Record No: VAR-26-29

Variance Application

Status: Active

Submitted On: 8/3/2026

Primary Location

1085 Old River Road
Bloomingdale, GA 31302

Owner

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

Applicant

Chris Gohagan
[redacted]
12 Siebald Street
Statesboro, GA 30458

Staff Review

Board of Commissioner Meeting Date*

10/06/2026

Notification Letter Description*

to allow for a decrease in required buffers for I-1.

Public Notification Letters Mailed*

09/14/2026

Location Information*

1085 Old River Road

Staff Description

Stipulations

Board of Commissioner Ads

09/16/2026

Commissioner District*

1st

Request Approved or Denied

–

Letter & ZMA Mailed

–

Map#*

304

Parcel#*

15 & 15A

Applicant Name*

C.W. Matthews Contracting Co., Inc.

Applicant Information

Applicant Name*

C.W. Matthews Contracting Co., Inc.

Applicant Phone Number*

[redacted]

Applicant Email*

[redacted]

Applicant Address*

12 Siebald Street

City*

Statesboro

State*

GA

Zip Code*

30458

General Information

Zoning District*

I-1

Map/Parcel Number*

03040015 and 03040015A00

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Applicant seeks variances from the buffer requirements for operation of an asphalt plant on this site. The current owner obtained buffer variances for warehousing operations in May of 2020. Applicant's activities will not exceed the limits of those prior variances. Applicant's proposal also complies with all buffer requirements established by the U.S. Army Corp of Engineers.

Water Connection*

Private Well

Sewer Connection*

Private Septic System

Who is applying for variance request?*

Agent

Owner of Record

Owner Name*

River Road Partners I, LLC

Owner Phone Number*

[redacted]

Owner Email Address*

[redacted]

Owner Address*

260 S Oceola 1406

City*

Orlando

State*

FL

Zip Code*

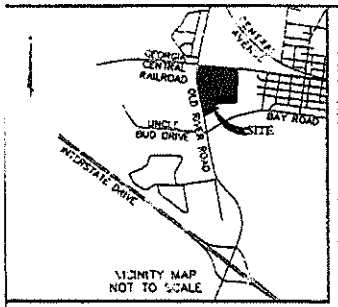
32801

Signature

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

Digital Signature*

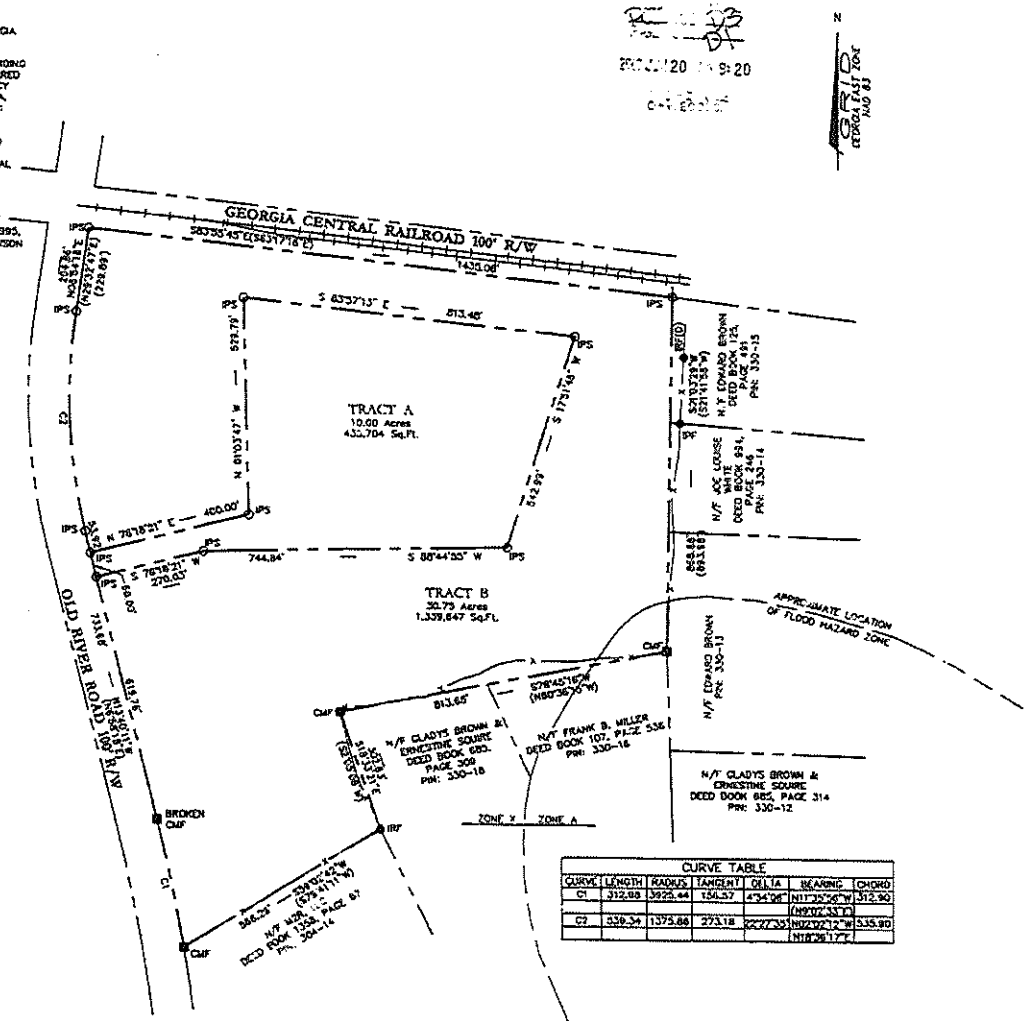
Christopher Ryan Gohagan
Jul 28, 2026



NOTES:
1. THIS PLAT CONTAINS 2 LOTS.
2. TOTAL AREA: 40.75 ACRES (1,775,351 Sq.Ft.).
3. PROPERTY ADDRESS: 1085 OLD RIVER ROAD
   EFFINGHAM COUNTY, GEORGIA
4. PARCEL IDENTIFICATION NUMBER: 304-15.
5. THIS PROPERTY IS CURRENTLY ZONED: AR-1.
6. BASED ON MY OBSERVATION THIS PROPERTY ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA, COMMUNITY PANEL NUMBER 130076 0135 C, DATED: 9/3/1992, ZONE:X & A, BASE FLOOD ELEVATION: N/A & UNDETERMINED M.S.L.
7. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. PLAT BEARINGS AND DISTANCES TAKEN FROM PLAT ENTITLED "CLIFFORD HAYES TRACT", DATED 8/10/1995, REVISED 2/28/1996, PREPARE BY HAROLD R. JOHNSON R.L.S. No. 1137

LEGEND

◆		BENCH MARK
○	IPS	IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
●	IRF	IRON RE-BAR FOUND
●	IPF	IRON PIPE FOUND
	(D)	DISTURBED CORNER
	(S83°17'16"E)	PLAT BEARINGS & DISTANCE
	R/R	RAILROAD
	R/W	RIGHT-OF-WAY
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION
	MSL	MEAN SEA LEVEL



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	312.98	3925.44	156.57	4°34'06"	N11°35'56"W	312.90
					(N09°00'33"E)	
C2	539.34	1375.66	273.18	22°27'35"	N02°09'12"W	535.90
					N18°36'17"E	

THIS RECOMBINATION PLAT KNOWN AS "40.75 ACRE TRACT ON OLD RIVER ROAD" HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA

Wes W. Lewis (DATE)
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

WITNESS: Gabrielle Morris
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

Aug 1, 2006

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

BY _____ 5/21/08
TERRY MACK COLEMAN, GEORGIA R.L.S. 2486 (REGISTERED SURVEYOR) DATE

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION

_____ 6-19-08
DIRECTOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____ 6-3-08
OWNER DATE

SURVEY DATE: 12/2/2005
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 03"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/582,408
FIELD ERROR OF CLOSURE: 1/91,000+

REFERENCE:
1. PLAT OF THE CLIFFORD HAYES TRACT BY HAROLD R. JOHNSON, R.L.S. No. 1137, DATED 8/10/1995, REVISED 2/28/1996.
2. DEED BOOK 1449, PAGE 265.
3. DEED BOOK 1330, PAGE 203.
4. PLAT CABINET BOOK B, PAGE 113E
5. PLAT BOOK 28, PAGE 139
6. CENTRAL OF GEORGIA RAILROAD RESURVEY

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

_____
TERRY MACK COLEMAN
GA. REG'D. LAND SURVEYOR NO. 2486

GEORGIA 5/21/08 No. 2486 REGISTERED LAND SURVEYOR TERRY MACK COLEMAN

GEORGIA REGISTERED No. 11785 PROFESSIONAL ENGINEER JOHN S. KERN

200 100' 0' 200'
GRAPHIC SCALE: 1" = 200'

