

## Staff Report

**Subject:** Site Plan (Fifth District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** June 17, 2025  
**Item Description:** **Chad Zittrouer – Ken & Co., LLC** requests approval of a **Site Plan** for “Northgate Ph 2.” Located on Old Augusta Road, zoned I-1. **[Map# 486 Parcel# 2]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **Site Plan** for “Northgate Ph. 2.”

### Executive Summary/Background

- The request to approve a site plan is a requirement of Section 14-56 – Site Plan.  
*In addition to the requirements of the building codes adopted in the Official Code of Effingham County, Georgia, an applicant shall submit a Site Plan of the proposed development for non-residential properties located in B-1, B-2, B-3, PD-Manufacturing, PD-Commercial, Light-Industrial, and Heavy-Industrial zonings.*
- The proposed Site Plan is specifically for Buildings 5 & 6. Building 5 is 240,250 square feet and Building 6 is 288,000 square feet.
- In 2021, a Developments of Regional Impact Review (DRI Review) was conducted.
- The U.S. Army Corps of Engineers Wetlands Permit has been received and is with the application.
- The proposed Site Plan adheres to the conditions placed on the original Sketch Plan for the Northgate Development to include:
  - A 300’ buffer bordering the adjacent R-3 Multifamily District to the south, a 25’ buffer along Old Augusta Road, and 0’ buffers along boundaries with adjacent industrial zoned parcels, as well as state-owned land; and 100’ buffers along the boundary with parcels to the south in Chatham County.
- This parcel is located within the Special Flood Hazard Area (Flood zone A); However, using best available data, a base flood elevation has been determined and the proposed developments will have to meet all County Water Protection Ordinances, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Protection.
- A roundabout is planned for the intersection of General Way and Old Augusta Road.

### Alternatives

1. **Approve** the **Site Plan** for “Northgate Phase 2”
2. **Deny** the **sketch plan** for “Northgate Phase 2”

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Site Plan Application 2. Site Plan 3. Wetlands Permit  
4. Floodplain Letter