

DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for Bryan County, Georgia

DRI #3709

BCMS Project 2022

June 16, 2022



Prepared by:

Coastal Regional Commission

1181 Coastal Dr. SW

Darien, GA

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1. APPLICATION INFORMATION

1.1 Jurisdiction Bryan County, Georgia

1.2 Applicant/Developer

Savannah Harbor-Interstate 16
Joint Development Authority
PO Box 128, Savannah, Georgia 31402
912-447-8450
ttollison@seda.org

2. PROJECT DESCRIPTION

The current plan for the proposed development is a manufacturing facility that consists of approximately eleven buildings, totaling approximately 17 million square feet. Project also includes road, water, and sewer extensions to access and serve the facility.

3. PARCEL DATA

3.1 Size of Property

Approximately eleven buildings, totaling 17 million square feet.

3.2 General Location

Project site is located at US Highway 280, Ellabell, Georgia parcel numbers 030 026, 030 025, 035 005, and 036 005.

4. LAND USE INFORMATION

4.1 Site Map

The site plan for use of the property is attached.

4.2 Built Features

The applicant indicates that no existing uses will be displaced.

4.3 Future Development Map Designation (Character Area)

The future land use map from Bryan County's comprehensive plan designates the project site as mixed use and industrial.

4.4 Zoning District

Bryan County's zoning map marks the project site as belonging to the I-2 General Industrial and A-5 Agricultural zone. Requested zoning is I-2 General Industrial.

5. CONSISTENCY AND COMPATIBILITY ANALYSIS

5.1 Consistency with the Comprehensive Plan

The County Comprehensive Plan was adopted in 2018. The Future Land Use Map designates the lots for mixed use and industrial.

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 | b. Rural |
| c. Developed | d. Developing |

The Regional Future Development Map illustrates the area as developed or developing. The regional Areas Requiring Special Attention Map indicates that the project site is designated as an area of rapid development.

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 ground water 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.

Five Guiding Principles Stormwater Management

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

1. Encourage development practices and siting's 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 siting's 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 HomeTown 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 strengthen 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 (RRP) 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.

7.2 Area Requiring Special Attention

The ARSA identifies areas requiring special attention, including:

Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.

The ARSA map indicates that the project site belongs to an area of rapid development.

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

The applicant indicates that wetlands and floodplains are present on the site. There are jurisdictional wetlands within the site that are proposed to be impacted. A Corp permit is in process. A portion of the site lies within zone A which requires an evaluation or study to confirm that the fill will not cause the base flood elevation to rise more than 1 foot in that flood hard zone. This will be submitted to Bryan County for review with the development permit submittal for the individual site filling within the floodplain.

8.1 Population and Employment Trends

County	2000	2015	2020	2025	2030
Bryan	23,417	35,107	40,165	45,741	51,924

The county's population is expected to grow from its 2000 level of 23,417 to 51,924 by 2030, according to the US Census and the Governor's Office of County 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.

Bryan County is a growing county in the region and had a 2017 population estimate of 37,060 according to the US Census. The 2010 Census population of Bryan County was in 2000 was 23,417.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The Bryan County unemployment rate in 2016 was 4.8 percent.

9. CRC Resources

9.1 Coastal Stormwater Supplement

The CRC applauds Bryan County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