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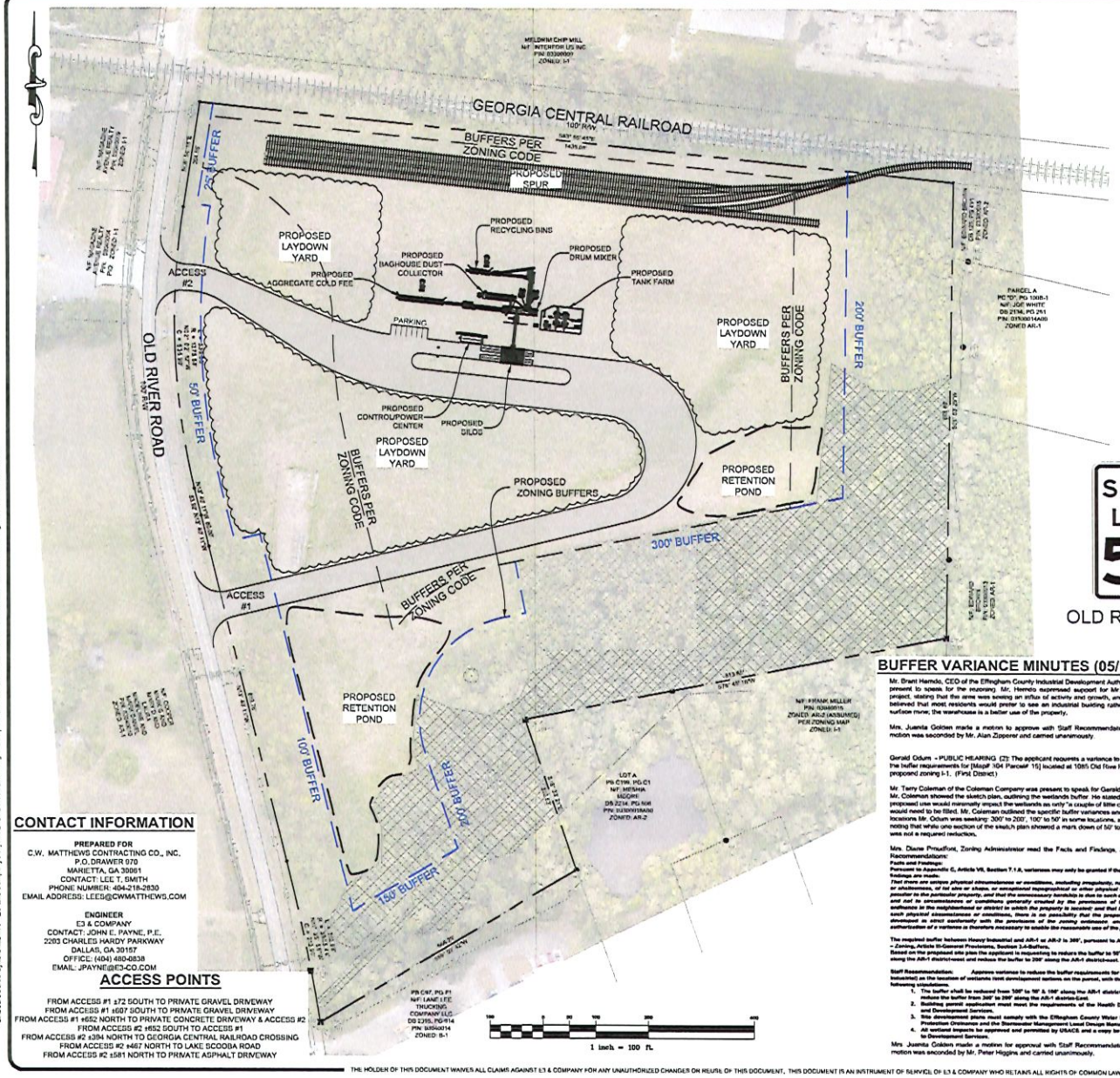
Kern-Coleman & Co. L.L.C.
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
1368 Court (31405) P.O. Box 1511 • Savannah, Georgia • 116
Telephone: (912) 354-4626 • Fax: (912) 236-1865 • e-mail: office@kernco.com

A MINOR SUBDIVISION OF 40.75 ACRE TRACT ON OLD RIVER ROAD ALSO KNOWN AS THE "CLIFFORD HAYES TRACT" 1559th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA

PREPARED FOR: COASTAL GRADING

DRAWING TITLE:
MINOR SUBDIVISION

SCALE:	1" = 200'
PROJECT NO:	061004
DATE:	[illegible]
DRAWN BY:	DJP
CHECKED BY:	JAM, JR
SHEET NO:	1/1





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. INFORMATION REGARDING UNDERGROUND UTILITIES ON THESE PLANS ARE BASED UPON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
2. OWNER/APPLICANT: C.W. MATTHEWS CONTRACTING CO., INC.
   ADDRESS: P.O. DRAWER 970, MARIETTA, GA 30061
   CONTACT: LEE T. SMITH
   PHONE NUMBER: 404-218-2830
   EMAIL ADDRESS: LEES@CWMATTHEWS.COM
2. PROPERTY ACREAGE: 40.12 AC
   PARCEL ID: 03040015 & 03040011A00
   SITE ADDRESS: 1085 OLD RIVER ROAD, MELDRIM, GA 31302
   LOCATED IN 1559TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
3. EXISTING ZONING DISTRICTS: I-1; INDUSTRIAL; REZONED 5/19/2020
   BUILDING FRONT SETBACK: 100'
   BUILDING SIDE SETBACK: 300'
   BUILDING REAR SETBACK: 200'
   MIN. LOT SIZE: N/A
   MIN. PUBLIC ROAD FRONTAGE: N/A
   MIN. LOT WIDTH AT BUILDING LINE: N/A
   MAX. HEIGHT: N/A
4. BOUNDARY INFORMATION SHOWN IS BASED ON A SURVEY FOR CAPITAL DEVELOPMENT PARTNERS BY COLEMAN COMPANY INC. ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY MAY EXIST THAT ARE NOT SHOWN. TOPOGRAPHIC INFORMATION SHOWN WAS ESTABLISHED BY REMOTE MAPPING GROUP, ALL ELEVATIONS REFER TO MEAN SEA LEVEL.
3. WATER SERVICE TO BE PROVIDED BY ON SITE WELL. SEWER SERVICE TO BE PROVIDED BY ON SITE SEPTIC SYSTEMS. STORMWATER MANAGEMENT TO BE HANDLED WITH ON SITE PONDS.
4. WETLANDS SHOWN ARE BASED OFF OF A WETLAND IMPACT EXHIBIT BY COLEMAN COMPANY INC. FOR CAPITAL DEVELOPMENT PARTNERS.
5. NO KNOWN CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES ARE KNOWN TO EXIST ON THIS SITE. NO KNOWN LANDFILLS EXIST ON THIS SITE.
6. ADDITIONAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
7. SUBJECT PROPERTY LIES WITHIN AREAS OF DESIGNATED AS ZONE "X" ON COMMUNITY PANELS 13103C0344E OF THE FLOOD INSURANCE RATE MAPS FOR EFFINGHAM COUNTY PREPARED BY F.E.M.A. DATED 3/16/2015.
8. THE PROPOSED USE FOR THIS PROPERTY IS AN ASPHALT PLANT.

LEGEND

PROPERTY BOUNDARY		PROP. WATER LINE	W
EXIST. EASEMENT		PROP. WATER VALVE	
PROP. EASEMENT		EXIST. FORCEMAIN	FM
CONST. EASEMENT		PROP. AIR REL. VALVE	
STREAM BUFFER		PROP. FORCEMAIN	FM
CREEK/STREAM		EXIST. SANITARY SEWER	SS
WETLANDS		PROP. SANITARY SEWER	SS
FLOOD PLAIN		EXIST. STORM SEWER	ST
EXIST. CONTOUR - MJR	100	PROP. STORM SEWER	
EXIST. CONTOUR - MNR		EXIST. REUSE WATER	RW
PROP. CONTOUR - MJR	950	PROP. REUSE WATER	RW
PROP. CONTOUR - MNR		EXIST. CONCRETE FLUME	
PROP. BUILDING		EXIST. FENCE LINE	
FIBER OPTIC	FO	EXIST. UTILITY POLE	
BURIED GAS LINE	G	EXIST. LIGHT POLE	
BURIED CABLE TV	CTV	EXIST. SIGN	
BURIED TELEPHONE	UCT	EXIST. MAILBOX	MB
BURIED ELECTRIC	UGE	EXIST. SGL-WING CATCH BASIN	
OVERHEAD ELECTRIC	OHE	EXIST. DBL-WING CATCH BASIN	
EXIST. WATER METER	W	EXIST. HEADWALL	
EXIST. FIRE HYDRANT		BENCHMARK	
EXIST. WATER LINE	W	EXIST. R.O.W. MONUMENT	
EXIST. WATER VALVE		EXIST. GUY WIRE	
PROP. WATER METER		EXIST. TREE	
PROP. FIRE HYDRANT		EXIST. TREELINE	

BUFFER VARIANCE MINUTES (05/18/26)

Mr. Brant Hamdo, CEO of the Effingham County Industrial Development Authority was present to speak for the rezoning. Mr. Hamdo expressed support for Mr. Odum's project, stating that the area was seeing an influx of activity and growth, and that he believed that most residents would prefer to see an industrial building rather than a turbine mine, the warehouse is a better use of the property.

Mrs. Juanita Golden made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Gerald Odum - PUBLIC HEARING (2): The applicant requests a variance to reduce the buffer requirements for [Map# 104 Parcel# 15] located at 1085 Old River Road, proposed zoning I-1. (First District)

Mr. Terry Coleman of the Coleman Company was present to speak for Gerald Odum. Mr. Coleman showed the sketch plan, outlining the wetlands buffer. He stated that the proposed use would minimally impact the wetlands as only "a couple of little corners" would need to be filled. Mr. Coleman outlined the specific buffer variances and locations Mr. Odum was seeking: 300' to 200', 100' to 50' in some locations, and noting that while one section of the sketch plan showed a mark down of 50' to 25', this was not a required reduction.

Mrs. Diane Proudfoot, Zoning Administrator read the Facts and Findings, and Staff Recommendations:

Facts and Findings:

Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made.

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and that because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The required buffer between Heavy Industrial and AR-1 or AR-2 is 300', pursuant to Appendix C – Zoning, Article III-General Provisions, Section 3.4-Buffers.

Based on the proposed site plan the applicant is requesting to reduce the buffer to 50' & 100' along the AR-1 district-west and reduce the buffer to 200' along the AR-1 district-east.

Staff Recommendation: Approve variance to reduce the buffer requirements for I-1 (Heavy Industrial) as the location of wetlands limit development options on the parcel, with the following conditions:

1. The buffer shall be reduced from 300' to 50' & 100' along the AR-1 district-West and reduce the buffer from 300' to 200' along the AR-1 district-East.
2. Building permit application must meet the requirements of the Health Department and Development Services.
3. The development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts be approved and permitted by USACE and a copy be submitted to Development Services.

Mrs. Juanita Golden made a motion for approval with Staff Recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

CONTACT INFORMATION

PREPARED FOR
C.W. MATTHEWS CONTRACTING CO., INC.
P.O. DRAWER 970
MARIETTA, GA 30061
CONTACT: LEE T. SMITH
PHONE NUMBER: 404-218-2830
EMAIL ADDRESS: LEES@CWMATTHEWS.COM

ENGINEER
E3 & COMPANY
CONTACT: JOHN E. PAYNE, P.E.
2263 CHARLES HARDY PARKWAY
DALLAS, GA 30157
OFFICE: (404) 480-8838
EMAIL: JPAYNE@E3-CO.COM

ACCESS POINTS

FROM ACCESS #1 ±72 SOUTH TO PRIVATE GRAVEL DRIVEWAY
FROM ACCESS #1 ±607 SOUTH TO PRIVATE GRAVEL DRIVEWAY
FROM ACCESS #1 ±652 NORTH TO PRIVATE CONCRETE DRIVEWAY & ACCESS #2
FROM ACCESS #2 ±652 SOUTH TO ACCESS #1
FROM ACCESS #2 ±394 NORTH TO GEORGIA CENTRAL RAILROAD CROSSING
FROM ACCESS #2 ±467 NORTH TO LAKE SCOOBA ROAD
FROM ACCESS #2 ±581 NORTH TO PRIVATE ASPHALT DRIVEWAY

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST E3 & COMPANY FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF E3 & COMPANY WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN EVERETT PAYNE

DESIGN:	JEP
DRAWN:	JEP
CHECK:	JEP
PROJ. #:	26-016
DATE:	07/29/2026

CONCEPT - ISSUED FOR APPLICATION

△	REVISION	DATE

E3 & CO
2263 Charles Hardy Parkway
Dallas, Ga. 30157
Office: (404) 480-8838
Firm No.: PEF008240

CLIENT
C.W.M. CONTRACTING CO.

