

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUMITTAL FORM**

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_  
Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision Parker's Convenience Store - Old Augusta Road

Name of Applicant/Agent Daniel Ben-Yisrael Phone (912) 667-0593

Company Name Drayton-Parker Company, LLC

Address 17 W. McDonough Street, Savannah GA 31401

Owner of Record Claude M. & Elizabeth E. Kicklighter Phone \_\_\_\_\_

Address 1606 Creastwood Ln, McLean, VA 22101

Engineer Rusty Windsor, PE (Kimley-Horn) Phone (912) 244-2528

Address 554 Gordon Street, Savannah, GA 31401

Surveyor Nicholas L. Mansfield (Survey Matters) Phone (864) 451-0176

Address 107 Hillcrest Avenue, Simpsonville, SC 29681

Proposed water Effingham Water Proposed sewer Effingham Sewer

Total acreage of property 9.81 Acreage to be divided N/A Number of Lots Proposed N/A

Current Zoning B-3 Proposed Zoning B-3 Tax map – Block – Parcel No 04780-00000-002

Are any variances requested? No If so, please describe: \_\_\_\_\_

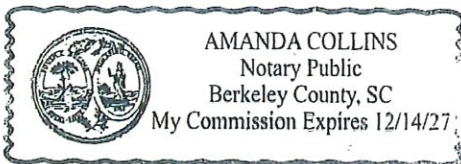
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 12<sup>th</sup> day of September, 2021.

[Signature]  
Notary

[Signature]  
Applicant

\_\_\_\_\_  
Owner



# EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

**OFFICIAL USE ONLY**

Subdivision Name: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

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

Office Use	Applicant Use
<b>(a) Project Information:</b>	
✓	1. Proposed name of development.
✓	2. Names, addresses and telephone numbers of owner and applicant.
✓	3. Name, address and telephone number of person or firm who prepared the plans.
✓	4. Graphic scale (approximately 1"=100') and north arrow.
✓	5. Location map (approximately 1" = 1000').
✓	6. Date of preparation and revision dates.
N/A	7. Acreage to be subdivided.
<b>(b) Existing Conditions:</b>	
✓	1. Location of all property lines.
✓	2. Existing easements, covenants, reservations, and right-of-ways.
N/A	3. Buildings and structures.
✓	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
✓	5. Existing utilities including water, sewer, electric, wells and septic tanks.
✓	6. Natural or man-made watercourses and bodies of water and wetlands.
✓	7. Limits of floodplain.
✓	8. Existing topography.
✓	9. Current zoning district classification and land use.
N/A	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>	
✓	1. Layout of all proposed lots.
✓	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
✓	3. Proposed zoning and land use.
N/A	4. Existing buildings and structures to remain or be removed.
✓	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
✓	6. Proposed retention/detention facilities and storm-water master plan.

✓	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
✓	8. Water distribution infrastructure master plan.

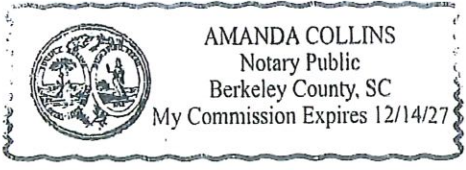
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 12<sup>th</sup> day of September, 2022

*Amanda Collins*  
Notary

*[Signature]*  
Applicant

\_\_\_\_\_  
Owner





DOC# 005876

FILED IN OFFICE

7/17/2019 02:19 PM

BK:2535 PG:35-36A

ELIZABETH Z. HURSEY

CLERK OF SUPERIOR COURT

EFFINGHAM COUNTY

REAL ESTATE TRANSFER

TAX PAID: \$1582.90

Prepared By and Return To:

Michael E. Fowler, Jr., Esq.  
Hull Barrett, P.C.  
7004 Evans Town Center Blvd., 3<sup>rd</sup> Floor  
Evans, GA 30809  
File No. 8594-4519

PTU1 051-2019-001929

**LIMITED WARRANTY DEED**

THIS INDENTURE is made and entered into this 17th day of June, 2019, by and between **Claude M. Kicklighter and Elizabeth E. Kicklighter, as Co-Trustees of The Claude M. Kicklighter Revocable Trust dated February 9, 2015, and Elizabeth E. Kicklighter and Claude M. Kicklighter, as Co-Trustees of The Elizabeth E. Kicklighter Revocable Trust dated February 9, 2015** ("Grantor"), and **Jasper Village, LLC**, a Georgia limited liability company ("Grantee") ("Grantor" and "Grantee" to include the plural as well as the singular, and their heirs, legal representatives, successors and assigns, where the context so requires or permits).

**WITNESSETH:**

THAT Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration by Grantee the receipt and adequacy of which are hereby acknowledged, has bargained, granted, sold, aliened, conveyed and confirmed, and by these presents does bargain, grant, sell, alien, convey and confirm unto Grantee the property described on Exhibit "A" attached hereto and by reference made a part hereof, together with all and singular, the rights, ways, easements, members, privileges and appurtenances to the said property, being, belonging, or in any way appertaining, and the rents, reversions, issues and profits thereof, and of every part thereof (the "Property").

TO HAVE AND TO HOLD the Property to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND Grantor shall and will warrant and forever defend by virtue of these presents, the Property unto Grantee against Grantor and all persons owning, holding or claiming by, through or under Grantor.

[EXECUTION ON FOLLOWING PAGE]



[SIGNATURE PAGE(S) TO LIMITED WARRANTY DEED]

EXECUTED under seal the day and year first above written.

<p>Signed, sealed and delivered in the presence of:</p> <p><u>[Signature]</u> Unofficial Witness</p> <p><u>[Signature]</u> Notary Public</p> <p>My Commission Expires: <u>12/31/2021</u></p> <p>(Notarial Seal)</p>	<p>Claude M. Kicklighter and Elizabeth E. Kicklighter, as Co-Trustees of The Claude M. Kicklighter Revocable Trust dated February 9, 2015</p> <p><u>[Signature]</u> Name: Claude M. Kicklighter As its: Trustee</p> <p><u>[Signature]</u> Name: Elizabeth E. Kicklighter As its: Trustee</p>
<p>Signed, sealed and delivered in the presence of:</p> <p><u>[Signature]</u> Unofficial Witness</p> <p><u>[Signature]</u> Notary Public</p> <p>My Commission Expires: <u>12/31/2021</u></p> <p>(Notarial Seal)</p>	<p>Elizabeth E. Kicklighter and Claude M. Kicklighter, as Co-Trustees of The Elizabeth E. Kicklighter Revocable Trust dated February 9, 2015</p> <p><u>[Signature]</u> Name: Elizabeth E. Kicklighter As its: Trustee</p> <p><u>[Signature]</u> Name: Claude M. Kicklighter As its: Trustee</p>

Exhibit "A"

All that tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County Georgia, known as Tract 3-B, containing approximately 30.252 acres on a plat thereof prepared by Kern & Co., LLC, dated May 29, 2019, and recorded on June 25, 2019, in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Bk 28, Page 597; reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Tax Map and Parcel No.: portion of 04780-002-000

**LESS AND EXCEPT:**



All that certain tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia containing **0.343 acres**, more or less, and being more particularly described as follows: From an IRF located on the southern right-of-way of Old Augusta Road at the common property line between Tract 3-A and Tract 3-B, **Said point being the Point of Beginning, from the point of beginning**, proceed along a curve turning to the right through an angle of  $6^{\circ} 06' 25''$ , having a radius of 1070.92 feet, and whose long chord bears North  $65^{\circ} 56' 20''$  East for a distance of 114.09 feet to a point on a curve; thence proceed South  $44^{\circ} 16' 40''$  East for a distance of 35.54 feet to a point, thence proceed South  $54^{\circ} 06' 41''$  East for a distance of 93.20 feet to a point; thence proceed South  $35^{\circ} 58' 58''$  West for a distance of 92.99 feet to a point; thence proceed North  $54^{\circ} 01' 02''$  West for a distance of 185.19 feet to a point, **said point being the Point of Beginning**. Said tract containing **14,948 S.F. or 0.343 acres**.

Said 0.343 acre parcel is more particularly shown and delineated on that certain exhibit entitled "EXHIBIT - 0.343 ACRE PORTION OF TRACT 3-B", prepared by Kern & Co., LLC, dated June 6, 2019.





D. Kicklighter desires to grant to Jasper, their assigns, employees, contractors, and invitees, a perpetual, non-exclusive easement over the northern corner of Tract 3-B of the Kicklighter Property at the intersection of Old Augusta Road and Moultrie Drive; said easement area being specifically limited to that portion of said corner located between the road right-of-way and the 35' building setback line (the "Kicklighter Easement Property") for the limited purpose of allowing Jasper to install and maintain the entrance way landscaping and fencing on the Kicklighter Property as set forth herein (the "Kicklighter Easement"). The parties hereby acknowledge and agree that all fencing and landscaping shall be located within the area located between the road right-of-way and the 35' building setback line applicable to the Kicklighter Property.

NOW, THEREFORE for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recital paragraphs above are incorporated into this Agreement as if rewritten in their entirety below.

2. Grant of Access Easement. Jasper hereby grants, sells, transfers, and conveys to Kicklighter the Jasper Easement as described above over the Jasper Property for the benefit of the owners of the Kicklighter Property, their successors, assigns, tenants, employees, customers, and invitees. The parties hereby acknowledge that Kicklighter intends to install a paved road extending from the Southwestern right-of-way line of Moultrie Drive across Tract 3-B of the Kicklighter Property to Tract 3-A of the Kicklighter Property (the "Kicklighter Access Road") for the purpose of providing ingress and egress to and from the Kicklighter Property and Old Augusta Road via Moultrie Drive. Jasper hereby grants Kicklighter the right to connect the Kicklighter Access Road to Moultrie Drive and the Jasper Property. All costs and expenses for constructing the Kicklighter Access Road and connecting the Kicklighter Access Road to Moultrie Drive shall be paid by Kicklighter, and Jasper shall have no obligation to contribute to the cost of constructing or maintaining the Kicklighter Access Road.

3. Grant of Landscaping and Maintenance Easement. Kicklighter hereby grants, sells, transfers, and conveys to Jasper the Kicklighter Easement as described above over the Kicklighter Easement Property for the benefit of the owners of the Jasper Property. Jasper agrees to provide Kicklighter with a design plan for the entrance fencing and landscaping to be installed within the Kicklighter Easement (the "Design Plan") for review and approval prior to the installation thereof. Kicklighter shall have fifteen (15) days from the receipt of the Design Plan to approve or disapprove such plan. If Kicklighter does not approve the Design Plan, the parties shall promptly meet to review and discuss revisions to the Design Plan, and the parties agree to negotiate in good faith toward the adoption of a revised Design Plan acceptable to both parties.