9.2 Regional Design Guidelines

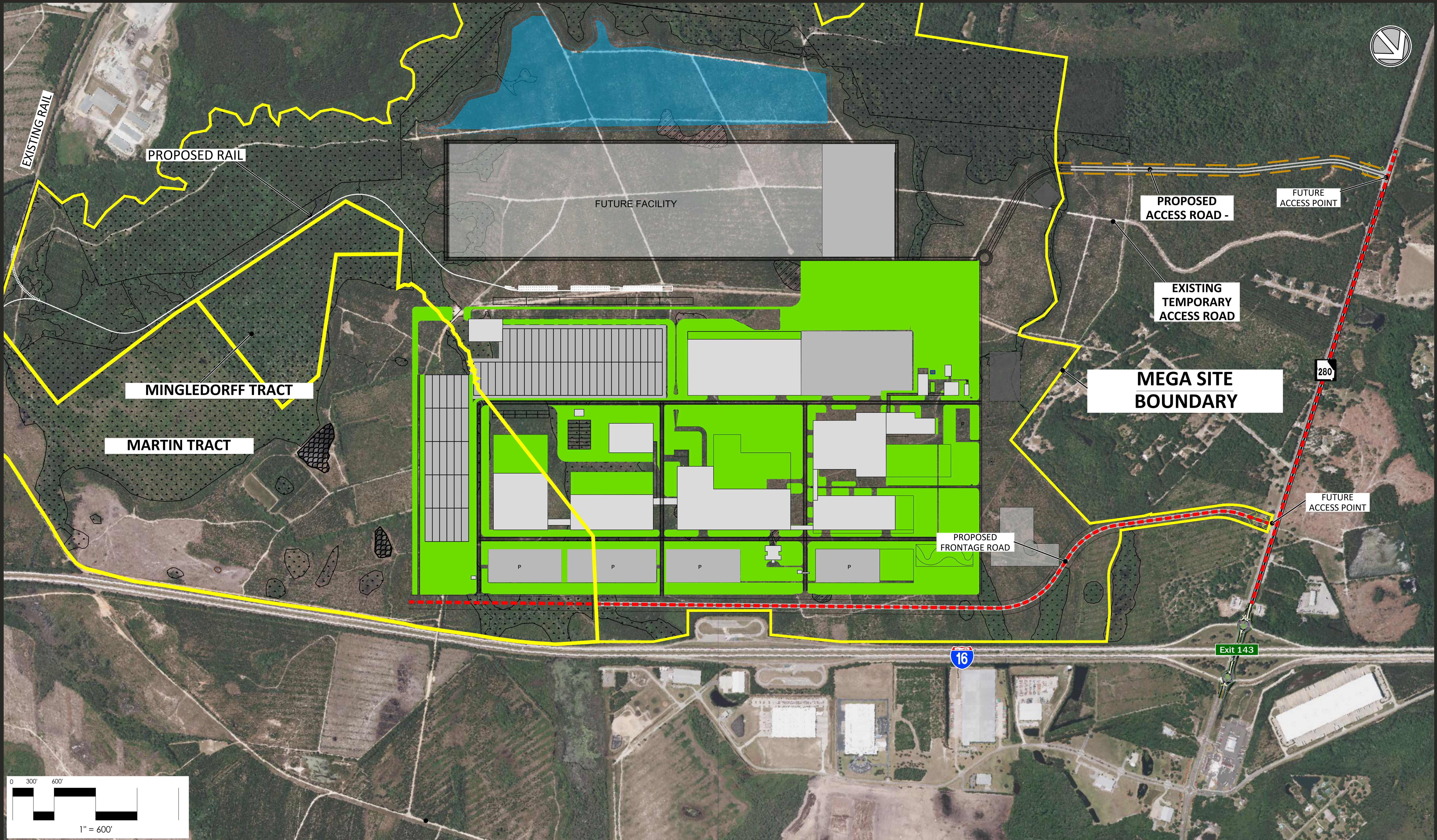
The CRC recommends that Bryan County ensure that new development creates an environment that contributes to the region's character. Regional Design Guidelines for the development are appropriate to implement quality growth.

The Character Region Area for the project site is Rural Ridge and may utilize the Character Key for *Commercial and/or Community Gateways*.

For technical assistance contact Aaron Carpenter, Director of Planning at acarpenter@crc.ga.gov or Karen Saunders, Grant Specialist, ksaunds@crc.ga.gov

**SITE PLAN
PROVIDED BY THE APPLICANT**

Z:\25503\25503.0003\Engineering\Drawings\Exhibits\BCMS - Project EA Site Layout Overall Exhibit for DRI - less transportation 5-20-22.dwg - May 23, 2022 - 3:43:08 PM