EFFINGHAM COUNTY ASPHALT PLANT

CONCEPT CIVIL SITE PLAN

SHEET NO.
C-1

C:\Users\JohnPayne\OneDrive - E3 and Company\Projects\2026\26-015 Bloomingdale Asphalt Plant\CAD\Plan Production\REZONING SITE PLANS.dwg 7/31/2026 9:29:26 AM

304-15 & 304-15A



9/4/2026

Addresses
Roads
Parcels

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

Citations

1:16,053

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

304-15 & 304-15A



9/4/2026

Addresses
Roads
Parcels

Character Areas
Conservation
Historic Overlay District

FLUM Areas
Agricultural-Residential
Assembly Area
Commercial
Conservation-Recreation
Industrial
Public-Institutional
Transitional
Utility

Citations

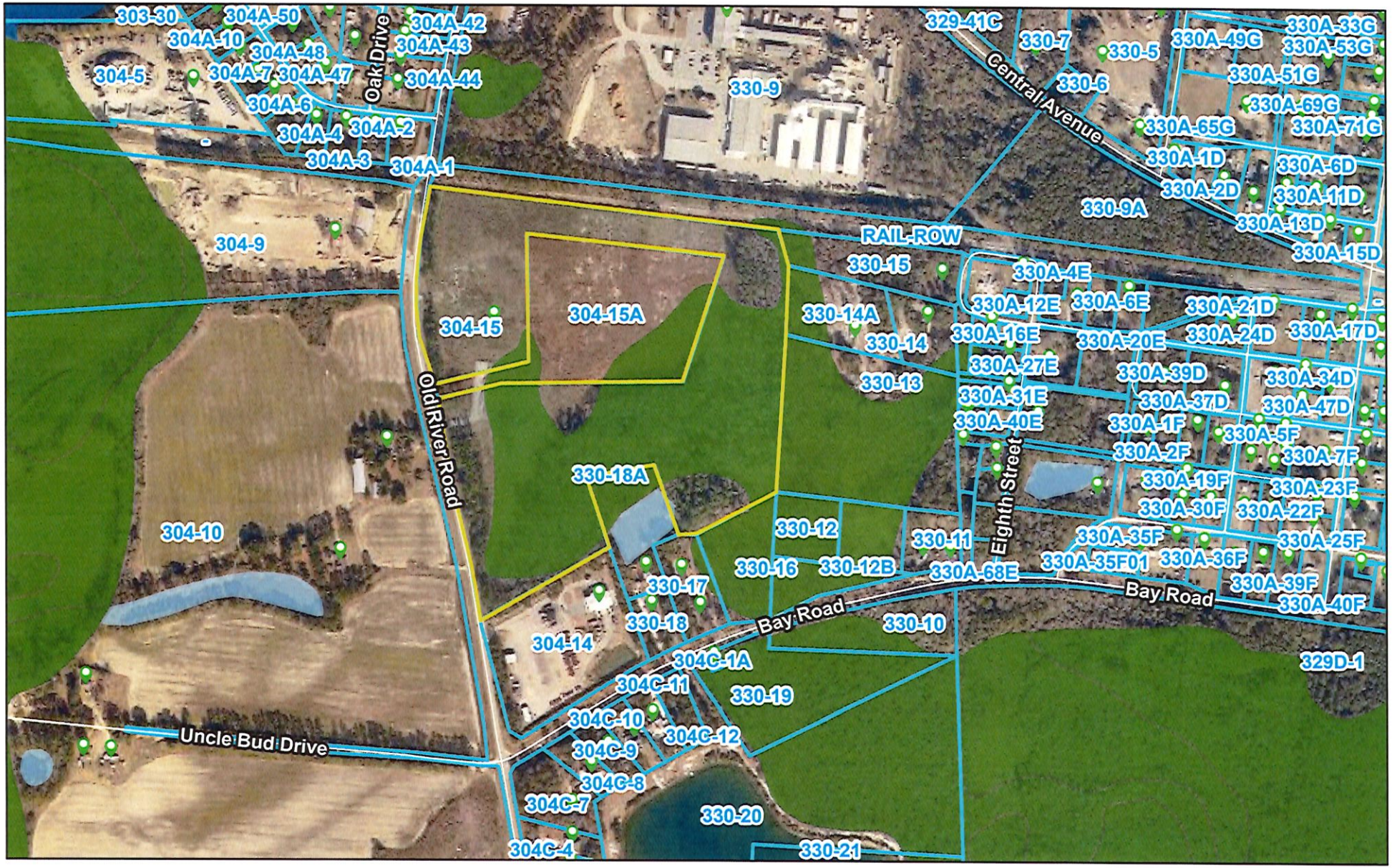
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0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

304-15 & 304-15A



9/4/2026

Addresses
Roads
Parcels
Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Citations

1:8,026

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

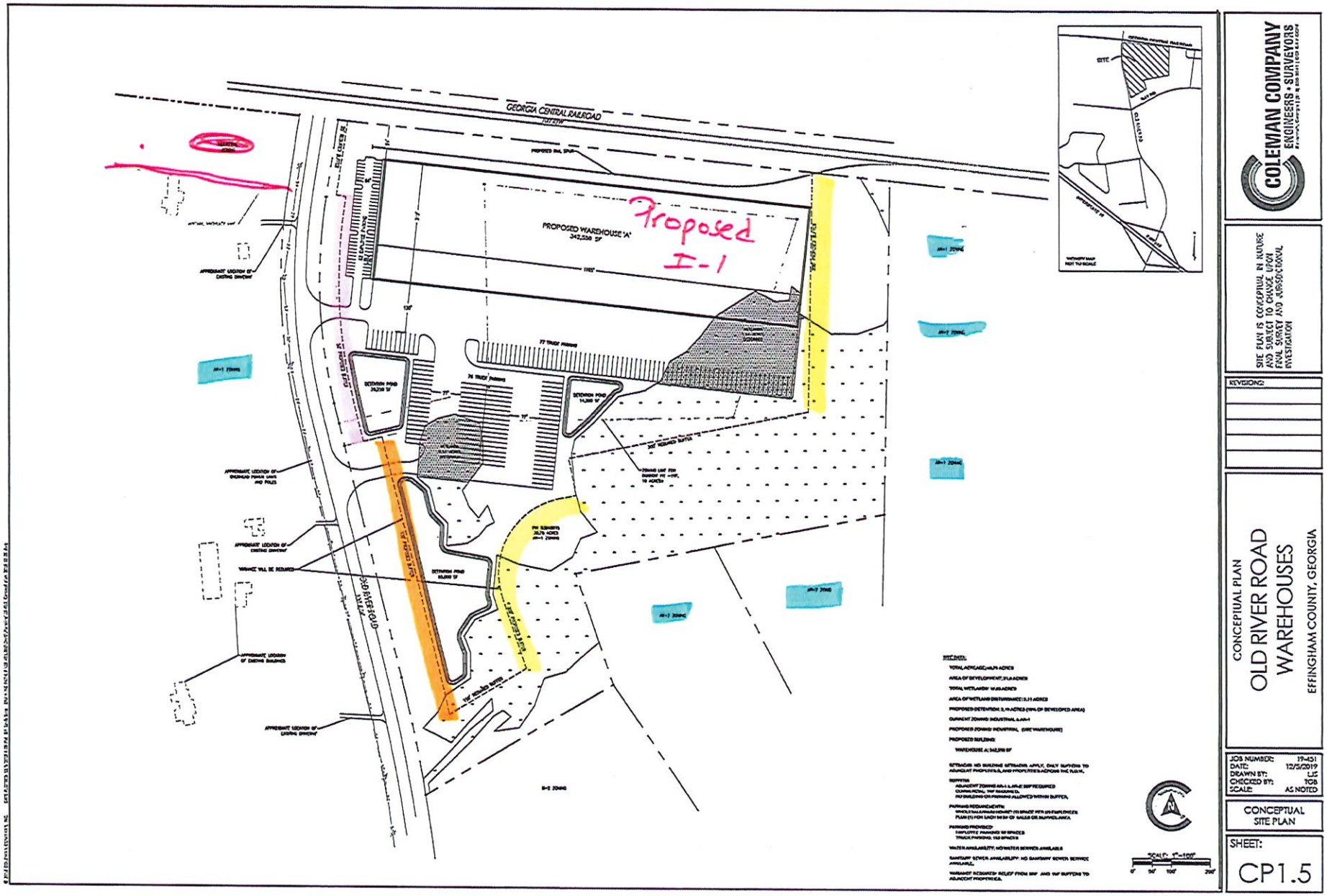
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

~~I-1~~ Buffer Requirement AR-1 & AR-2 300'

Proposing 50' Buffer

Proposing 100' Buffer

Proposing 200' Buffer



STEPHEN T. RUSHING
DANIEL B. SNIPES (GA & SC)
LAURA T. MARSH
SCOTT A. HODGIN
CHRISTOPHER R. GOHAGAN (GA & SC)
CHARLIE MCCOOK
KAYLEE SHEPPARD SHEALY
RUSSELL JONES

LAW OFFICES
TAULBEE, RUSHING, SNIPES,
MARSH & HODGIN, LLC
12 SIEBALD STREET
POST OFFICE BOX 327
STATESBORO, GEORGIA 30458
www.statesborolawgroup.com

P: 912-764-9055
F: 912-764-8687
Ecgohagan@taulbeerushing.com

August 3, 2026

Effingham County Board of Commissioners
804 S Laurel Street
Springfield, GA 31329

Dear Commissioners:

As agent for C.W. Mathews Contracting Co., Inc. ("C.W. Mathews"), I appreciate the opportunity to present the attached request for variances from the buffer requirements pertaining to operation of an asphalt plant on property known as 1085 Old River Road, Bloomingdale, Georgia. This property includes 30.75 acres, more or less, designated as Effingham County Tax Parcel Number 03040015, as well as 10.00 acres, more or less, designated as Effingham County Tax Parcel Number 03040015A00. Both parcels are currently zone Heavy Industrial and asphalt plants are permitted under existing zoning.

C.W. Mathews is a leading heavy highway construction contractor with operations throughout Georgia and across the Southeast. Founded in 1946, it has grown into the region's top road builder and local asphalt manufacturer, shaping major regional infrastructure projects for the Georgia Department of Transportation, Georgia Ports Authority, and Hartsfield-Jackson Atlanta International Airport. Just one month ago – July 6, 2026 – GDOT announced the award of the largest design-build contract in state history for the widening of I-95 and I-16 to a joint venture including C.W. Mathews.