4. Maintenance Agreement. In consideration for the grant of the above referenced Kicklighter Easement, Jasper hereby agrees to install and maintain, no later than twelve (12) months from the execution hereof, a properly engineered and paved roadway over and across the Jasper Easement (to be constructed to standard paved road specifications for public roads as required by Effingham County, Georgia, with the addition of a reinforced roadway sub-bed of the following specifications: subgrade with soil-cement treatment - 7.5" of Graded Aggregate Base (Crusher Run) - 1.5" of asphalt), as well as the

“entrance way” landscaping and fencing to be located on both the Jasper Property and the Kicklighter Property. All costs and expenses for constructing, maintaining and landscaping the above road within the Jasper Easement and the related entrance of said road onto Old Augusta Road (including the landscaping within the Kicklighter Easement) shall be paid by Jasper, and Kicklighter shall have no obligation to contribute to the cost of constructing, maintaining or landscaping said road or the related entrance.

Jasper reserves the right to dedicate the Jasper Property, or any portion thereof, to the public authorities if they will accept the same. In the event that Jasper, or any party required to maintain or repair the Jasper Property, fails to reasonably maintain or repair such improvements (after written notice and a reasonable opportunity to undertake such maintenance or repairs), any owner of the Kicklighter Property may undertake such maintenance and repairs (and is hereby granted a license to enter upon any portion of the Jasper Property necessary to complete such maintenance or repairs). In such event, the party making such maintenance or repairs shall be entitled to be reimbursed by Jasper for the reasonable costs thereof.

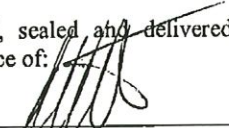
All notices required herein shall be mailed via certified mail and/or overnight delivery, return receipt requested, to the address of the then current property owner as maintained by the Effingham County, Georgia Tax Assessor’s Office.

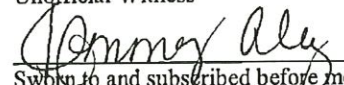
5. Successors and Assigns. The easements and agreements set forth above shall be binding upon and run to the benefit of the parties hereto, the successors, assigns, invitees, and guests of such parties and shall run with the land, or any portion thereof. It is the express intent of the parties hereto that the easements granted herein shall not, at any time, merge by operation of law into any owner’s title or interest in any parcel, but that the easements granted herein shall remain separate and distinct rights and estates in land, unless the owner(s) of all affected parcels specifically evidence their intent by mutual agreement in writing to extinguish any such easement. It is further expressly provided that the acquisition hereafter by any other party (including, without limitation, a present or future mortgagee of any parcel or any portion thereof) of an ownership interest (in fee, leasehold, or otherwise) shall not operate, by merger or otherwise, to extinguish, diminish, impair, or otherwise affect any easement granted herein, which easements shall remain separate and distinct and estates in land.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, Jasper has hereunto caused this instrument to be executed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
Sworn to and subscribed before me this 17<sup>th</sup> day of June, 2019.

NOTARY PUBLIC

My commission expires:



Jasper Village, LLC.

By:  (L.S.)

Name: Wayne K. Millar

As Its: Manager



IN WITNESS WHEREOF, Kicklighter has hereunto caused this instrument to be executed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

Dipendra Khatriwada

Sworn to and subscribed before me this 16<sup>th</sup> day of June, 2019.

NOTARY PUBLIC

My commission expires: 12/31/2021  
(Notarial Seal)



Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

Dipendra Khatriwada

Sworn to and subscribed before me this 16<sup>th</sup> day of June, 2019.

NOTARY PUBLIC

My commission expires: 12/31/2021  
(Notarial Seal)



Claude M. Kicklighter and Elizabeth E. Kicklighter, as Co-Trustees of The Claude M. Kicklighter Revocable Trust dated February 9, 2015

By: [Signature] (L.S.)  
Name: Claude M. Kicklighter  
As Its: Trustee

By: [Signature] (L.S.)  
Name: Elizabeth E. Kicklighter  
As Its: Trustee

Elizabeth E. Kicklighter and Claude M. Kicklighter, as Co-Trustees of The Elizabeth E. Kicklighter Revocable Trust dated February 9, 2015

By: [Signature] (L.S.)  
Name: Elizabeth E. Kicklighter  
As Its: Trustee

By: [Signature] (L.S.)  
Name: Claude M. Kicklighter  
As Its: Trustee

Exhibit "A"

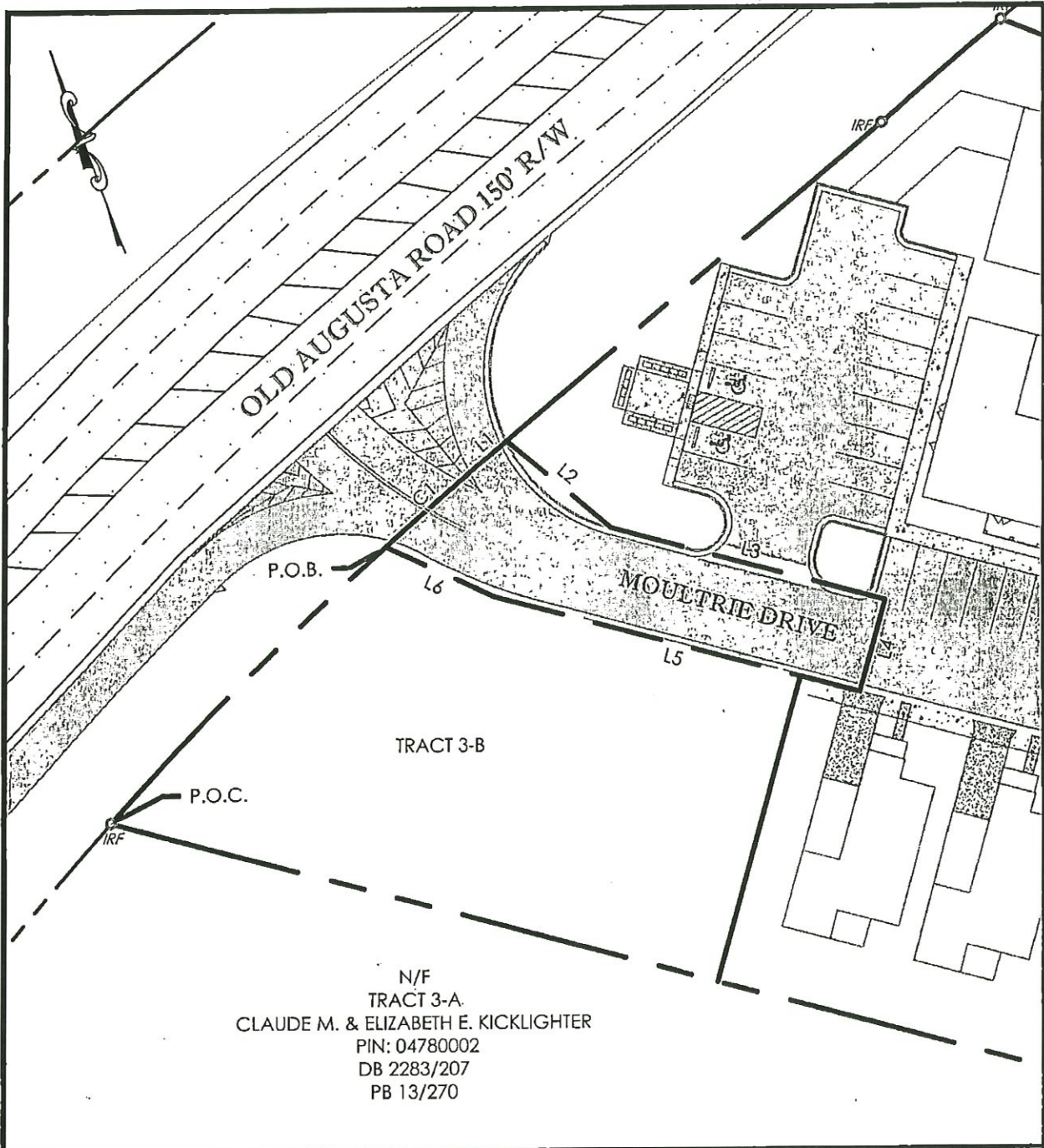
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Tax Map and Parcel No.: portion of 04780-002-000

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Said 0.343 acre parcel is more particularly shown and delineated on that certain exhibit entitled "EXHIBIT - 0.343 ACRE PORTION OF TRACT 3-B", prepared by Kern & Co., LLC, dated June 6, 2019.



P.O. BOX 1749  
 RINCON, GA 31326  
 PH: (912) 667-2667  
 E-MAIL: tallen@allenengineering.org

**ACCESS EASEMENT EXHIBIT**

**JASPER VILLAGE**

9TH G.M. DISTRICT  
 EFFINGHAM COUNTY, GEORGIA

Prepared for:  
 NEXT CHAPTER HOLDINGS, LLC

PROJECT NO.:	18-002
DRAWN BY:	ATA
DESIGNED BY:	ATA
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	ATA
SCALE:	1" = 40'
DATE:	5/30/2019



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	36.31'	1070.92'	1°56'34"	N69°57'50"E	36.31'	18.16'

Parcel Line Table		
Line #	Bearing	Distance
L1	N70°56'08"E	10.84'
L2	S29°16'11"E	40.19'
L3	S54°01'02"E	83.22'
L4	S35°58'58"W	28.00'
L5	N54°06'41"W	111.20'
L6	N44°16'40"W	35.54'