**Savannah Harbor-Interstate 16 Corridor
Joint Development Authority**

BRYAN • BULLOCH • CHATHAM • EFFINGHAM

CONCEPTUAL LAYOUT EXHIBIT
BRYAN COUNTY MEGA SITE
BRYAN COUNTY / GA

5/18/22



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300

www.thomasandhutton.com

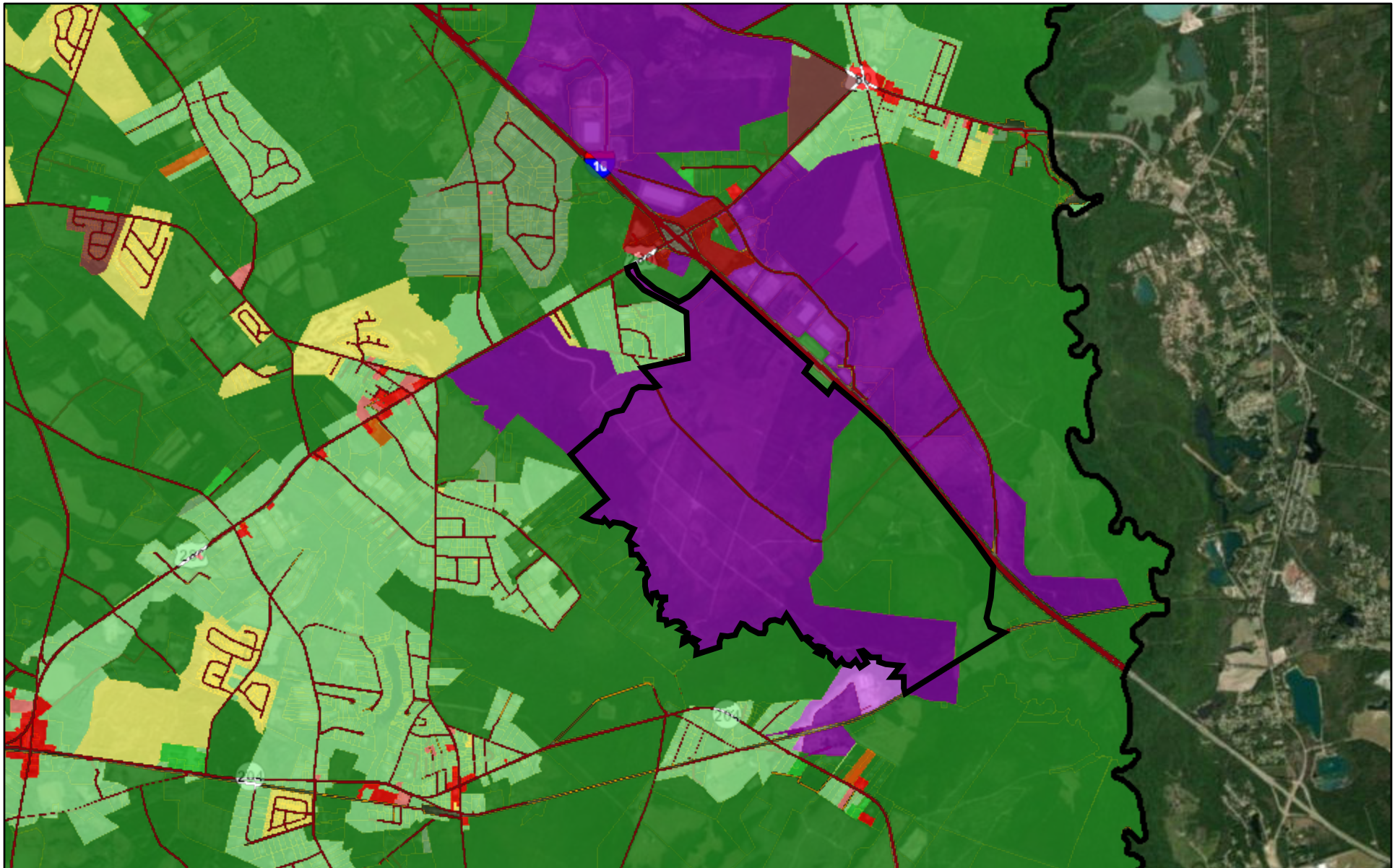
This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.

Source: Esri,
Maxar, GeoEye,
Earthstar
Geographics,
CNES/Airbus DS,
USDA, USGS,
AeroGRID, IGN,
and the GIS User
Community