C.W. Mathews currently owns and operates over 30 asphalt plants across the state of Georgia. It is proud to be a contributing member of each one of those communities. To ensure that its operations have minimal impacts on its neighbors, C.W. Mathews utilizes the most current available technologies to mitigate any external disturbance. These measures include closed-loop baghouse systems, carbon filtration systems, warm-mix systems, dust silos and collection systems, Variable Frequency Drives (VFDs) on electrical motors, and site-wide irrigation, which enhance safety and minimize noise, dust, heat and fumes generated by activities on the site.

Our client is already a proud resident of Effingham County with existing properties at 1020 Old River Road and 662 Godley Road, both in Bloomingdale. It has a contract for the purchase of the subject properties at 1085 Old River Road to expand its local asphalt production capabilities in support of its work along I-16 and throughout the area. This site offers direct access to Old River Road and very quick access to I-16, so it is ideally situated to serve projects throughout the Effingham County I-16 corridor. There are a number of similar uses along Old River Road and I-16, and demand for local asphalt products will only increase as this area continues to grow. Additionally, the current owner of these properties – River Road Partners I, LLC – was granted a series of buffer variances in 2020 to allow warehousing on this site as a Heavy Industrial use. C.W.

Mathews does not seek to expand use of the site beyond the limits of those prior variances, but merely asks that the same buffers granted to the current owner be allowed.

We appreciate your consideration of this request and your continued commitment to the people and businesses of Effingham County.

Sincerely,

TAULBEE, RUSHING, SNIPES,
MARSH & HODGIN, LLC

Christopher R. Gohagan

CRG/jwm
Enclosures

DRI REPORT
#4806 – Bloomingdale Asphalt Plant

Prepared for Effingham County
September 2, 2026

Coastal Regional Commission
planning@crc.ga.gov

Contents

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1.2 Project Description 3
1.3 Site Information 3
2 Consistency and Compatibility Analysis 4
2.1 Consistency with the Comprehensive Plan 4
2.2 Consistency with the Regional Plan of Coastal Georgia 4
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2.6 Transportation Impact 7
2.7 Water Supply 8
2.8 Energy Supply 8
2.9 Surrounding DRI's 8
3 CRC Resources 8
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Attachment E 23
Attachment F 28

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:	Blue Fern Development

1.2 Project Description

DRI #4806 is a **Quarries, Asphalt & Cement Plant Development** encompassing approximately 40.75 acres, with 10 acres being utilized for this project, and is currently zoned **Industrial (I-1)**. The developer is requesting a **variance** from the buffer requirements for the operation of an asphalt plant. The current owner obtained buffer variances for warehousing operations in May 2020. This request will not exceed the limits of the prior variance. The proposal also complies with all buffer requirements established by the U.S. Army Corp of Engineers. The applicant indicated that the current asphalt plant located at 1020 Old River Road is being relocated to this proposed site.

1.3 Site Information

Site Overview

The project is located at **1085 Old River Road and Old River Road** on the following parcels:

- 0304001500
- 03040015A00

The attached site plan illustrates the proposed layout of the development.

Character Area/Future Land Use

According to the Future Land Use Map, the site is within the **Industrial** land use category. In the adopted local comprehensive plan, this category is established for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Light and Heavy industrial uses are permitted in these areas. Development in this category requires supportive infrastructure and access to major transportation thoroughfares. It is important for industrial areas to comply with environmental regulations, implement sustainable practices, and mitigate their environment footprint to minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the undisturbed vegetative buffer in the county.

Zoning Classification

The site is located within the **Industrial** district. The Industrial district is designed to promote and sustain economic growth and employment opportunities by providing dedicated areas for a broad range of industrial activities.

2 Consistency and Compatibility Analysis

2.1 Consistency with the Comprehensive Plan

According to the Future Land Use Map, the site is within the **Industrial** land use area. Based upon the adopted Comprehensive Plan, the proposed Asphalt Plant Development is compatible as most adjacent parcels are zoned Industrial, Transitional, and Commercial, while the area to the east is zoned Residential. The plan identifies the Industrial areas dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Light and Heavy industrial uses are permitted in these areas. Heavy industrial is generally defined as manufacturing uses, large scale warehouses, concrete facilities, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small scale assembly and manufacturing. Development in this category requires supportive infrastructure and access to major transportation thoroughfares. It is important for industrial areas to comply with environmental regulations, implement sustainable practices, and mitigate their environmental footprint to minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for stormwater; to make the environment more visually attractive, and to preserve the undisturbed vegetative buffers in the county.

2.2 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 Coastal Georgia Regional Plan 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, Wastewater, and 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 designates the project site as mostly **Rural** with a small area along the northern and southern borders as **Developed,** and to the east, both **Developed** and **Developing. Rural** areas are not expected to urbanize or require urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses. **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. **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.

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 project area is partially within an **Area of Significant Natural Resources**.

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

The four green infrastructure classes are:

- **Core** areas serve as ecological anchors that are typically large, contiguous natural habitat areas that support biodiversity, ecosystem functions, and conservation values.
- **Corridors** are linear areas that connect cores and allow movement of wildlife and ecological processes. Corridors maintain connectivity and reduce habitat fragmentation.
- **Multi-use Buffers** are areas of agricultural and working lands, including pine plantations, pastures, and other open spaces. They provide habitat for key species and support both conversation and compatible land uses.
- **Sites** are small, disconnected habitat patches that are not connected to the larger green infrastructure network but still possess conservation values.

The Green Infrastructure Map indicates the site is partially within a **Core Class** with a few small areas that are in a **Corridor Class**. **Core** areas serve as ecological anchors that are typically large, contiguous natural habitat areas that support biodiversity, ecosystem functions, and conservation values. **Corridors** are linear areas that connect cores and allow movement of wildlife and ecological processes. Corridors maintain connectivity and reduce habitat fragmentation. The Wetlands Map shows a significant area of the parcel as **Freshwater Forested/Shrub Wetland.**

The Flood Zone Map shows that the parcel **is not located within a flood zone** considered part of the special flood hazard area (SFHA).

2.3 Coastal Stormwater Supplement

The applicant indicated that approximately **8%** of the project site is expected to be covered by impervious surface upon completion, and approximately **38%** will be gravel. It is anticipated that **36%** of the site is to remain as undisturbed buffers. Drainage from the site is to be managed by stormwater management pond(s).

2.4 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 2022-2027 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	67,265	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 72.6% 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 2.9% in June 2026, which is less than the unemployment rate of 3.4% in Georgia.

2.5 Economic Impact

The proposed development has an estimated build-out value of **$7,500,000**. Upon completion, it is expected to generate an estimated **$400,000** in annual local tax revenue. The estimated number of full-time employees will be 4 people. According to the applicant, the existing regional workforce is sufficient to meet the labor demands of the project, and the development is not anticipated to displace any existing uses or employees. The applicant will relocate its asphalt plant at 1020 Old River Road to this site.

2.6 Transportation Impact

A **traffic study** has not been completed for the proposed development, but the applicant has indicated that it has been ordered and will be available during the permitting phase. The

applicant also indicated that no transportation or access improvements are anticipated. The traffic volume per day expected to be generated by this development will be **17 peak hour truck trips** and **2 peak hour employee trips** per day.

2.7 Water Supply

An on-site private well will provide water service for the proposed development. The project is expected to generate an estimated water demand of **0.0006 million gallons per day**. According to the applicant, there is **sufficient water supply capacity** to serve the proposed project, and a water line extension will not be required.

2.8 Energy Supply

The energy supply for the proposed development will be provided by **Georgia Power.** The applicant has stated that the project's estimated peak connected electrical load will be **4.35 megawatts**. The applicant has indicated that sufficient energy supply capacity will be available to serve the proposed project. Other than backup diesel generators, the project does not anticipate the use of any on-site electrical generation facilities for the purpose of providing power to the project on a regular or on-gong basis.

2.9 Surrounding DRI's

In the last five years there have been **13 DRI reviews** in the area surrounding this DRI. This number includes the Bloomingdale Asphalt Plant DRI.

3 CRC Resources

3.1 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 comments from affected parties, 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 Georgia Department of Transportation submitted comments stating that if any construction equipment or construction exceeds 20' AGL, an FAA form must be submitted to the Federal Aviation Administration. Submissions for any associated cranes may be made online, and the FAA must be in receipt of the notifications no later than 120 days prior to construction. The FAA then evaluates the potential impacts of the

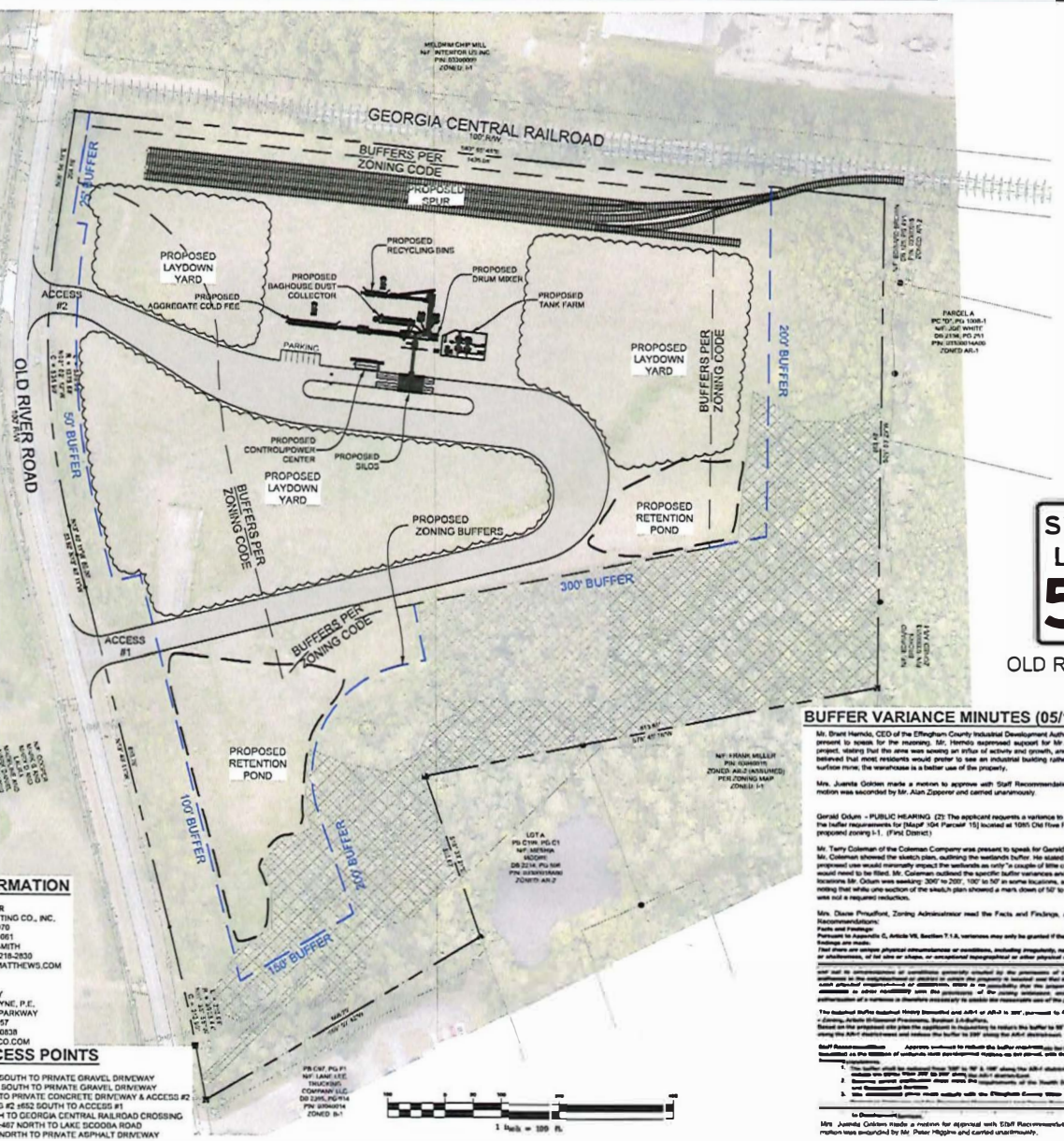
project on protected airspace associated with the airports and will advise the proponent if any further actions are necessary. **Ogeechee Riverkeeper** submitted comments addressing the wetlands that are present on the site that raise concerns for flooding and stormwater management. In addition, wastewater management should be considered based on the proposed use. Ogeechee Riverkeeper urges the City of Bloomingdale to carefully consider proposed site designs and layout plans in order to reduce flooding, fugitive pollution, and wastewater concerns.