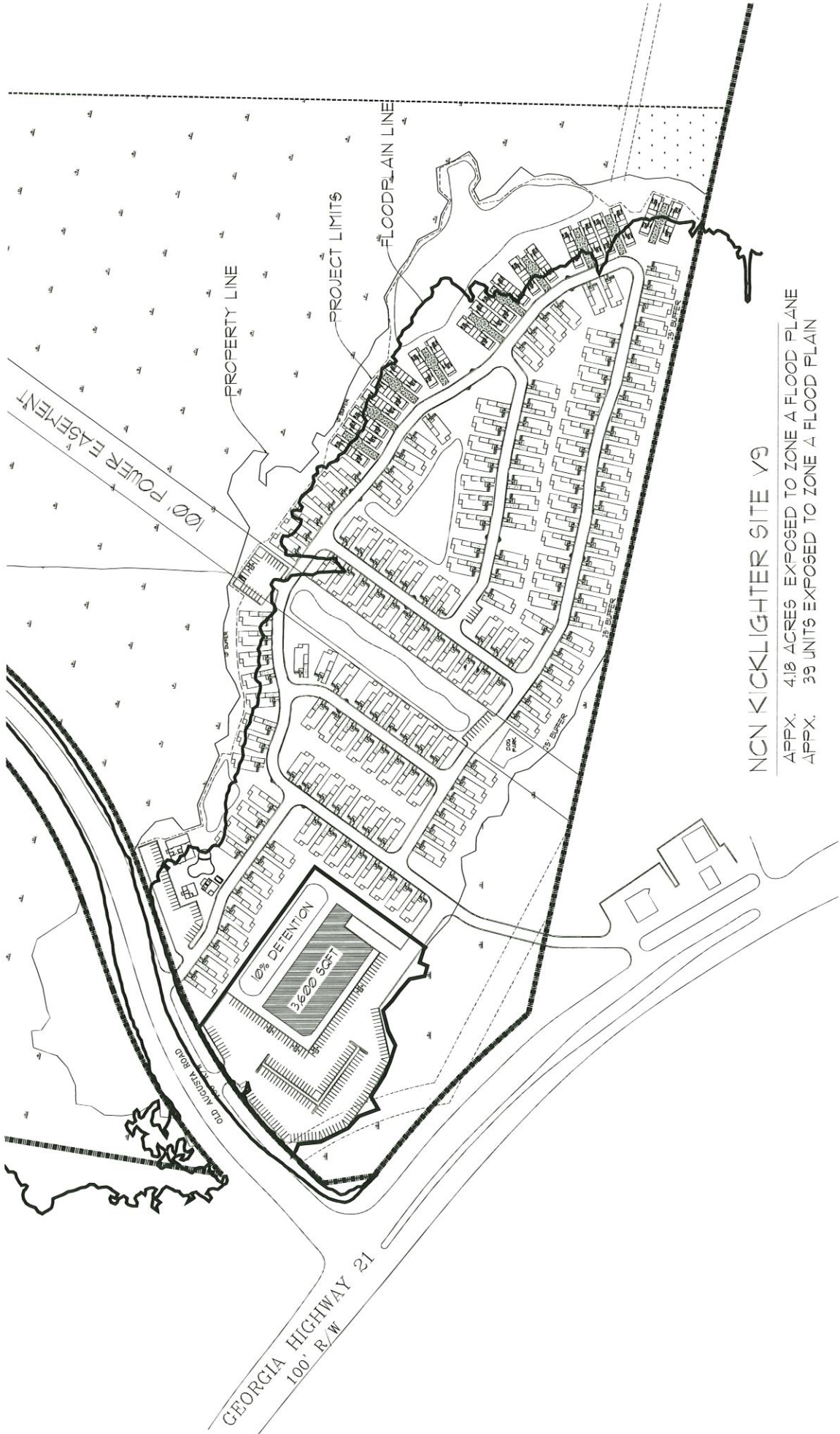
P.O. BOX 1749  
 RINCON, GA 31326  
 PH:(912) 667-2667  
 E-MAIL: tallen@allenengineering.org

**ACCESS EASEMENT EXHIBIT**  
**JASPER VILLAGE**  
 9TH G.M. DISTRICT  
 EFFINGHAM COUNTY, GEORGIA  
 Prepared for:  
 NEXT CHAPTER HOLDINGS, LLC

PROJECT NO.: 18-002  
 DRAWN BY: ATA  
 DESIGNED BY: ATA  
 SURVEYED BY: N/A  
 SURVEY DATE: N/A  
 CHECKED BY: ATA  
 SCALE: 1" = 40'  
 DATE: 5/30/2019







NCN KICKLIGHTER SITE V9

APPX. 418 ACRES EXPOSED TO ZONE A FLOOD PLANE  
 APPX. 39 UNITS EXPOSED TO ZONE A FLOOD PLAN





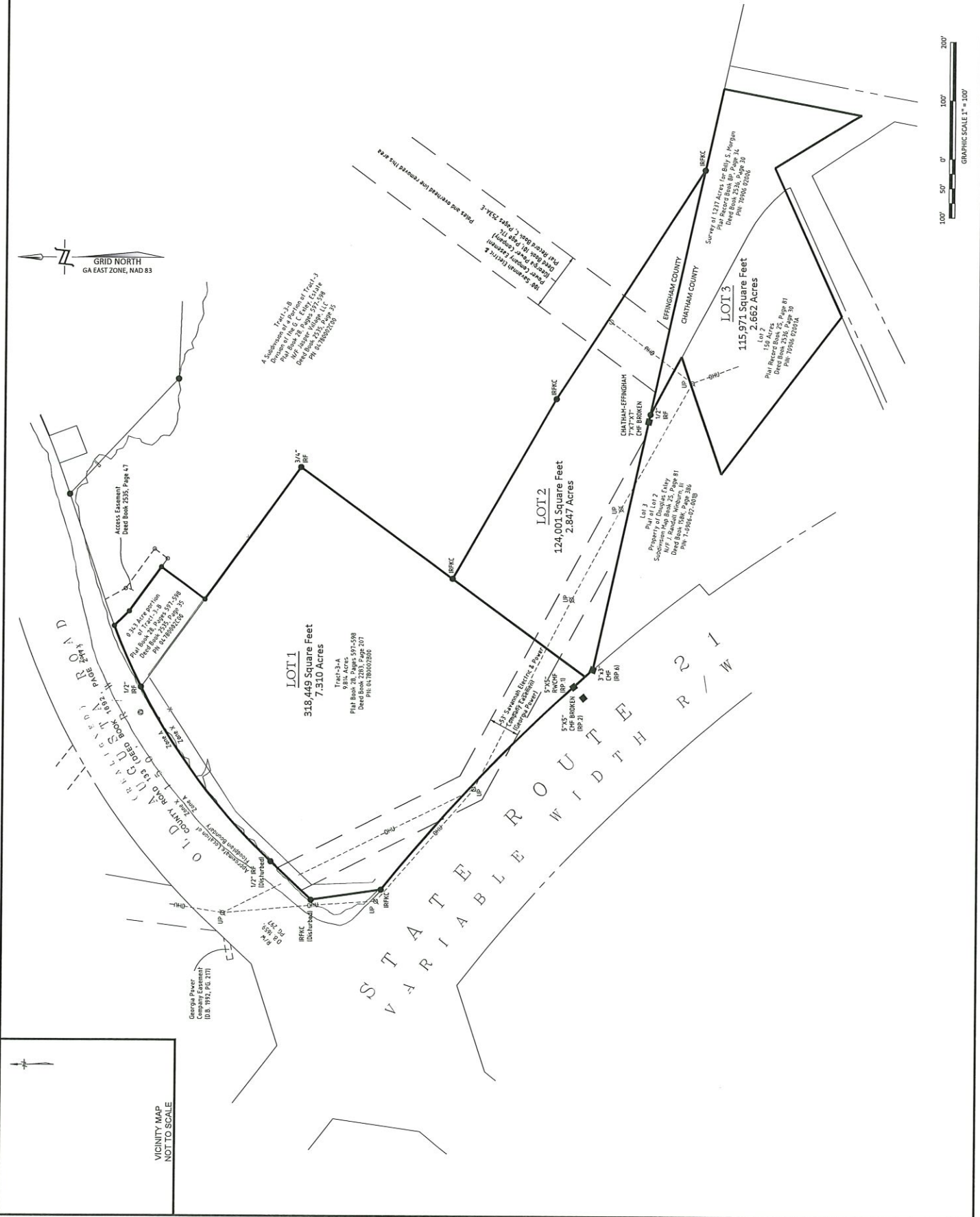
SCALE: 1" = 100'  
 PROJECT NO: 00000  
 SURVEY DATE: 1/11/2022  
 PLOT DATE: 02/01/2022  
 DRAWN BY: RR  
 CHECKED BY: RR  
 SHEET NO.

**EXHIBIT**  
**KICKLIGHTER PROPERTY**  
**AT THE INTERSECTION OF HIGHWAY 21 AND OLD AUGUSTA ROAD IN**  
**EFFINGHAM COUNTY AND CHATHAM COUNTY**

Prepared For: Mickey Kicklighter

**Kern & Co., LLC**  
 Consulting Engineers • Landscape Architects • Environmental Scientists  
 Architects • Land Surveyors • Land Planners  
 7 Mall Court (1400) • P.O. Box 15179 • Savannah, Georgia 31416  
 Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengr.com

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VICINITY MAP  
 NOT TO SCALE

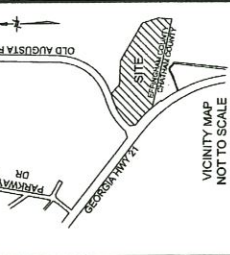
9315995-58  
25-40232988  
PARTICIPANT ID

**BK:28 PG:597-597**  
**P2019000133**

FILED IN OFFICE  
CLERK OF COURT  
06/25/2019 04:43 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Hursey*  
CLERK OF COURT

THIS BLOCK WAS FILED FOR THE CLERK OF THE SUPERIOR COURT.



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAN FOR FILING:

APPROVED FOR RECORDING EFFINGHAM COUNTY ZONING ADMINISTRATOR *[Signature]* DATE 5/29/19 DIRECTOR

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION *[Signature]* DATE 5/29/19 DIRECTOR

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS SURVEY HAS BEEN REVIEWED AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, AND STAMPS OF SUCH JURISDICTIONS. THE SURVEYOR'S AFFIRMATIONS SHOULD BE CONSIDERED AS OPERATIVE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COURTES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Joseph A. Hale, Jr.* 5-29-2019  
GEORGIA REGISTERED LAND SURVEYOR NO. 2886