Bryan County GIS

BRYAN COUNTY
ZONING MAP

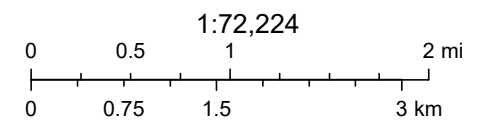
Bryan County Zoning Map



5/31/2022, 8:37:53 AM

Unincorporated Zoning

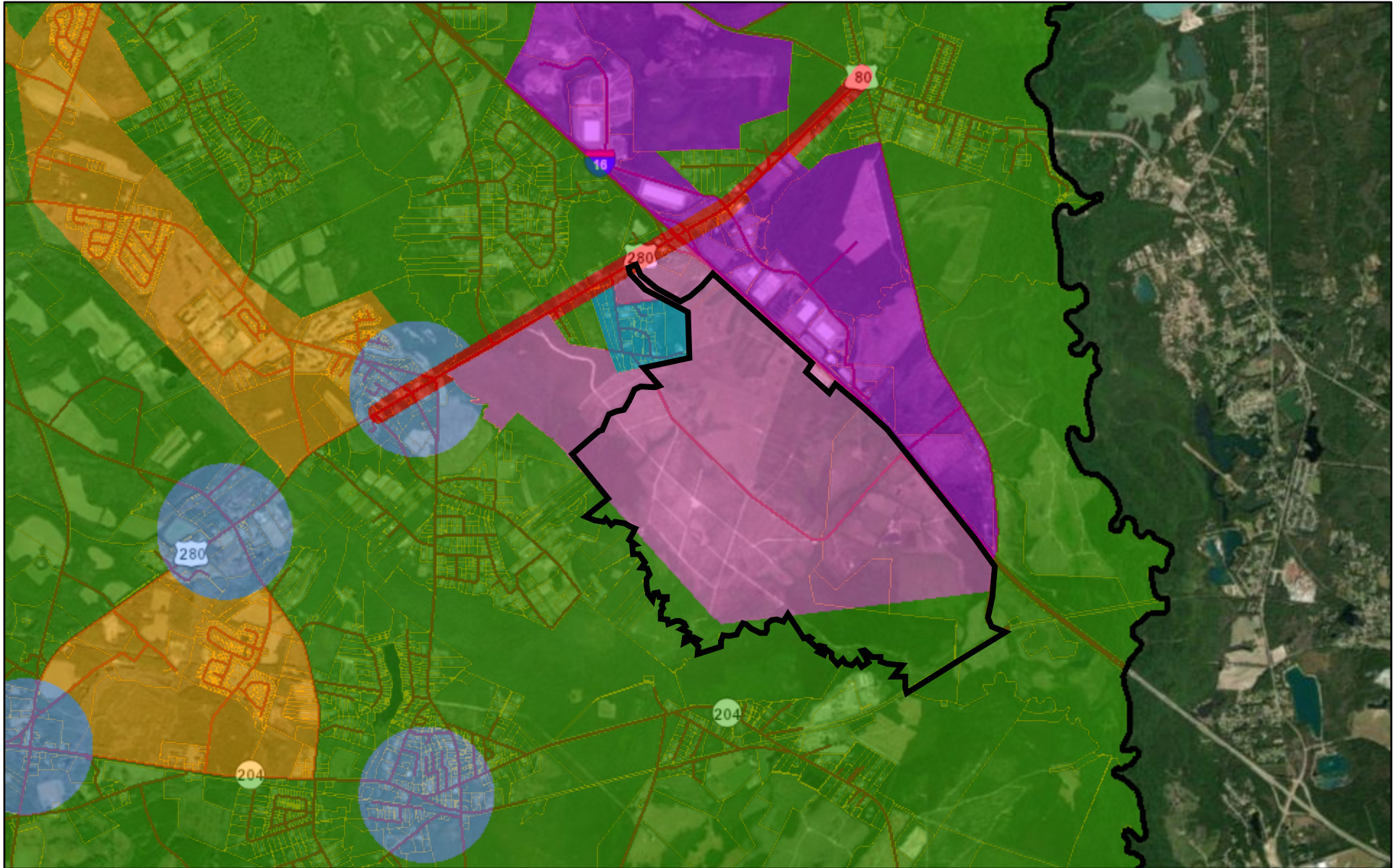
RR-1	R-MH	C-1	P/I
A-5	R-15	B-1	WB
RR-2.5	R-M	B-2	DM-1
RR-1.5		I-1	
		I-2	



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**BRYAN COUNTY FUTURE
LAND USE MAP**

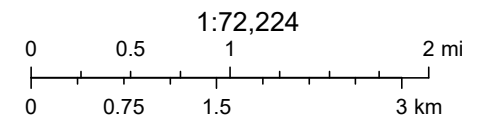
Bryan County Future Land Use Map



5/31/2022, 8:48:49 AM

Future Land Use and Character Areas

- | | | |
|---|---|--|
| ■ Commercial Corridor | ■ Groover Hill District | ■ Low Density Suburban Characteristics |
| ■ Community Crossroads | ■ Industrial | ■ Low Density and Agricultural |
| ■ Conservation Lands | ■ Low Density Residential | ■ Mixed Use |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

 Mixed Use

Source: Esri, Maxar, GeoEye,
Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN,
and the GIS User Community

Bryan County GIS

PUBLIC COMMENTS
[None received]

From: [Cornelia Reed](#)
To: [Karen Saunds](#)
Cc: [Bridget Lidy](#)
Subject: City of Savannah Response - DRI #3709 - US HWY 280, Ellabell, GA, Various PINs
Date: Tuesday, June 14, 2022 2:56:02 PM

Hello. See City of Savannah comments below regarding this DRI.

