swamp
Savannah Quarters Country Club
Bryan
Earthstar Geographics | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | EPA | NPS | USDA
Powered by Esri
Warehouse Stage of Construction
Built 83
Details unconfirmed 9
Under Construction 3
Site plan approved 6
Zoning approved 4
Warehouse Total
48.4M sq ft
Includes warehouses already built, approved, or under construction
Warehouse Construction by Year
Harbor Expansion Project
Number of Warehouses Built
Year
0
2
4
6
8
10
12
14
2008
2010
2012
2014
2016
2018
2020
2022
2024
2026

Jennifer Voris

From: Jenny Watkins <jenny@ta-tria.com>
Sent: Thursday, July 2, 2026 4:39 PM
To: Planning
Subject: Public comment regarding DRI 4772 - Old River Rd. Logistics

I am submitting this comment in opposition to the proposed industrial development at **1180 Old River Road, Bloomingdale (DRI #4772).**

I oppose this project for the following reasons:

- **The proposal is incompatible with local planning objectives and would have detrimental impacts on environmental resources.** The proposed industrial development conflicts with established land use planning intended to protect the character and ecological integrity of the area.
- **The development would undermine the intended transitional land use buffer.** This property is intended to serve as a transition between neighboring rural properties and existing industrial uses. Rezoning it for industrial development would eliminate that important buffer.
- **The project includes land designated for conservation.** Rezoning property identified for conservation to industrial use is inconsistent with long-term planning goals and disregards the interests of area residents who rely on these natural areas.
- **Most of the parcel is classified as Core Class on the Green Infrastructure Map.** This designation identifies lands that provide essential ecological functions and habitat connectivity. Replacing this core natural area with industrial development would result in the permanent loss of valuable ecosystem services.
- **The parcel contains significant wetland resources.** These wetlands provide critical flood mitigation, water filtration, wildlife habitat, and other ecological benefits that support both the surrounding community and the broader watershed.

For these reasons, I respectfully urge decision-makers to deny the requested rezoning and protect this ecologically significant parcel from industrial development.

Sincerely,
Jenny Watkins
jenny@ta-tria.com