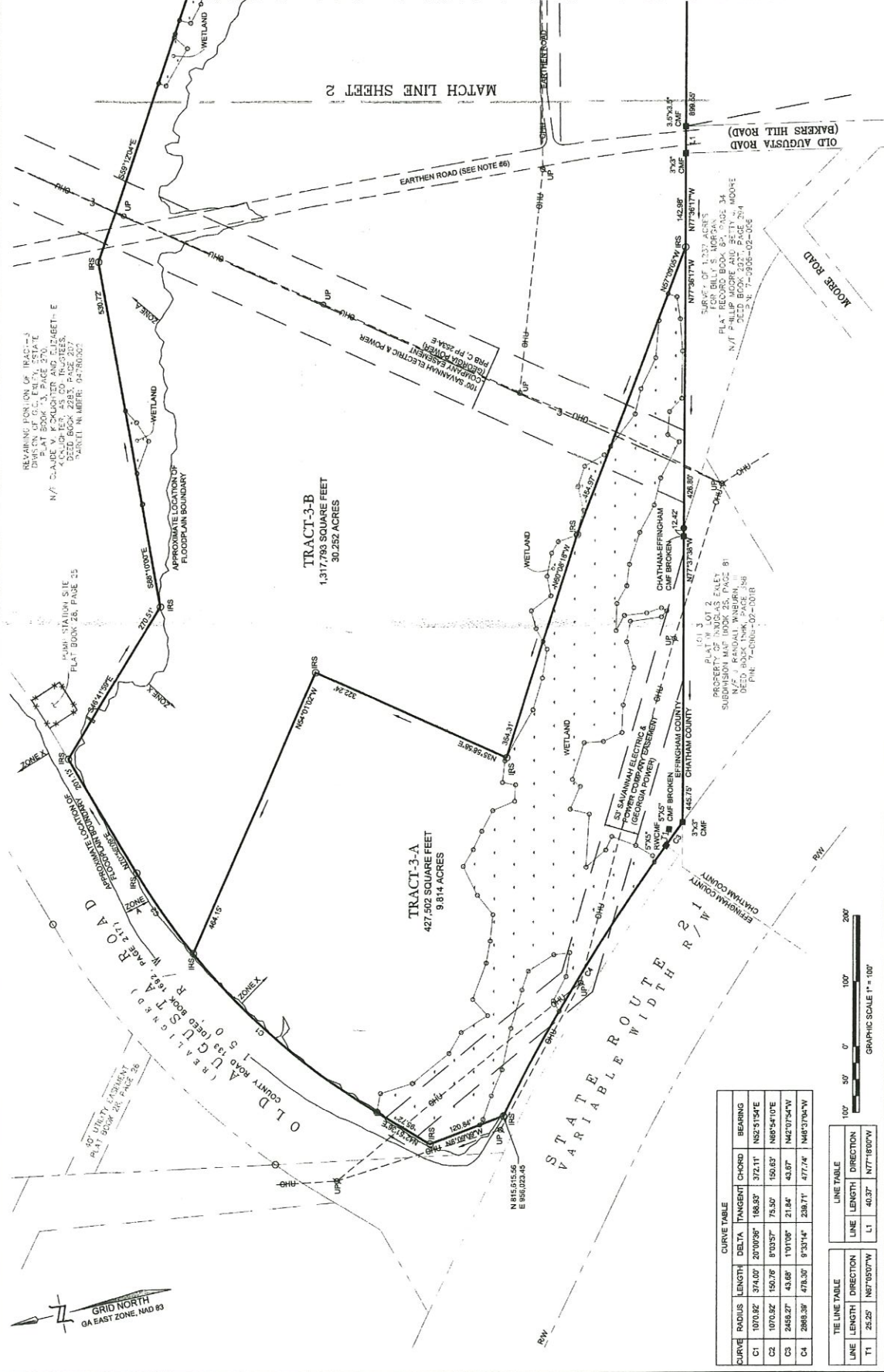
JOSEPH A. HALE, JR.  
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC  
CERTIFICATE OF AUTHORIZATION: LSF 781

SURVEYOR: J. HALE  
EQUIPMENT USED: SOKKIA SET 5, 3003  
CHAMPION GPS/RTCS NETWORK  
ADJUSTED BY COMPASS RULE  
ANGULAR ERROR PER "A" = 0.0"  
FIELD ERROR OF CLOSURE: 1/240,027

**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientists

7 Main Court (1606) • P.O. Box 15179 • Savannah, Georgia 31416  
Phone: (912) 354-6600 Fax: (912) 354-1815 Email: info@kernco.com



CURVE	CURVE TABLE			CHORD		
	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1070.82	374.07	20°09'38"	188.35	372.11	N85°15'54"E
C2	1070.82	150.76	9°03'57"	75.50	150.63	N89°54'10"E
C3	2459.27	43.68	1°01'08"	21.84	43.67	N42°07'54"W
C4	2085.39	478.30	9°33'14"	238.71	477.74	N48°37'04"W

TIE	LINE TABLE		LINE TABLE		
	LENGTH	DIRECTION	LENGTH	DIRECTION	
T1	26.25	N67°05'07"W	L1	40.37	N77°18'00"W



A SUBDIVISION OF A PORTION OF TRACT-3,  
DIVISION OF G. C. KILBY, ESTATE,  
9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA

PREPARED FOR: MICKY KICKLIGHTER

DRAWING TITLE: **MINOR SUBDIVISION**

SCALE: 1" = 100'

PROJECT NO: 130254

DATE: 05/29/2019

DRAWN BY: ENW

CHECKED BY: JAH

SHEET NO: **1/2**



Proposed Moultrie Dr Access B: Current School Bus Stops C: Mailbox/Amenities/Leasing Office



10/28/2022, 8:07:31 AM

Efn\_fin\_cache

Red: Band\_1

Green: Band\_2

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Maxar, Microsoft, Effingham County BOC

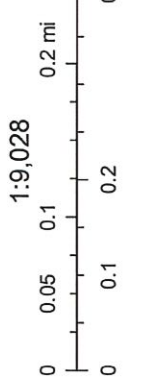


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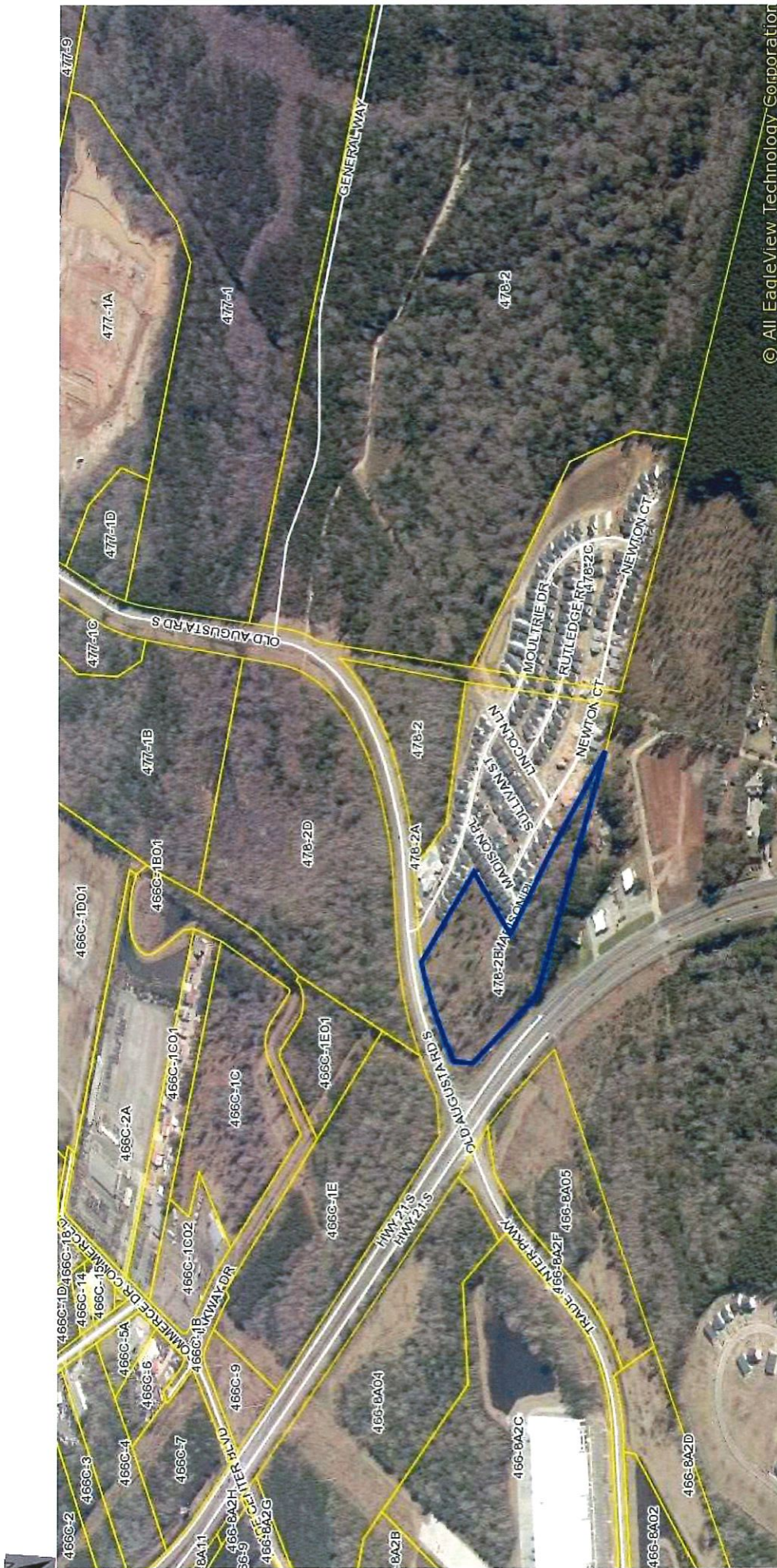
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● Address Points    ■ Public/Institutional  
□ Parcels2020    ■ Commercial    ■ Transportation/Utilities  
■ Industrial    ■ Undeveloped



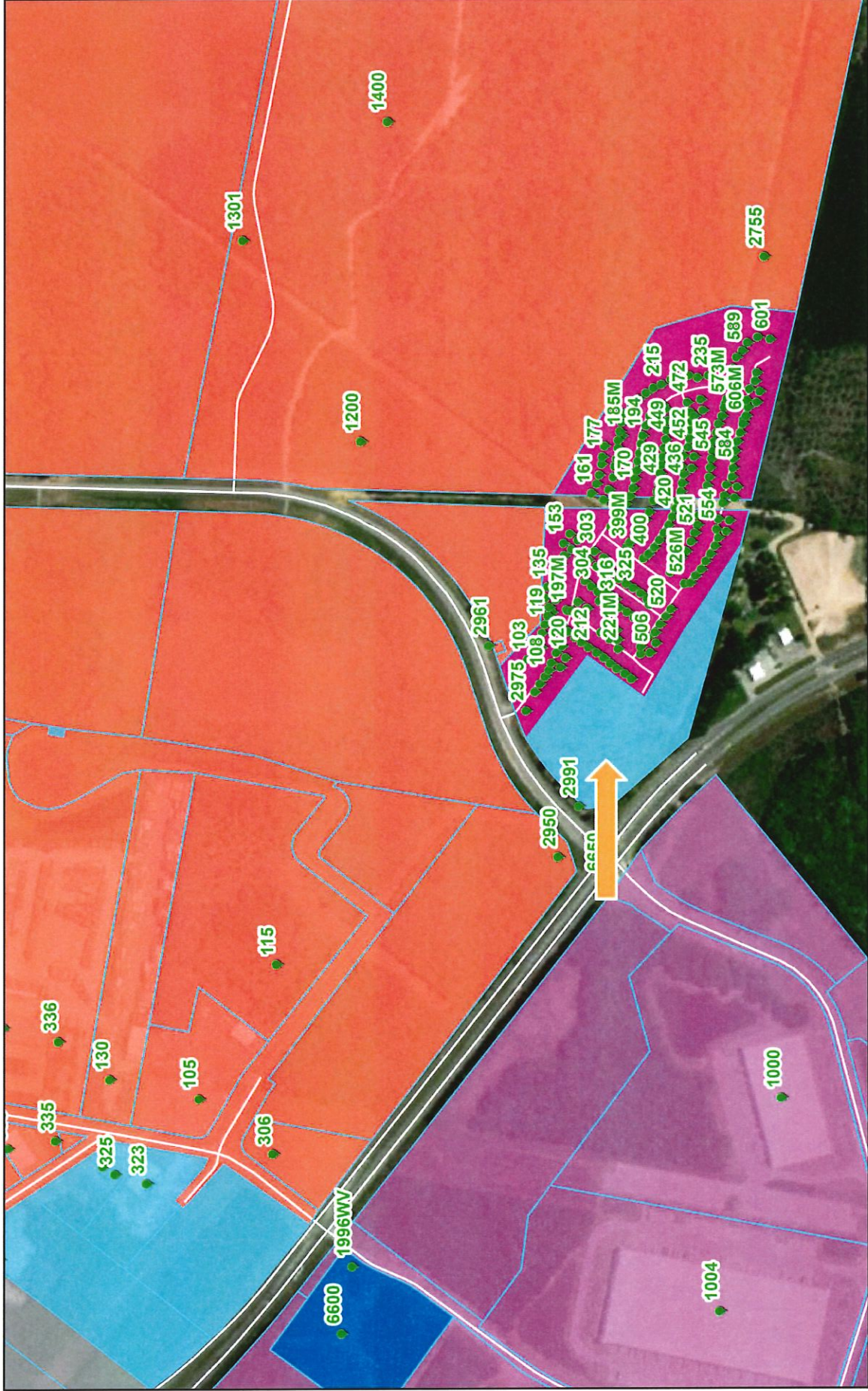


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● Address Points    Effingham County Zoning     B-3     Other  
 Parcels2020     R-3     I-1  
 B-2     PD  
— Roads