As with all proposed development submissions, we encourage the county to review and consider the comments and concerns of both residents and potentially affected local governments and public agencies.

3.2 Affected Parties Comments

Affected Parties' comments were received on or by September 1, 2026, and are included as Attachment F.

Attachment A
Site Concept Plan





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. INFORMATION REGARDING UNDERGROUND UTILITIES ON THESE PLANS ARE BASED UPON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
2. OWNER/APPLICANT: C.W. MATTHEWS CONTRACTING CO., INC.
   ADDRESS: P.O. DRAWER 970, MARIETTA, GA 30061
   CONTACT: LEE T. SMITH
   PHONE NUMBER: 404-218-2830
   EMAIL ADDRESS: LEES@CWMATTHEWS.COM
2. PROPERTY ACREAGE: 40.12 AC
   PARCEL ID: 03040016 & 03040015A00
   SITE ADDRESS: 1085 OLD RIVER ROAD, MELDRIM GA 31302
   LOCATED IN 1559TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
3. EXISTING ZONING DISTRICT: I-1; INDUSTRIAL. REZONED 9/19/2026
   BUILDING FRONT SETBACK: 100'
   BUILDING SIDE SETBACK: 300'
   BUILDING REAR SETBACK: 200'
   MIN. LOT SIZE: N/A
   MIN. PUBLIC ROAD FRONTAGE: N/A
   MIN. LOT WIDTH AT BUILDING LINE: N/A
   MAX. HEIGHT: N/A
4. BOUNDARY INFORMATION SHOWN IS BASED ON A SURVEY FOR CAPITAL DEVELOPMENT PARTNERS BY COLEMAN COMPANY INC. ADDITIONAL EASEMENT AND RIGHTS-OF-WAY MAY EXIST THAT ARE NOT SHOWN. TOPOGRAPHIC INFORMATION SHOWN WAS ESTABLISHED BY REMOTE MAPPING GROUP. ALL ELEVATIONS REFER TO MEAN SEA LEVEL.
5. WATER SERVICE TO BE PROVIDED BY ON SITE WELL. SEWER SERVICE TO BE PROVIDED BY ON SITE SEPTIC SYSTEMS. STORMWATER MANAGEMENT TO BE HANDLED WITH ON SITE PONDS.
6. WETLANDS SHOWN ARE BASED OFF OF A WETLAND IMPACT EXHIBIT BY COLEMAN COMPANY INC. FOR CAPITAL DEVELOPMENT PARTNERS.
7. NO KNOWN CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES ARE KNOWN TO EXIST ON THIS SITE. NO KNOWN LANDFILLS EXIST ON THIS SITE.
8. ADDITIONAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
9. SUBJECT PROPERTY LIES WITHIN AREAS OF DESIGNATED AS ZONE "X" ON COMMUNITY PANEL# 13103C0040C OF THE FLOOD INSURANCE RATE MAPS FOR EFFINGHAM COUNTY PREPARED BY F.E.M.A. DATED 3/18/2013
10. THE PROPOSED USE FOR THIS PROPERTY IS AN ASPHALT PLANT.

SPEED LIMIT 50
OLD RIVER ROAD

BUFFER VARIANCE MINUTES (05/18/26)

Mr. Brant Hemdo, CEO of the Effingham County Industrial Development Authority was present to speak for the rezoning. Mr. Hemdo expressed support for Mr. Odum's project, stating that the area was seeing an influx of activity and growth, and that he believed that most residents would prefer to see an industrial building rather than a surface mine, the warehouse is a better use of the property.

Mrs. Juanita Golden made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Gerald Odum - PUBLIC HEARING (2): The applicant requests a variance to reduce the buffer requirements for (Map# 104 Parcel# 15) located at 1085 Old River Road, proposed zoning I-1. (First District.)

Mr. Terry Coleman of the Coleman Company was present to speak for Gerald Odum. Mr. Coleman showed the sketch plan, outlining the wetlands buffer. He stated that the proposed use would minimally impact the wetlands as only "a couple of little corners" would need to be filled. Mr. Coleman outlined the specific buffer variances and locations Mr. Odum was seeking: 200' to 200', 100' to 50' in some locations, and noting that while some of the sketch plan showed a mark down of 50' to 25', this was not a required reduction.

Mrs. Diane Proudfoot, Zoning Administrator read the Facts and Findings, and Staff Recommendations:

Facts and Findings:

Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

That there are exceptional physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions

[illegible]

Staff Recommendation: Approve subject to the buffer variances as listed in Variance Request as the variances will minimally impact development activities on the parcel, with the following conditions:

1. The buffer shall be reduced from 100' to 50' along the ARA-I district/line and reduced from 200' to 100' along the ARA-I district/line.
2. Any and all permits and approvals of the Health Department and [illegible] Services.
3. [illegible] shall comply with the Effingham County Water Protection [illegible]

In Favor:

Mrs. Juanita Golden made a motion for approval with Staff Recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

LEGEND

PROPERTY BOUNDARY		PROP. WATER LINE	W
EXIST. EASEMENT		PROP. WATER VALVE	
PROP. EASEMENT		EXIST. FORCEMAIN	
CONST. EASEMENT		PROP. AIR REL. VALVE	
STREAM BUFFER		PROP. FORCEMAIN	
CREEK/STREAM		EXIST. SANITARY SEWER	
WETLANDS		PROP. SANITARY SEWER	
FLOOD PLAIN		EXIST. STORM SEWER	
EXIST. CONTOUR - MJR		PROP. STORM SEWER	
EXIST. CONTOUR - MNR		EXIST. REUSE WATER	
PROP. CONTOUR - MJR	950	PROP. REUSE WATER	
PROP. CONTOUR - MNR		EXIST. CONCRETE FLUME	
PROP. BUILDING		EXIST. FENCE LINE	
FIBER OPTIC	FO	EXIST. UTILITY POLE	
BURIED OAS LINE	G	EXIST. LIGHT POLE	
BURIED CABLE TV	CTV	EXIST. SIGN	
BURIED TELEPHONE	UGT	EXIST. MAILBOX	
BURIED ELECTRIC	UGE	EXIST. SQL-WING CATCH BASIN	
OVERHEAD ELECTRIC	OHE	EXIST. WING CATCH BASIN	
EXIST. WATER METER	W	EXIST. HEADWALL	
EXIST. FIRE HYDRANT		BENCHMARK	
EXIST. WATER LINE	W	EXIST. R.O.W. MONUMENT	
EXIST. WATER VALVE		EXIST. GUY WIRE	
PROP. WATER METER	W	EXIST. TREE	
PROP. FIRE HYDRANT		EXIST. TREELINE	

RMATION

R
TING CO., INC.
70
061
MITH
218-2830
ATTHEWS.COM

YNE, P.E.
PARKWAY
57
0638
CO.COM

CESS POINTS

SOUTH TO PRIVATE GRAVEL DRIVEWAY
SOUTH TO PRIVATE GRAVEL DRIVEWAY
TO PRIVATE CONCRETE DRIVEWAY & ACCESS #2
#2 ±652 SOUTH TO ACCESS #1
H TO GEORGIA CENTRAL RAILROAD CROSSING
467 NORTH TO LAKE SCOOBA ROAD
NORTH TO PRIVATE ASPHALT DRIVEWAY

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Attachment B
Future Land Use Map

304-15 & 304-15A



Character Areas
- Conservation
- Historic Overlay District

FLUM Areas
- Agricultural-Residential
- Assembly Area
- Commercial
- Conservation-Recreation
- Industrial
- Public-Institutional
- Transitional
- Utility