Water & Sewer Comments and POC:

1. Water Supply for this project is being done through services from Bryan and Bullock Counties
2. Wastewater collection will be done in different phases and in Phases I and II relate to the City of Savannah services. Phase I is through the 8.5 mile 18" sewer force main from the Bryan County Megasite to the City of Savannah's S/W Quad to the New Travis Field Water Reclamation Plant. The design for this has been completed by Thomas and Hutton Engineers under contract and paid for by SEDA. Construction has begun. Planning has begun for Phase II by the COS Water and Sewer which will require an increase in the infrastructure capacity. Water and Sewer are coming up where the funding will come from for this work. Bryan County will begin construction of its Wastewater Treatment Plant at the Megasite and once the plant is completed, the force main flow will be reversed and will take sewage generated from the City of Savannah S/W Quad. We must assure our existing infrastructure can handle the additional capacity or if we will need additional infrastructure to handle it.

Jim Laplander, PE

Director Water and Sewer Planning and Engineering Division

Water Resources Department

20 Interchange Drive, Savannah, GA 31415

Office: 912.651.6573, Fax 912.650-7839, Mobile: (912) 658-6973

jlaplander@savannahga.gov

Thank you in advance for including the City of Savannah comments regarding this project.

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

O: 912.525-3100, ext. 1161



From: Cornelia Reed <CReed@Savannahga.Gov>

Sent: Tuesday, May 31, 2022 4:11 PM

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

Cc: Martin Fretty <MFretty@Savannahga.Gov>; Gene Prevatt <GPrevatt@Savannahga.Gov>; Stephen Henry <SHenry@Savannahga.Gov>; Gordon Denney <GDenney@Savannahga.Gov>; Julie McLean <JMcLean@Savannahga.Gov>; Bridget Lidy <blidy@Savannahga.Gov>; David Keating <DKeating@Savannahga.Gov>; James Laplander <JLaplander@Savannahga.Gov>; Melanie Wilson <wilsonm@thempc.org>; Cornelia Reed <CReed@Savannahga.Gov>

Subject: Time-Sensitive Request for Review on or before Noon, Tuesday, June 14th for DRI #3709 - US HWY 280, Ellabell, GA, Various PINs

Hello All. We received the below request from the Coastal Regional Commission for review regarding project location: US HWY 280, Ellabell, GA, Various PINs identified in site plan. 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 Tuesday, June 14th, 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).

Also, please 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 #3709

You have received this notice because you represent an organization that has the potential to be affected by this development. The comment period runs from **05/31/2022 to 06/14/2022**.

DRI #3709: BCMS Project 2022

The DRI is a development of a manufacturing facility that consists of approximately eleven buildings, totaling 17 millions square feet. . The project site is located at US Highway 280, Ellabell, Georgia parcel numbers 030 026, 030 025, 035 005, and 036 005. The action requested is rezoning. The project is expected to be complete in 2025.

Economic Development

The estimated value of the project at build-out will be \$5.54 Billion, and the annual estimated tax revenue likely to be generated by the proposed project is \$54,455,984. 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

Bryan County will supply water for this site. The estimated water demand will be +/- 6.15 MGD. There is not a sufficient water supply capacity available to serve the proposed project. Bryan County plans to expand water supply capacity for North Bryan County in three phases. The first phase will consist of connection to the existing 0.5 million gallon (MG) elevated water storage tank and well north of I-16. The second phase includes a new groundwater well and 2 MG elevated water storage tank on-site. The final phase consists of four (4) new groundwater wells in Bulloch County and approximately 60,000 linear feet (LF) of 24-inch and 30-inch transmissions mains to the Mega Site. Approximately 11.5 miles of water line extensions is required to serve this project.

Wastewater Disposal

Bryan County will supply wastewater treatment for this site. The estimated sewage flow will be +/- 3.0 MGD. There is not sufficient wastewater treatment capacity available to serve the proposed project. Bryan County plans to expand wastewater treatment capacity for North Bryan County in two phases. The first phase consist of a regional pump station and approximately 45,000 LF of 18-inch force main to Savannah. The second phase consist of flipping the flow back to Bryan County and construction of a 4 MGD membrane bioreactor (MBR) water reclamation facility and approximately 13,000 LF of 30-inch effluent discharge main. Sewer line extension is required to serve this project. Approximately 8.5 miles of additional line will be required.