Maxar | Esri, Inc., City of Naperville, Illinois | Effingham County BOC | <https://www.fws.gov/wetlands/data/data-download.html> | ArcGIS Web AppBuilder



***DEVELOPMENT OF REGIONAL IMPACT  
REPORT***

**Prepared for  
Effingham County, Georgia  
DRI #3836  
Parker's-Old Augusta Road  
November 3, 2022**



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

## TABLE OF CONTENTS

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

## 1. APPLICATION INFORMATION

### 1.1 Jurisdiction

Effingham County, Georgia  
DRI # 3836

Parker's-Old Augusta Road

### 1.2 Applicant/Developer

Draytor-Parker Companies, LLC  
912-231-1001  
dbenyisrael@parkersav.com

## 2. PROJECT DESCRIPTION

### 2.1 Summary

The DRI is a proposed C-Store with 8MPD fuel canopy and proposed 4 position diesel canopy. The project is said to have full access onto Old Augusta Road and Georgia Highway 21. Map and parcel number for this project is 04780002B 9.81 acres located off Northeastern quadrant of Old Augusta Road and Georgia Highway 21. The action requested is other/sketch plan approval for previously zoned parcel. The project is expected to be complete in August of 2023

## 3. PARCEL DATA

### 3.1 Size of Property

9.81 Acres Map/Parcel # 0478002B

### 3.2 General Location

Located off Northeastern quadrant of Old Augusta Road and Georgia Highway 21.

According to the United States Census Bureau, the 2019 population of Effingham County was estimated to be 64,296.



## **4. LAND USE INFORMATION**

### **4.1 Site Map**

The site plan for use of the property is attached.

### **4.2 Built Features**

The site is currently vacant.

### **4.3 Future Development Map Designation (Character Area)**

The Future Land Use Map from Effingham County's comprehensive plan indicates that the project site is determined to be Public/Institutional Use.

### **4.4 Zoning District**

The site is currently zoned B-3. There is a request for zoning to remain B-3 to accommodate a convenience store and fueling station.

## **5. CONSISTENCY AND COMPATIBILITY ANALYSIS**

### **5.1 Consistency with the Comprehensive Plan**

The Effingham County Comprehensive Plan was adopted in 2019. The Future Land Use Map designates the DRI property for Public/Institutional. This category includes certain state, federal or local governments uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.

## **6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA**

### **6.1 Regional Development Map and Defining Narrative**

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

- |                 |               |
|-----------------|---------------|
| a. Conservation | c. Developed  |
| b. Rural        | d. Developing |

The Regional Future Development Map illustrates the area as Rural. This category is for areas that are not expected to urbanize or require urban services in the next 20 years.

### **6.2 Guiding Principles of the Regional Plan**

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

### **6.3 Guiding Principles for Water and Wastewater**

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

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

### **6.4 Guiding Principles for Stormwater Management**

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

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

#### **6.5 Guiding Principles for Transportation**

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

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

#### **6.6 Guiding Principles for Historic and Cultural Resources**

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

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



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

## **6.7 Guiding Principles for Natural Resources**

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

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

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

### **6.8 Guiding Principles for Regional Growth Management**

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

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



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

## **6.9 Guiding Principles on Business and Industry**

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

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



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

#### **6.10 Guiding Principles for Agricultural Lands**

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

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

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

#### **6.11 Guiding Principles for Communities for a Lifetime - Livable Communities**

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

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



- f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
  - g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.
4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
  5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
  6. The region will harness the talent and experience of older adults
  7. To determine “age readiness,” local comprehensive plans should review:
    - a. Demographics;
    - b. Quantity, quality, and type of existing housing stock;
    - c. Land use patterns; and
    - d. Quantity, quality, and type of recreational needs.
  8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
  9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
  10. Comprehensive plans will include goals and objectives that specifically address the aging population.
  11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
  12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

#### **6.12 Guiding Principles for Coastal Vulnerability and Resilience**

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to limit the impact of a disruptive crisis, and recovering rapidly from disasters.
3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

## **7. REGIONAL RESOURCE PLAN AND RIR**

### **7.1 The Regional Resource Plan**

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The project site includes wetlands. Wetlands impacts due to site development and access must be permitted by the USACE. Prior to development, all permitting requirements must be met for wetlands.

### **7.2 Area Requiring Special Attention**

The Areas Requiring Special Attention map designates the site as possibly being within an Area in need of redevelopment. These are areas that requires improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment.

### **7.3 Natural Resources**

#### Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.



Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

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

#### **7.4 Wetlands**

According to the developer, the project contains wetlands and will be permitted by USACE prior to development.

## 8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDSD)

### 8.1 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	52,250	80,563	112,062

Source: U.S. Census; Georgia Office of Planning and Budget

The county's population is expected to grow from its 2000 level of 37,535 to 112,062 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Effingham County, is a growing county in the region and had a 2019 population estimate of 64,296 according to the US Census. The 2010 Census population of Effingham County in 2000 was 37,535.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. The Effingham County unemployment rate in 2017 was 4.1 percent.

## 9. CRC Resources

### 9.1 Coastal Stormwater Supplement

The CRC applauds Effingham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management. *The 'Character Region' for this area is Rural Ridge and may utilize the 'Character Area Key' for Commercial.*

### 9.2 Regional Design Guidelines

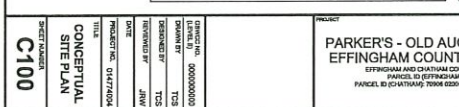
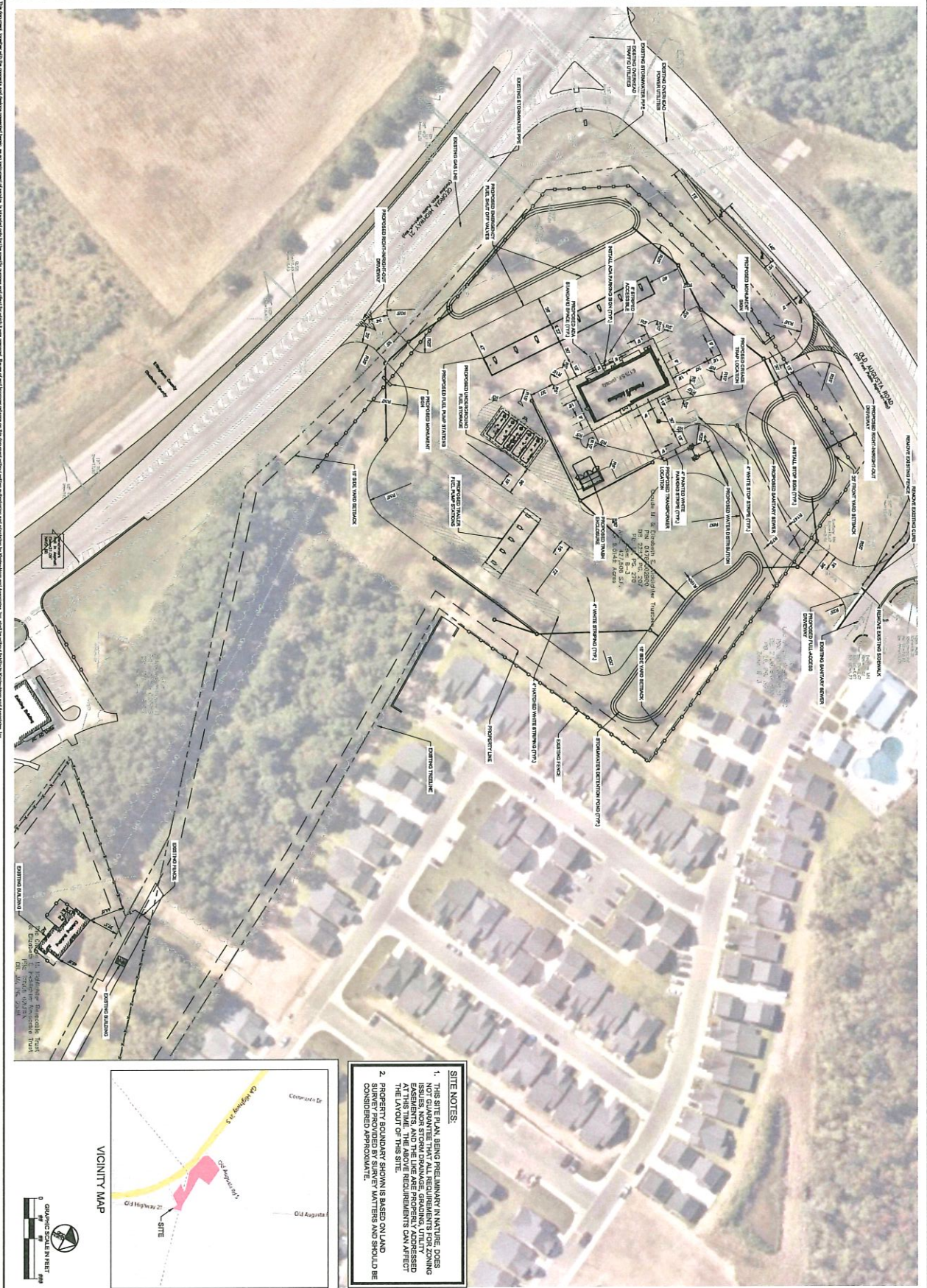
The CRC recommends that the Effingham County ensure that new development creates an environment that contributes to the region's character. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth. The City of Savannah has commented (see attached) and requested that Laura Walker and Ms. Brion Ehret receive all development status prior to and during development of this project. Their contact information is as follows: Laura Walker, Water Resources Environmental Manager, 912-651-2221 or 912-661-3529 and Ms. Brion Ehret, Administrative Assistant, City of Savannah 912-651-6573 ext. 2522 [behret@savannahga.gov](mailto:behret@savannahga.gov).