Citations

1:15,686

0 0.1 0.2

0 0.17 0.35

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCRE
METI/NASA, EPA, USDA

Attachment C
Zoning Districts Map

304-15 & 304-15A



Zoning

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

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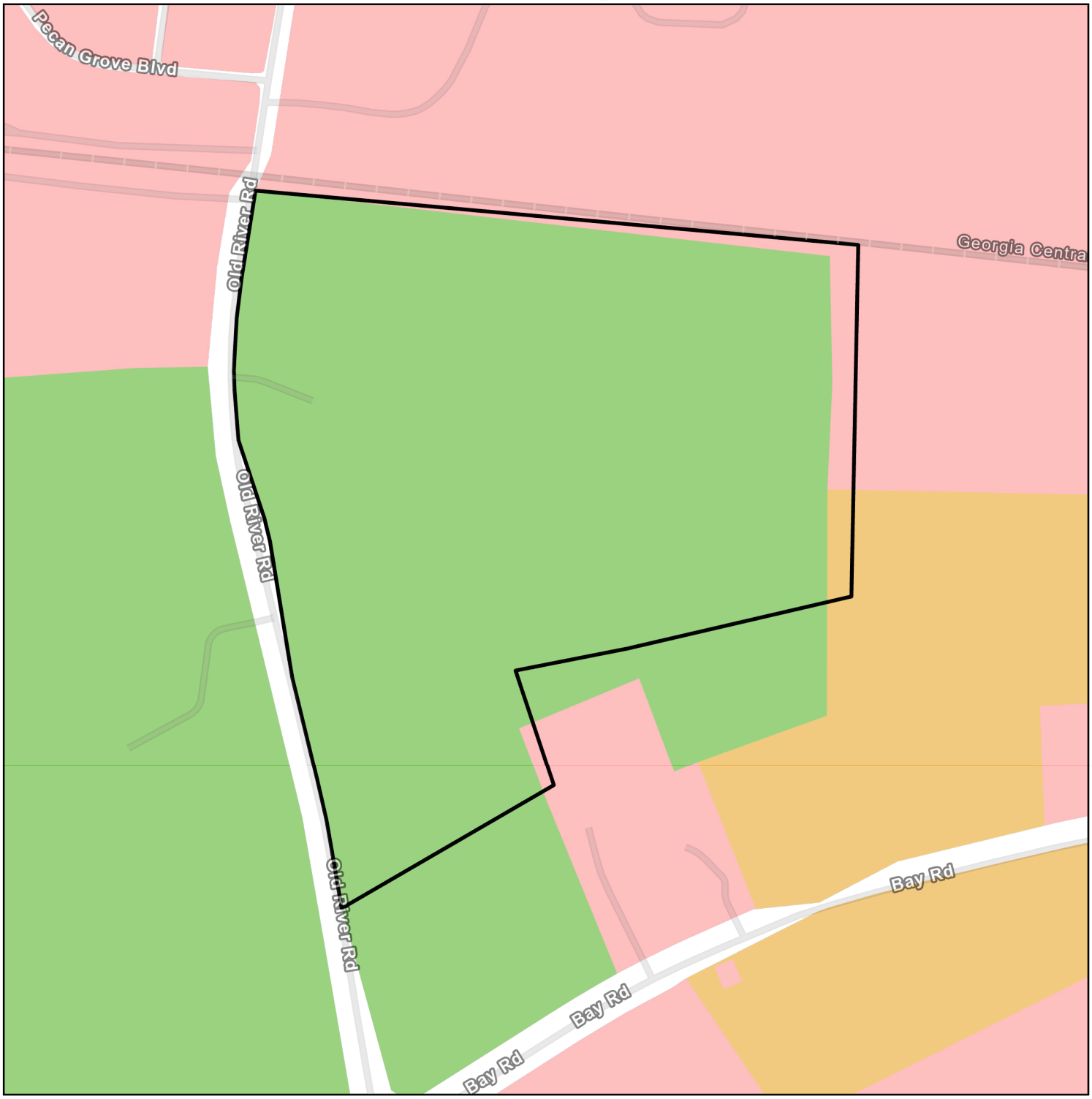
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ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCRE
METI/NASA, EPA, USDA

Attachment D
Regional Impact Maps

DRI #4806 - Bloomingdale Asphalt Plant
Jurisdiction: Unincorporated Effingham
Future Development



Future Development

- Developed
- Developing
- Rural

0 260 520 1,040 Feet

Map Coordinates:
81.38812°W 32.14188°N

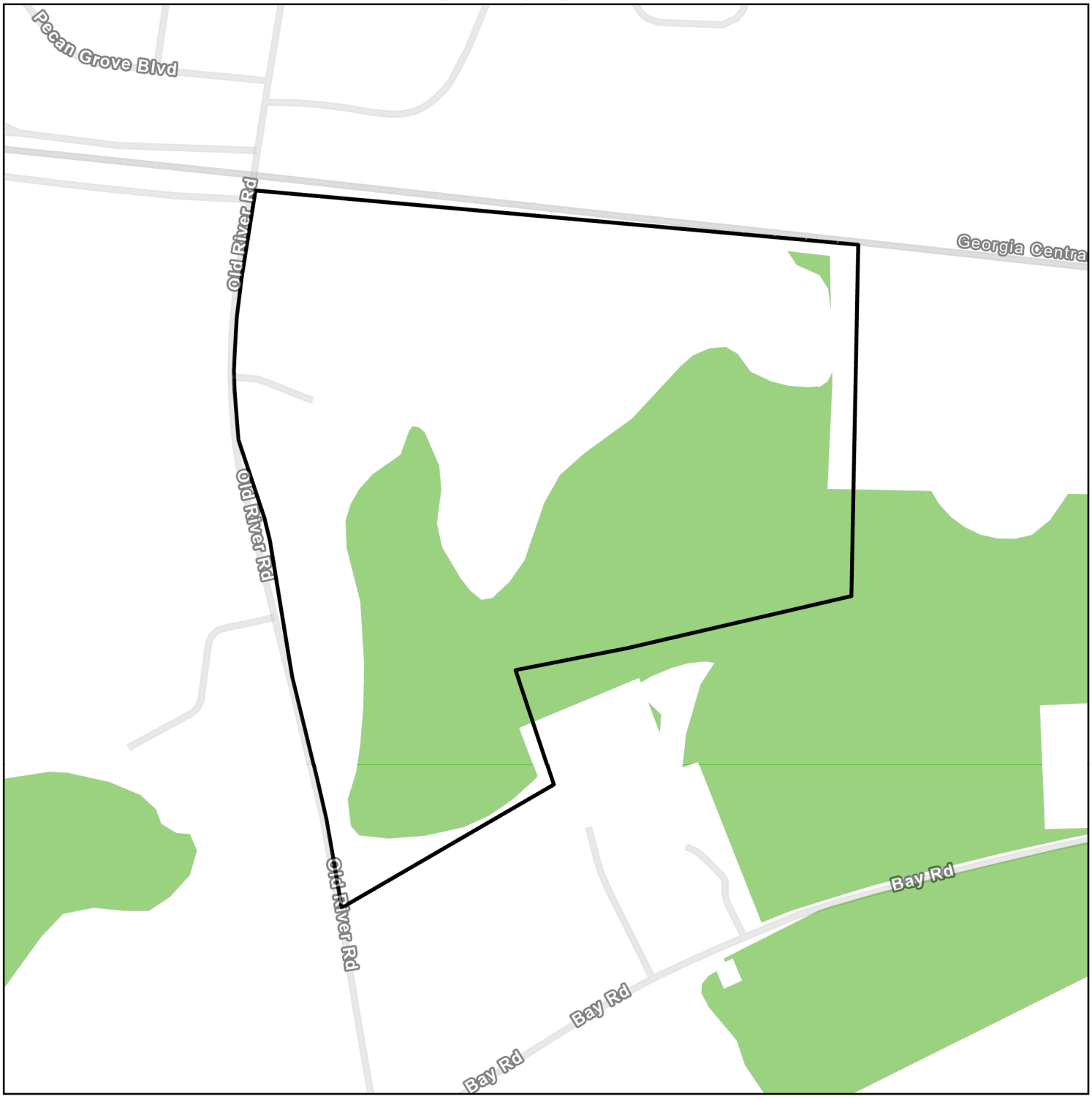
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Coastal Regional Commission of Georgia

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DRI #4806 - Bloomingdale Asphalt Plant
Jurisdiction: Unincorporated Effingham
Areas Requiring Special Attention



Areas Requiring Special Attention

Areas of Significant Natural Resources

Map Coordinates:
81.38812°W 32.14188°N

Date Exported: 8/13/2026

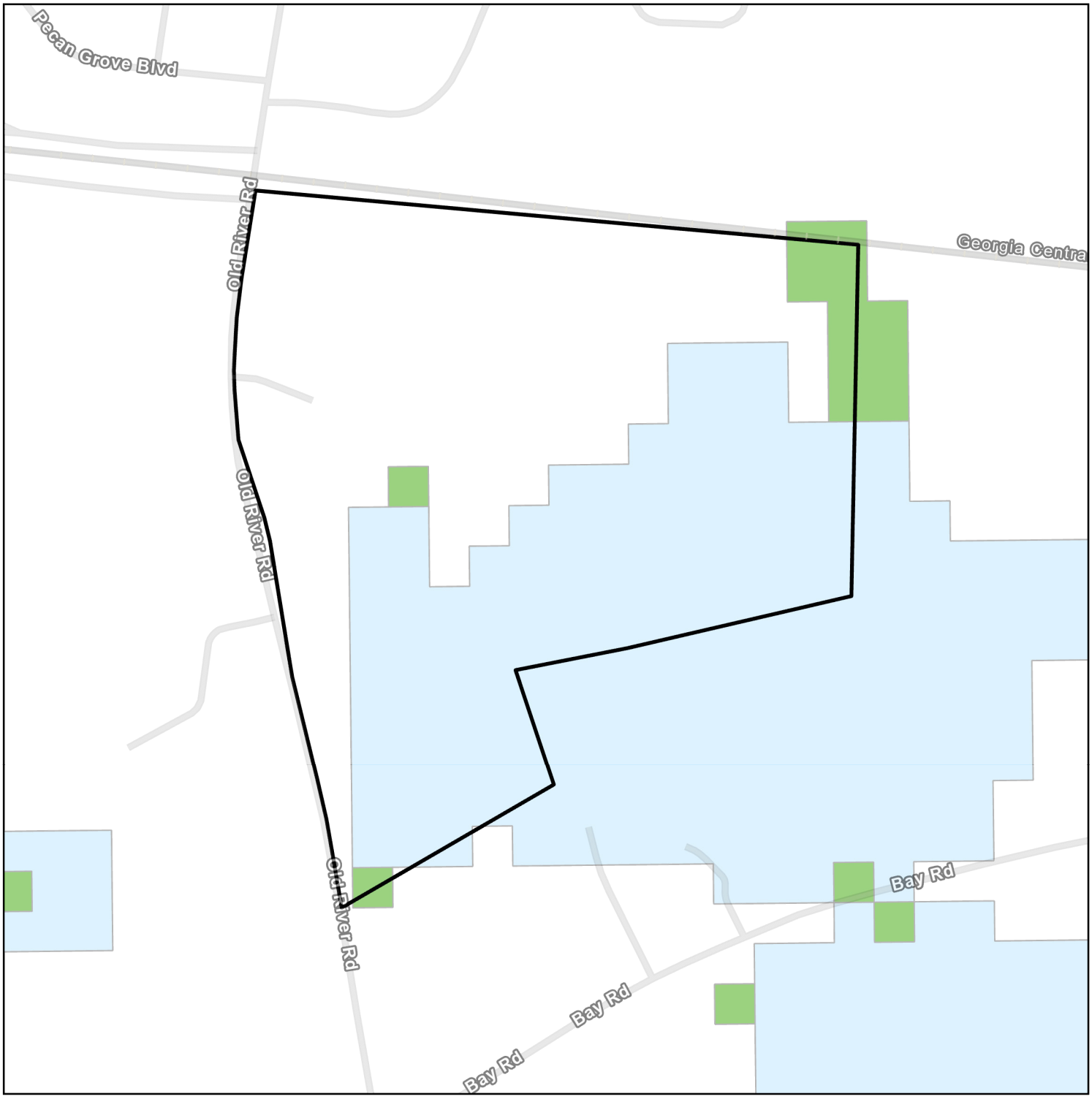
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Coastal Regional Commission of Georgia