Transportation

A traffic study has not been performed. The traffic volume expected to be generated by the proposed project is at full build out of 8,500 employees, approximately 6,000 peak hour vehicles and approximately 18,000 average daily trips. Transportation improvements are needed to serve this project. The interchange at I-16 and Highway 280 is planned for improvements, including bridge and ramp widening and the addition of roundabouts. Highway 280 will be widened from 2 to 4 lanes extending south from I-16 to the proposed southern entrance road. A new interchange is proposed at on I-16, east of the existing Jernigan Road overpass. A four lane frontage road will be constructed to connect Highway 280 to the new interchange. Finally, a 5,000 linear foot four lane entrance road will be constructed to provide secondary access to the site.

Solid Waste Disposal

An estimate of (Per EPA data) 4.9 lbs. / day / employee * 8,500 employees = 20.8 tons/day = 7,592 tons annually. The current landfill capacity is sufficient to serve the project. No hazardous waste will be generated by this project.

Stormwater Management

Approximately 70% of the project site is expected to be impervious surface once the proposed development has been constructed. The following measures are

proposed for mitigating the project's impact on stormwater management: Detention ponds are proposed for the project to address the stormwater runoff for the site. The site will be designed to meet the current requirements as required by Bryan County and Georgia EPD.

Environmental Quality

The project site includes wetlands and floodplains: There are jurisdictional wetlands within the site that are proposed to be impacted. A Corp permit is in process.

A portion of the site lies within zone A. Any fill placed within an A zone requires an evaluation or study to confirm that the fill will not cause the base flood elevation to rise more than 1 foot in that flood hazard zone. This will be submitted to Bryan County for review with the development permit submittal for the individual site filling within the floodplain.

The future land use map from Bryan County's comprehensive plan designates the project site as mixed use and industrial. Bryan's zoning map marks the project site as belonging to I-2 General Industrial and A-5 Agricultural with requested zoning being I-2 General Industrial.

Regional Planning Considerations

The Regional Future Development Map designates the project site as developing or developed. The regional Areas Requiring Special Attention Map indicates that the project site is designated as an area of rapid development.

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

Also included in this email are the: [site plan](#), [Bryan County zoning map](#), and the [Bryan County future land use 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

O: 912.525-3100, ext. 1161

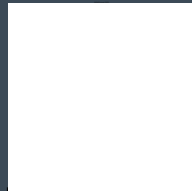
SAVANNAH
savannahga.gov



From: [Roy Thompson](#)
To: [Karen Saunds](#)
Subject: RE: Request for Review DRI #3709(Bryan County)
Date: Wednesday, June 8, 2022 4:40:49 PM

I have no Issues with this project !

From: Coastal Regional Commission <ksaunds+crc.ga.gov@ccsend.com>
Sent: Tuesday, May 31, 2022 1:22 PM
To: Roy Thompson <rthompson@bullochcounty.net>
Subject: Request for Review DRI #3709(Bryan County)



Review Requested for DRI #3709

You have received this notice because you represent an organization that has the potential to be affected by this development. Please review the following information about this development and respond with comments via e-mail to [Karen Saunds, Grant Specialist](#). The comment period runs from **05/31/2022 to 06/15/2022**.

DRI #3709: BCMS Project 2022

The DRI is a development of a manufacturing facility that consists of approximately eleven buildings, totaling 17 millions square feet. . The project site is located at US Highway 280, Ellabell, Georgia parcel numbers 030 026, 030 025, 035 005, and 036 005. The

action requested is rezoning. The project is expected to be complete in 2025.

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

Also included in this email are the: [site plan](#), [Bryan County zoning map](#), and the [Bryan County future land use map](#).

Submit your comments to [Karen Saunds](#) by June 15, 2022

Sincerely,

Karen Saunds
Grant Specialist
Coastal Regional Commission
912-580-7314

□
□

Coastal Regional Commission | 912-514-1593 | 1181 Coastal Drive, SW. Darien, GA 31305 |
www.crc.ga.gov

Coastal Regional Commission | 1181 Coastal Drive SW, Darien, GA 31305

[Unsubscribe rthompson@bullochcounty.net](mailto:rthompson@bullochcounty.net)

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