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For technical assistance contact Karen Saunders, Grant Specialist at [ksaunds@crc.ga.gov](mailto:ksaunds@crc.ga.gov).



**SITE PLAN  
PROVIDED BY THE APPLICANT**



**SITE NOTES:**

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
2. PROPERTY BOUNDARY SHOWN IS BASED ON LAND CONSIDERED APPROXIMATE.

PROJECT NO.	0000000001
DATE	01/27/2024
DESIGNED BY	TJC
DRAWN BY	JAN
CHECKED BY	
APPROVED BY	
TITLE	CONCEPTUAL SITE PLAN
SHEET NUMBER	C100

**PARKER'S - OLD AUGUSTA ROAD**  
 EFFINGHAM COUNTY, GEORGIA  
 PARCEL ID: 012747004-0000  
 PARCEL ID: 012747004-0001  
 PARCEL ID: 012747004-0002 AND 0003-0004

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROPOSED FOR  
**Parker's Kitchen**  
 DRAYTON-PARKER COMPANIES, LLC.  
 17 WEST HICKORY STREET  
 SAVANNAH, GEORGIA 31401  
 PHONE: 912-712-4834  
 PHONE: 912-231-1001

PREPARED BY  
**Kimley-Horn**  
 504 E. GORDON STREET  
 SAVANNAH, GEORGIA 31401  
 PHONE: 912-712-4834  
 WWW.KIMLEY-HORN.COM



**DRI #3836: Parker's – Old Augusta Road**

Effingham Character Area Map (with location of DRI shown)

- *No Character Areas in Comprehensive Plan*

Effingham Future Land Use Map (with location of DRI shown)

- Attached

A location map /exhibit of the project

- Attached

A site plan / conceptual drawing of the proposal

- Attached

What is the future land use map designation of the DRI site in the comp plan?

- Public/Institutional

Public Institutional	
This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.	Public Institutional (PI)

What is the character area map designation of the DRI site in the comp plan?

- *No Character Areas in Comprehensive Plan*

What is the current zoning of the DRI site?

- Zoning exhibit attached. Parcel 04780002B is zoned B-3.

What is the proposed zoning for the DRI site?

- The site is proposed to remain B-3 to accommodate a convenience store and fueling station (4 diesel pumps). A sketch plan has been submitted for approval.

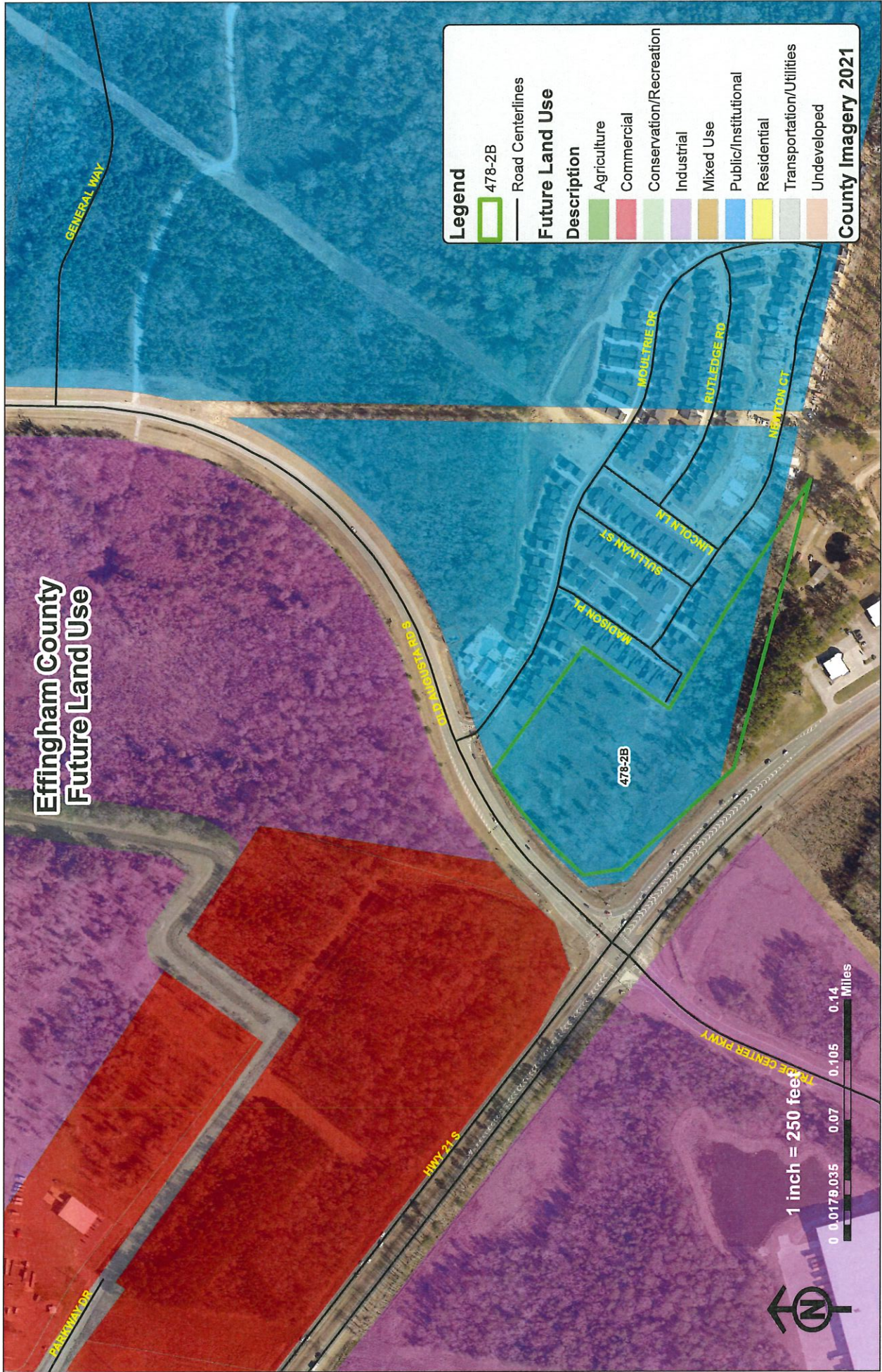
Is the site of the DRI currently vacant?

- The site is currently vacant.