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DRI #4806 - Bloomingdale Asphalt Plant
Jurisdiction: Unincorporated Effingham
Green Infrastructure



Green Infrastructure Class

- Core
- Corridor

Map Coordinates:
81.38812°W 32.14188°N

Date Exported: 8/13/2026

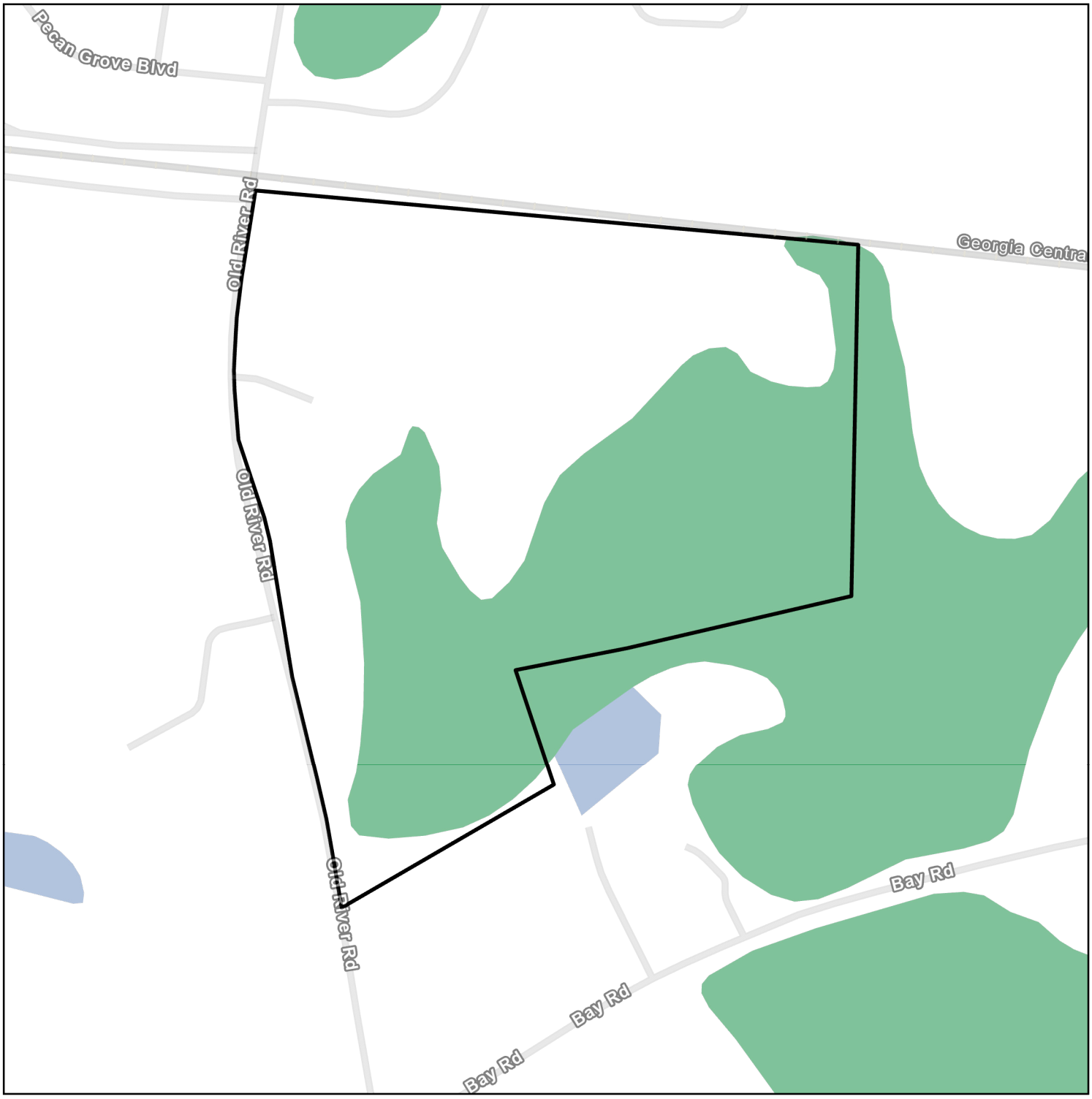
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DRI #4806 - Bloomingdale Asphalt Plant
Jurisdiction: Unincorporated Effingham
Wetlands



Wetlands Type

- Freshwater Forested/Shrub Wetland
- Freshwater Pond

Map Coordinates:
81.38812°W 32.14188°N

Date Exported: 8/13/2026

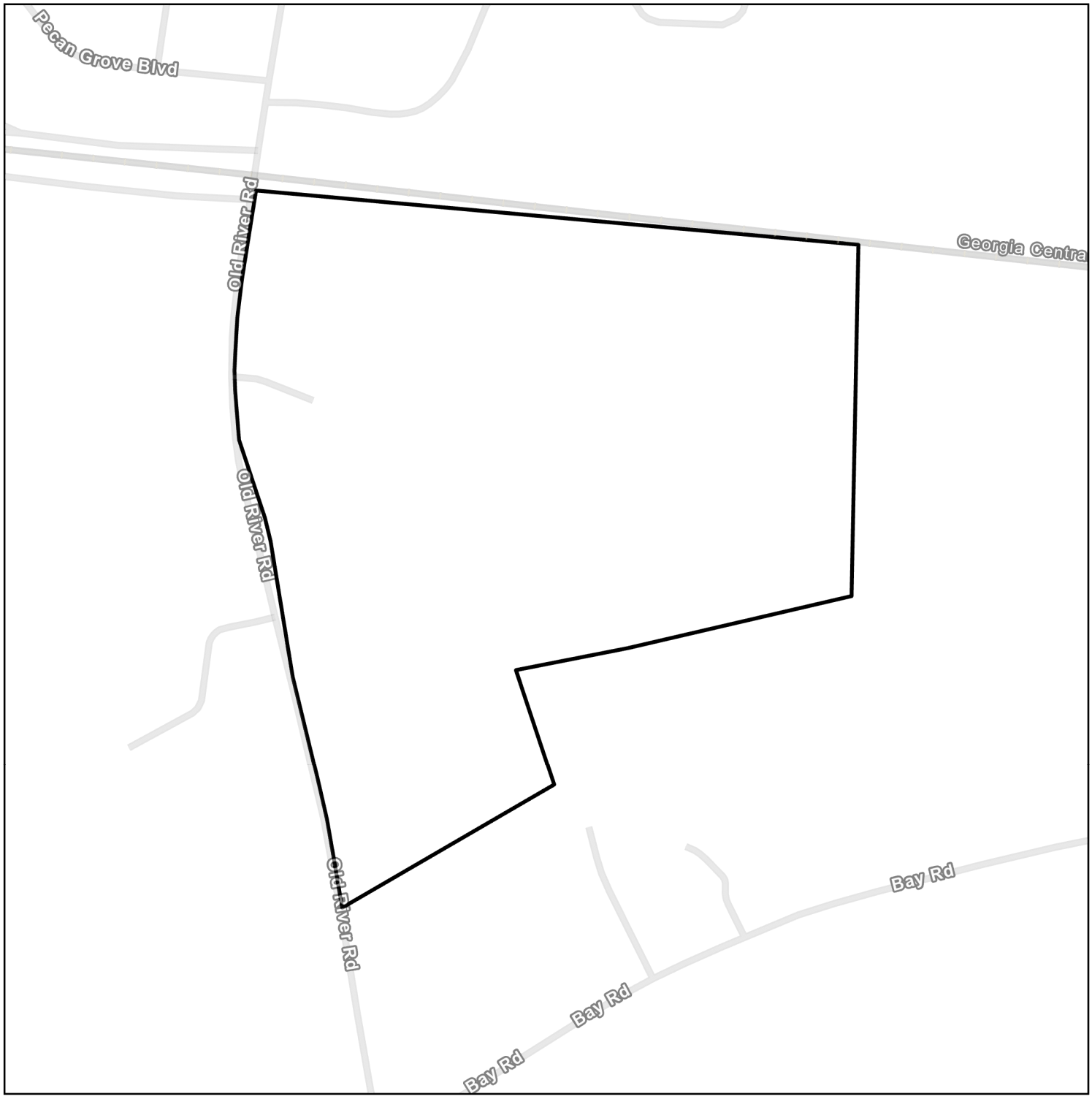
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Coastal Regional Commission of Georgia

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DRI #4806 - Bloomingdale Asphalt Plant
Jurisdiction: Unincorporated Effingham
Flood Zones



Map Coordinates:
81.38812°W 32.14188°N

Date Exported: 8/13/2026

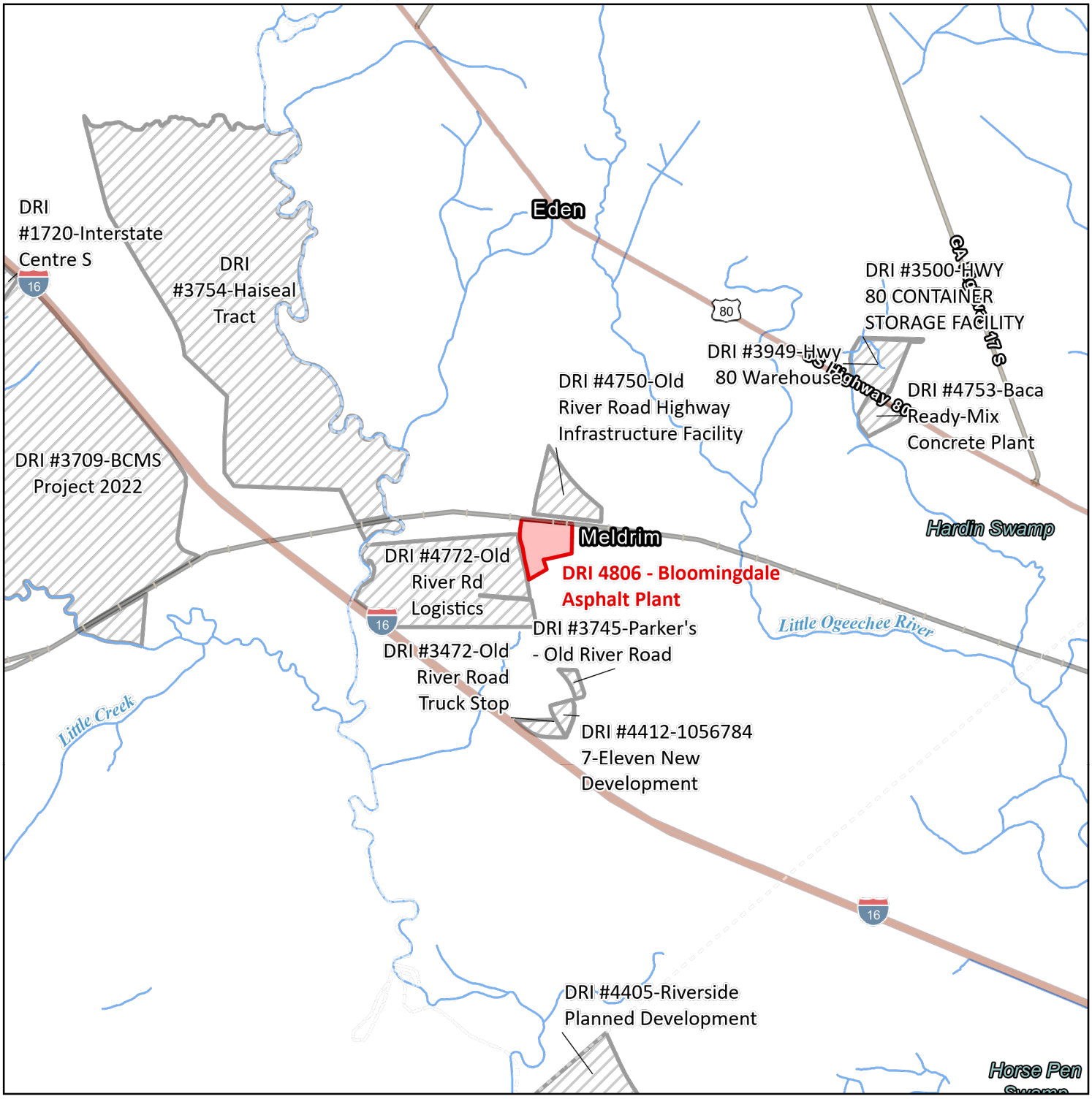
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0 260 520 1,040
Feet