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



# Effingham County Future Land Use



**Legend**

- 478-2B
- Road Centerlines

**Future Land Use Description**

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

**County Imagery 2021**

1 inch = 250 feet

0 0.0178 0.035 0.07 0.105 0.14 Miles

GENERAL WAY

478-2B

PERKINS DR

HWY 215

478-2B

TRADE CENTER PKWY

WADSWORTH DR

MADISON PL

SULLIVAN ST

LINCOLN LN

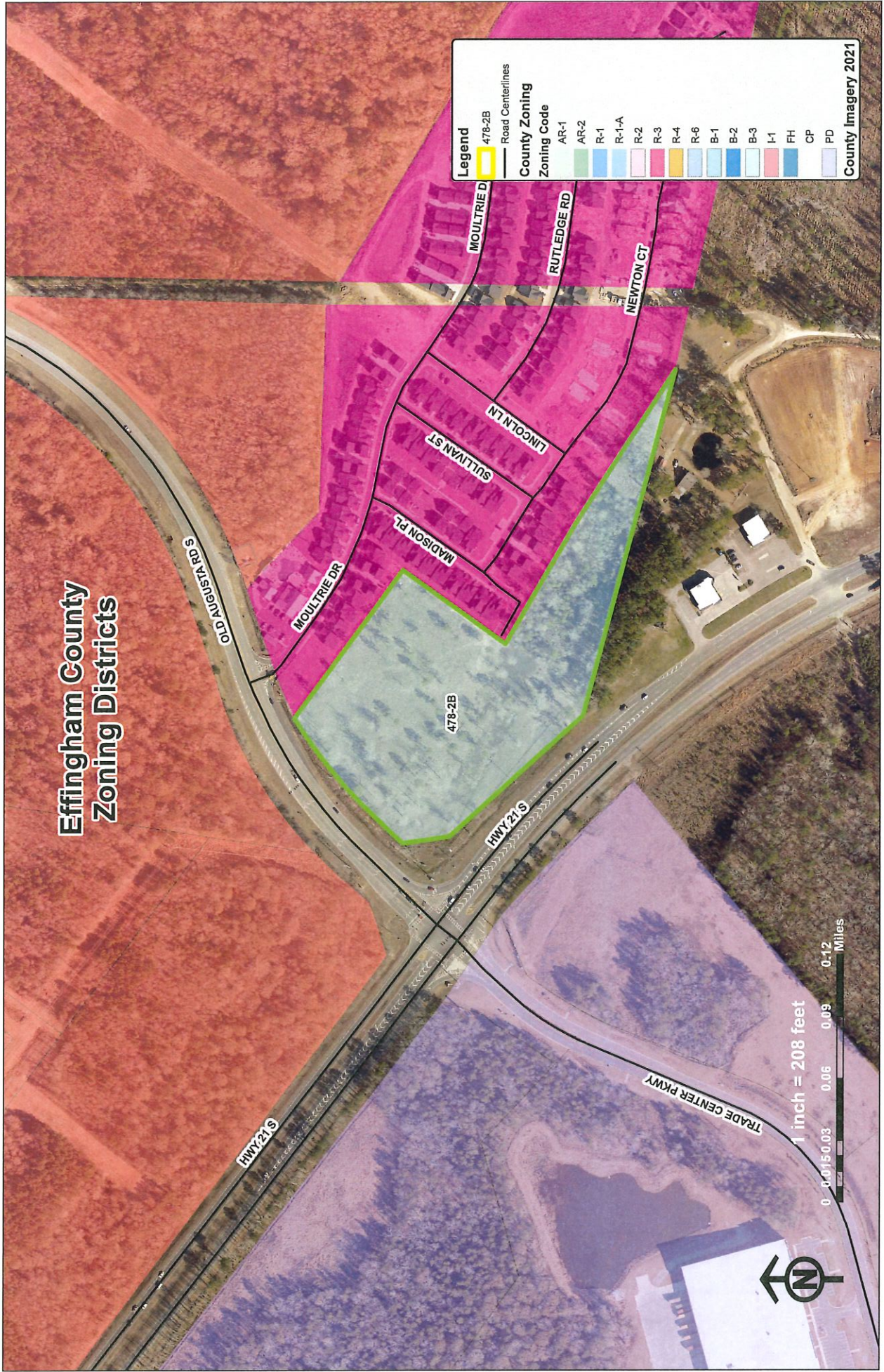
INDUSTRIE DR

RUTLEDGE RD

NEWTON CT



# Effingham County Zoning Districts



**Legend**

- 478-2B
- Road Centerlines

**County Zoning**

**Zoning Code**

	AR-1
	AR-2
	R-1
	R-1-A
	R-2
	R-3
	R-4
	R-6
	B-1
	B-2
	B-3
	I-1
	FH
	CP
	PD

County Imagery 2021



1 inch = 208 feet





**DEVELOPMENT OF REGIONAL  
IMPACT MAPS**

# ARSA Regional Map



10/4/2022, 8:50:47 AM

ARSA - Areas Requiring Special Attention

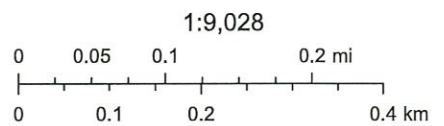
 Areas in Need of Redevelopment

 Areas of Rapid Development

 Areas of Significant Natural Resources

 Counties

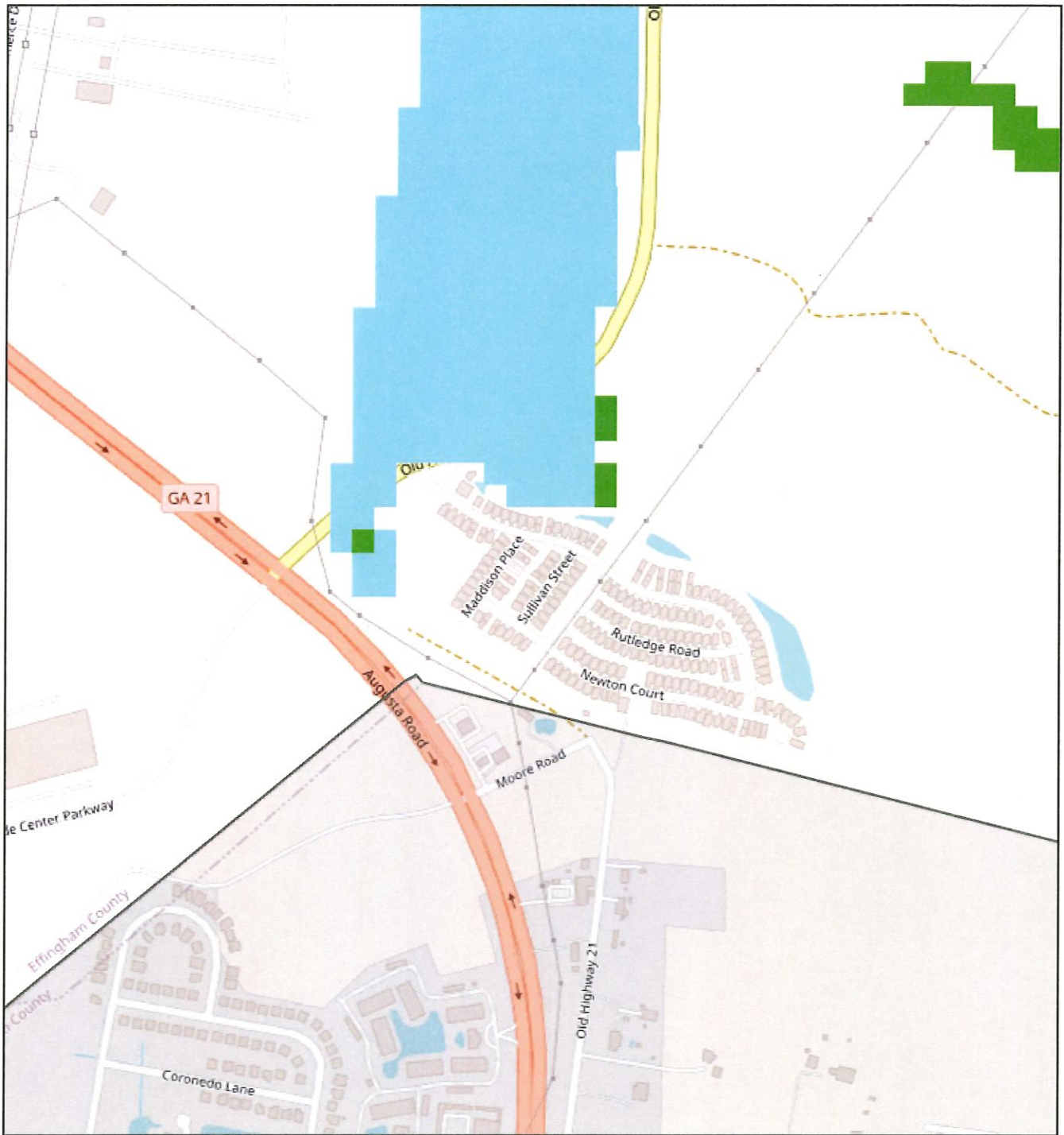
Cities



Map data © OpenStreetMap contributors, CC-BY-SA



# Green Infrastructure Regional Map

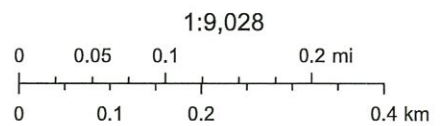


10/4/2022, 8:58:43 AM

## Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas

- Sites
- Counties
- Cities



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

# Regional Future Development Map

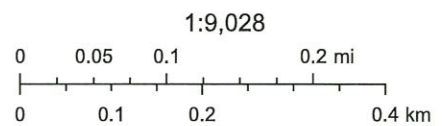


10/4/2022, 8:55:11 AM

- Counties
- Cities
- Developing
- Rural

### Future Development

- Developed



Map data © OpenStreetMap contributors, CC-BY-SA



## **PUBLIC COMMENTS**

**From:** [Cornelia Reed](#)  
**To:** [Karen Saunders](#); [Aaron Carpenter](#)  
**Cc:** [Bridget Lidy](#); [Laura Walker](#); [Brion Ehret](#); [James Laplander](#); [Ronald Feldner](#)  
**Subject:** RE: City of Savannah Response for DRI #3836 - Parker's Old Augusta Road and Georgia Highway 21, Effingham County  
**Date:** Thursday, October 20, 2022 9:19:15 AM

---

Thank you Karen for this information. Much appreciated.

With best regard

**Cornelia M. Reed, M.A.**

Program Coordinator  
Planning and Urban Design Department  
Physical Location Address Change  
Office Moved Effective 9/13/2021  
20 Interchange Drive, Administration Building  
Savannah, GA 31415  
P.O. Box 1027, Savannah, GA 31402  
[creed@savannahga.gov](mailto:creed@savannahga.gov)  
Office: 912.525-3100, ext. 1161  
Department: 912-525-2783



**From:** Karen Saunders <[ksaunds@crc.ga.gov](mailto:ksaunds@crc.ga.gov)>  
**Sent:** Thursday, October 20, 2022 9:07 AM  
**To:** Cornelia Reed <[CReed@Savannahga.Gov](mailto:CReed@Savannahga.Gov)>; Aaron Carpenter <[acarpenter@crc.ga.gov](mailto:acarpenter@crc.ga.gov)>  
**Cc:** Bridget Lidy <[blidy@Savannahga.Gov](mailto:blidy@Savannahga.Gov)>; Laura Walker <[LWalker@Savannahga.Gov](mailto:LWalker@Savannahga.Gov)>; Brion Ehret <[BEhret@Savannahga.Gov](mailto:BEhret@Savannahga.Gov)>; James Laplander <[JLaplander@Savannahga.Gov](mailto:JLaplander@Savannahga.Gov)>; Ronald Feldner <[Ronald.Feldner@Savannahga.Gov](mailto:Ronald.Feldner@Savannahga.Gov)>  
**Subject:** [Caution - External Email] RE: City of Savannah Response for DRI #3836 - Parker's Old Augusta Road and Georgia Highway 21, Effingham County

Good morning Cornelia,

Thank you for providing this useful and beneficial information. It will be utilized and attached to the final report for DRI 3836.

Concerning your request to ensure the points of contact mentioned in comment 1 and 2 of this email, requesting assurance that Laura Walker for comment 1 and Ms. Brion Ehret for comment 2 receive all development status prior to and during development of this project, I am unable to accommodate as I will not be included in the details of the actual discussions of this project once the DRI process is complete. I will, however, send a copy of the final report to these individuals. If you have any questions or concerns, please feel free to contact me anytime.

Sincerely,

Karen Saunders



**From:** Cornelia Reed <CReed@Savannahga.Gov>

**Sent:** Wednesday, October 19, 2022 3:39 PM

**To:** Karen Sands <ksaunds@crc.ga.gov>

**Cc:** Bridget Lidy <blidy@Savannahga.Gov>; Laura Walker <LWalker@Savannahga.Gov>; Brion Ehret <BEhret@Savannahga.Gov>; James Laplander <JLaplander@Savannahga.Gov>; Ronald Feldner <Ronald.Feldner@Savannahga.Gov>

**Subject:** City of Savannah Response for DRI #3836 - Parker's Old Augusta Road and Georgia Highway 21, Effingham County

Hello Karen. The City of Savannah has the following comments regarding this DRI #3836 which includes both the department's point of contact:

**Comment 1:**

Staff has reviewed the documents submitted for the property referenced as DRI #3836 Parkers, Old Augusta Road and Highway 21, in Effingham County and offers the following comments:

The property, parcel# 04780002B, is 9.81 acres on the corner of Old Augusta Road and Georgia Highway 21. The current Effingham County Land Use Map designates this parcel as Public/Institutional. It lies within the Inner Management Zone for Abercorn Creek, the drinking water source for over 400,000 people in a three-county area. The Green Infrastructure Map designates areas within the project site. These areas are important to sustaining good water quality at Abercorn Creek and should be protected. The watershed for Abercorn Creek is small. Intensive uses and highly impervious cover sites could negatively impact water quality. It will be critical to have spill responses, site management, and stormwater infrastructure adequate to protect drinking water supplies as contour maps show drainage of the site to Abercorn Creek.

In order to keep good water quality and treatment costs low, it is critical to protect the supporting ecosystem attributes of Abercorn Creek which include the perineal streams, wetlands, and floodplains. Staff requests the opportunity to work with Effingham County, the property owner and developer, to ensure adequate water quality protection elements can be incorporated into future zoning and site development plans.

Please ensure that the point of contact listed below receives development status prior to and during development.

Laura Walker  
Water Resources Environmental Manager  
City of Savannah  
912-651-2221  
912-661-3529  
[Water Videos](#)

**Comment 2:**

This is in the latest Abercorn Creek watershed boundary and within the City of Savannah

existing SWAPP inner management zone. Please ensure that the point of contact listed below receives development status prior to and during development.

*Brion*

**Ms. Brion Ehret**

Administrative Assistant, City of Savannah  
Water/Sewer Planning and Engineering  
20 Interchange Drive  
☎: 912-651-6573 ext.2522  
[behret@savannahga.gov](mailto:behret@savannahga.gov)



Thank you again Karen.

With best regard

**Cornelia M. Reed, M.A.**

Program Coordinator  
Planning and Urban Design Department  
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[creed@savannahga.gov](mailto:creed@savannahga.gov)  
Office: 912.525-3100, ext. 1161  
Department: 912-525-2783



**From:** Cornelia Reed <[CReed@Savannahga.Gov](mailto:CReed@Savannahga.Gov)>

**Sent:** Tuesday, October 4, 2022 3:36 PM

**To:** [herntona@thempc.org](mailto:herntona@thempc.org); [wangw@thempc.org](mailto:wangw@thempc.org); Barry Stanton <[BStanton@Savannahga.Gov](mailto:BStanton@Savannahga.Gov)>; Cheryl Mason <[CMason@Savannahga.Gov](mailto:CMason@Savannahga.Gov)>; Eric Chin <[EChin@Savannahga.Gov](mailto:EChin@Savannahga.Gov)>; Martha Davidson <[MDavidson@Savannahga.Gov](mailto:MDavidson@Savannahga.Gov)>; Frederick Anderson <[fanderson@Savannahga.Gov](mailto:fanderson@Savannahga.Gov)>; Thomas Bolton <[tbolton@Savannahga.Gov](mailto:tbolton@Savannahga.Gov)>; Michele Strickland <[MStrickland@Savannahga.Gov](mailto:MStrickland@Savannahga.Gov)>; Peter Ghilarducci <[PGhilarducci@Savannahga.Gov](mailto:PGhilarducci@Savannahga.Gov)>; Candra Teshome <[CTeshome@Savannahga.Gov](mailto:CTeshome@Savannahga.Gov)>; William Buckley <[William.Buckley@Savannahga.Gov](mailto:William.Buckley@Savannahga.Gov)>; Marcus Lotson <[lotsonm@thempc.org](mailto:lotsonm@thempc.org)>; Leah Michalak <[michalakl@thempc.org](mailto:michalakl@thempc.org)>; Thomas Cawthon <[TCawthon@Savannahga.Gov](mailto:TCawthon@Savannahga.Gov)>; Brian Brainerd <[BBrainerd@Savannahga.Gov](mailto:BBrainerd@Savannahga.Gov)>; Jackie Jackson <[jacksonj@thempc.org](mailto:jacksonj@thempc.org)>; Brion Ehret <[BEhret@Savannahga.Gov](mailto:BEhret@Savannahga.Gov)>; Tammy Faughey <[TFaughey@Savannahga.Gov](mailto:TFaughey@Savannahga.Gov)>; Pamela Everett <[everettpt@thempc.org](mailto:everettpt@thempc.org)>; Barry Lewis <[BLewis01@Savannahga.Gov](mailto:BLewis01@Savannahga.Gov)>; Quhannah Andrews <[QAndrews@Savannahga.Gov](mailto:QAndrews@Savannahga.Gov)>; Martha Davidson <[MDavidson@Savannahga.Gov](mailto:MDavidson@Savannahga.Gov)>; [moranok@thempc.org](mailto:moranok@thempc.org); [fazion@thempc.org](mailto:fazion@thempc.org); Laura Walker <[LWalker@Savannahga.Gov](mailto:LWalker@Savannahga.Gov)>

**Cc:** Martin Fretty <[MFretty@Savannahga.Gov](mailto:MFretty@Savannahga.Gov)>; Stephen Henry <[SHenry@Savannahga.Gov](mailto:SHenry@Savannahga.Gov)>; Gordon



Denney <[GDenney@Savannahga.Gov](mailto:GDenney@Savannahga.Gov)>; Julie McLean <[JMcLean@Savannahga.Gov](mailto:JMcLean@Savannahga.Gov)>; Bridget Lidy <[blidy@Savannahga.Gov](mailto:blidy@Savannahga.Gov)>; David Keating <[DKeating@Savannahga.Gov](mailto:DKeating@Savannahga.Gov)>; James Laplander <[JLaplander@Savannahga.Gov](mailto:JLaplander@Savannahga.Gov)>; Melanie Wilson <[wilsonm@thempc.org](mailto:wilsonm@thempc.org)>; Cornelia Reed <[CReed@Savannahga.Gov](mailto:CReed@Savannahga.Gov)>; Ronald Feldner <[Ronald.Feldner@Savannahga.Gov](mailto:Ronald.Feldner@Savannahga.Gov)>  
**Subject:** Time-Sensitive Request for Review on or before Noon, Wednesday, 10/19/22 for DRI #3836 - Parker's Old Augusta Road and Georgia Highway 21, Effingham County

Hello All. We received the below request from the Coastal Regional Commission for review regarding project location: Parker's, Old Augusta Road and Georgia Highway 21, Effingham County (see site plan(s) and other related links providing specific development information below). The City Manager's office has requested that applicable city departments review this request, including the project map, and other documentation provided in the links below and **provide your feedback to me on or before Wednesday, October 19, 2022, NLT noon**, regarding any concerns, objections, and/or any conditions related to this proposed development project that **may** affect Savannah utilities, property, and/or any other city operations.

No response is needed when your department does not have comments/no objection(s). And, although project location is not located in Savannah, please note that we are required to forward for review all project notices received by the Coastal Regional Commission.

Please feel free to forward this message to anyone you may believe would need to review this request for comment and ensure they forward input to me by the deadline. Please pardon the inconvenience if you no longer review these requests.

\_\_\_\_\_

□

## Review Requested for DRI #3836

### DRI #3836: Parker's-Old Augusta Road

The DRI is a proposed C-Store with 8MPD fuel canopy and proposed 4 position diesel canopy. The project is said to have full access onto Old Augusta Road and Georgia Highway 21. Map and parcel number for this project is 04780002B 9.81 acres located off Northeastern quadrant of Old Augusta Road and Georgia Highway 21. The action requested is other/sketch plan approval for previously zoned parcel. The project is expected to be complete in August of 2023.

## **Economic Development**

The estimated value of the project at build-out will be \$3,000,000 and the annual estimated tax revenue likely to be generated by the proposed project is \$200,000. The developer indicates that the regional workforce is sufficient to serve this development, and that the development will not displace any existing land uses.

## **Water Supply**

Effingham County will be the water supply provider for this site. The estimated water demand will be 0.0018 MGD. Sufficient water supply capacity is available to serve the proposed project.

## **Wastewater Disposal**

Effingham County will supply wastewater treatment for this site. The estimated sewage flow will be 0.0018 MGD. Sufficient wastewater treatment capacity is available to serve the proposed project and a sewer line extension is not required.

## **Transportation**

A traffic study has not been performed. The estimated daily traffic demand is Enter (125)/Exit (140)-AM Peak: Enter (64) /Exit (61)-PM Peak: Enter (71) / Exit (69). Transportation improvements will be required to serve this project. An easement from the private street owner will be required before access to Moultrie Drive is permitted. A Traffic Impact Assessment of improvements needed for Old Augusta Road and Hwy 21 will be required prior to site development plan approval.

## **Solid Waste Disposal**

An estimated 40 tons of solid waste will be generated annually. The current landfill capacity is sufficient to serve the project. Hazardous waste will not be generated.

## **Stormwater Management**

48% of the project site is expected to be impervious surface. The following measures are proposed for mitigating the project's impact on stormwater management: Detention pond and bio-retention facilities proposed on site. 30' vegetative buffer / stormwater filtration area between commercial and residential uses is required.

## **Environmental Quality**

There are wetlands located within the project site. All potential impacts on wetlands must be permitted by the USACE and adhere to all required specifications and requirements.

## **Local Planning Considerations**

The future land use map from Effingham's County's Comprehensive Plan designates the project site as Public/Institutional. Effingham's current zoning map marks the project site as belonging to the B-3 and remain B-3 to accommodate a convenience store and fueling station.

## **Regional Planning Considerations**

The Regional Future Development Map designates the project site as a developed site meaning urban development patterns, water and sewer services are currently provided. The Areas Requiring Special Attention Regional Map designates the site as an area in need of redevelopment meaning an area that requires improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment. The Green Infrastructure



Regional Map has both core and corridor areas designated within the project site. A core is an area of relatively intact habitat that is sufficiently large enough to support more than one individual of a species. A corridor is a basically linear arrangement of habitat type or natural cover that connects cores (hubs) together and differs from adjacent land on either side, such as a well-buffered stream.

For more information on this development, please see the information forms [here](#) and [here](#).

Also included in this email are the: [Site Plan](#), [Effingham Zoning Map](#), [Effingham Future Land Use Map](#), and [Regional ARSA, Green Infrastructure and Future Development Map](#).

□

With best regard

**Cornelia M. Reed, M.A.**  
Program Coordinator  
Planning and Urban Design Department  
Physical Location Address Change  
Office Moved Effective 9/13/2021  
20 Interchange Drive, Administration Building  
Savannah, GA 31415  
P.O. Box 1027, Savannah, GA 31402  
[creed@savannahga.gov](mailto:creed@savannahga.gov)  
O: 912.525-3100, ext. 1161



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November 17<sup>th</sup>, 2022

Rusty Windsor, P.E.  
Kimley Horn  
554 E Gordon St  
Savannah, GA 31401

Dear Mr. Windsor,

I am pleased to provide you with a review of the sketch plan submitted under the cover of 'Parker's – Old Augusta Road', which can be found below.

**Site Plan Review**

<u>Submittal Documents</u>	Sketch Plans .....	Oct. 2022
	Survey .....	Oct. 2022

General:

1. The zoning buffer between the proposed commercial and the adjacent multifamily needs to be delineated.
2. The access easement to the private roadway needs to be established. This driveway appears to cross the neighboring parcel.
3. Access to Hwy 21 (GDOT Encroachment Permit Needed):
  - a. It is recommended to use 50'R radii on entry and exit for Hwy 21 access.
  - b. It is recommended that the size of channelized island be increased, reducing the 20' lane width.
  - c. Will this be the only truck access?
4. Access to Old Augusta Rd:
  - a. Extend right turn deceleration lane on Old Augusta Rd to 175' storage & 100' taper.
  - b. We recommend increasing radii on entrance and exit to 50'R, increase channelized island.







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5. Access to Private Roadway:
  - a. It is recommended that the exit turning radius be increased to 35'R in the private access.
  
6. What access points are designated for truck access? On-site access for larger vehicles may be a challenge if larger vehicles are being routed through the site to reach the truck pump area, then having to use a cul-de-sac turnaround and routed through the site again to eventually head south on Hwy 21.
  
7. Access & Intersection design and potential improvements will need to be informed by a Traffic Impact Analysis.

Sincerely,

*Trevor Shoemaker*

**Trevor Shoemaker**

Project Manager

EOM

CC: Teresa Concannon, Planning Manager - Effingham County  
Chelsie Fernald, Planner - Effingham County  
Liberto Chacon, PE, Sr. VP - EOM  
Cynthia Phillips, Sr. Engineering Manager - EOM



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