Coastal Regional Commission of Georgia

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DRI #4806 - Bloomingdale Asphalt Plant
Jurisdiction: Unincorporated Effingham
Nearby DRIs Within the Last 5 Years



Rivers

DRI within 5 years

New

Within 5 Years

Number of DRIs in the surrounding area in the last 5 years: **13**

Map Coordinates:
81.38812°W 32.14188°N

Date Exported: 8/13/2026

0 3,100 6,200 12,400 Feet

Coastal Regional Commission of Georgia

Produced in 2026 by the Coastal Regional Commission Planning. All information portrayed in this product is for reference use only. Therefore, CRC Planning will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. The information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. Document Path: S:\DCA\DRI

Attachment E
Property Record Card

Effingham County, GA

Assessment Notice

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

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number	03040015
Account/Realkey	3894
Location Address	1085 OLD RIVER RD
Legal Description	30.75 AC TRCT B (SPLT 15A) (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	I-1
Tax District	Interstate 16 SSD (District 06)
Millage Rate	N/A
Acres	30.75
Neighborhood	03040: LAND:0000/BLDG:0000 INDUSTRIAL (000530)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map



Owner

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

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	INDUSTRIAL OLD RIVER RD	Acres	1,339,470	0	0	21.97	1
Residential	INDUSTRIAL WETLANDS	Acres	382,457	0	0	8.78	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	3075	$0
FIRE FEE-RES	2010	0x0 / 0	1	$0
SANITATION - REGULAR	2010	0x0 / 0	1	$0
HOME SITE AVERAGE (L)	2000	0x0 / 1	1	$9,583

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/24/2022	2786 222	C154 D	$0	Sales Under 1000/Quit Claim Deeds	REILLY ROSA AND PORTER JOHN KNOX JR AS	RIVER ROAD PARTNERS I LLC
5/24/2022	2786 216	C154 D	$3,038,300	Multi Parcels Qualified	REILLY ROSA AND PORTER JOHN KNOX JR AS	RIVER ROAD PARTNERS I LLC
2/14/2022	2782 113	C154 D	$0	Multi Parcels Unqualified	KENNEDY STEVE A AS TRUSTEE OF KENNEDY	REILLY ROSA AND PORTER JOHN KNOX JR
7/23/2021	2709 960	C154 D	$0	Sales Under 1000/Quit Claim Deeds	ODUM GERALD L	KENNEDY STEVE A AS TRUSTEE OF KENNEDY
7/23/2021	2709 955	C154 D	$2,300,000	Multi Parcels Qualified	ODUM GERALD L	KENNEDY STEVE A AS TRUSTEE OF KENNEDY
2/7/2007	1583 452	C154 D	$1,300,000	Unqualified - Improved		ODUM GERALD L

Valuation

		2026	2025	2024	2023	2022
	Previous Value	$1,626,571	$1,626,571	$1,623,093	$1,712,730	$111,043
	Land Value	$1,616,988	$1,616,988	$1,616,988	$1,616,988	$1,706,625
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$9,583	$9,583	$9,583	$6,105	$6,105
=	**Current Value**	**$1,626,571**	**$1,626,571**	**$1,626,571**	**$1,623,093**	**$1,712,730**

Photos



No data available for the following modules: Assessment Appeals Process, Homestead Application, Mobile Home Tax Notice, Assessment Notice, CUVA / FLPA Notices, Rural Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits, Sketches.

The Effingham County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.
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Developed by SCHNEIDER GEOSPATIAL

Effingham County, GA

Assessment Notice

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

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number	03040015A00
Account/Realkey	3895
Location Address	OLD RIVER RD
Legal Description	10.00 AC TRCT A (Note: Not to be used on legal documents)
Class	I4-Industrial (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	I-1
Tax District	Interstate 16 SSD (District 06)
Millage Rate	N/A
Acres	10
Neighborhood	03040: LAND:0000/BLDG:0000 INDUSTRIAL (000530)
Homestead Exemption	No (S0)
Landlot/District	GMD / 155

View Map

Owner

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

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Industrial	INDUSTRIAL OLD RIVER RD	Acres	435,600	0	0	10	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	1000	$0

Sales

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7/23/2021	2709 955	C154 D	$2,300,000	Multi Parcels Qualified	ODUM GERALD L	KENNEDY STEVE A AS TRUSTEE OF KENNEDY
2/7/2007	1583 452		$1,300,000	Unqualified - Vacant		ODUM GERALD L

Valuation

		2026	2025	2024	2023	2022
	Previous Value	$734,000	$734,000	$734,000	$555,000	$95,080
	Land Value	$734,000	$734,000	$734,000	$734,000	$555,000
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0	$0
=	**Current Value**	**$734,000**	**$734,000**	**$734,000**	**$734,000**	**$555,000**

No data available for the following modules: Assessment Appeals Process, Homestead Application, Mobile Home Tax Notice, Assessment Notice, CUVA / FLPA Notices, Rural Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits, Photos, Sketches.

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Contact Us

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Attachment F
Affected Party Comments

Jennifer Voris

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Wednesday, August 26, 2026 12:40 PM
To: Planning
Subject: DRI #4806 - Bloomingdale Asphalt Plant

This is the first time you received an email from this sender (achood@dot.ga.gov). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

You don't often get email from achood@dot.ga.gov. Learn why this is important

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen). Those submissions for any associated cranes may be done online at https://oeaaa.faa.gov. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood
Airport Safety Data Program Manager

GDOT Georgia Department of Transportation

Aviation Programs
600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30308
404.660.3394 cell
404.532.0082 office
Website: https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

September 1, 2026

Via E-Mail

Coastal Regional Commission
planning@crc.ga.gov

Re: Comments on DRI #4806 - Bloomingdale Asphalt Plant

Coastal Regional Commission and City of Bloomingdale:

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 Bloomingdale Asphalt Plant project fall into two overarching categories. First, the wetlands present on the site raise flooding and stormwater management concerns. Fugitive pollutants, especially from the industrial use proposed, should also be a key consideration. Second, wastewater management should be considered based on the proposed use. Ogeechee Riverkeeper urges the City of Bloomingdale to carefully consider proposed site designs and layout plans in order to reduce flooding, fugitive pollution, and wastewater concerns.

1. Flooding risks and stormwater management should guide site design and layout

The proposed location for this development faces flood risks. Flooding, and its associated damages and pollution risks, could be an ongoing and growing issue on this site. Given the heavy industrial use proposed for this site, careful site design and layout should consider and protect neighboring properties and natural areas around this site.

While there are no designated floodplains on the property, flood risks still exist. The presence of significant amounts of wetlands indicates that water tends to flow and remain on this property. This natural tendency should be a central consideration in permitting, variances, and all other decisions about this project. FEMA-designated floodplains only look narrowly at the "base flood." For example, the "100-year floodplain" only looks at the base flood, which

describes the strength of flood that is 1% likely to happen in any year.[1] 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 occurs in the 100-year floodplain. Flooding and its risks can and do still occur outside of FEMA-designated floodplains.

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 current flood map anticipates.

Flooding also adds pollution risks to the environment and to neighboring properties. The proposed asphalt plant use risks not only the saturation of those stored materials, but their pollution of the river and dispersal onto other properties. These fugitive pollutants can cause serious environmental harm and property damage. The City of Bloomingdale should ensure that the site developer can successfully prevent flooding issues related to the specific aspects of an asphalt plant.

Site layout might help prevent the worst of these harms. ORK strongly discourages the construction of any structure in wetlands, federally-designated or otherwise due to flood risks. Including a wetland overlay on the Concept Plan will help to highlight those areas of greatest concern. Locating any materials storage areas in the least hydrologically-influenced portion of the property would also help to reduce fugitive pollutants from leaving the property. ORK urges the City of Bloomingdale and the developers to center flooding risks and wetlands preservation in site design review and requirements.

In sum, ORK highlights for further consideration:

- The location and importance of wetlands on the property,
- The future extent of flood risks on the property, as well as the limitation of the current estimation of flood risk, and
- Design features, additional buffering, and intentional site layout to reduce flooding-related damages on the site, to neighboring properties, and to the natural environment, and

2. Wastewater should be proactively considered

Specific attention should be given to how wastewater will be managed on the site. Industrial uses bring unique wastewater challenges. Asphalt and aggregates likely require different considerations than the current site use. As such, ORK urges the City of Bloomingdale to consider wastewater management carefully.

The information included in the DRI states that the "On-site septic" will be utilized for this new land use. First, the City of Bloomingdale should require the developers to provide the County with the septic system's specific location,

[1] 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

as it will create a record of its location, which will allow future City staff to locate it, should they ever need to. Second, the City should ensure that the septic system will be able to handle any asphalt plant-specific pressures it might face. If a standard or even the planned system cannot handle the types of wastewater it will receive, wastewater pollution could result. A system is only as effective as it is designed to be. Third, if possible, the wastewater should be handled by a publicly owned treatment work or other capable wastewater treatment plant to ensure that long term damage does not result from this use.

Thank you in advance for your time and consideration; please let me know if you have any questions: ben@ogeecheeriverkeeper.org.

Ben Kirsch, Legal Director
Ogeechee Riverkeeper