

**Subject:** Site Plan (Fifth District)  
**Author:** Sammy Easton, Planner II  
**Department:** Development Services  
**Meeting Date:** June 18, 2024  
**Item Description:** **Kern & Co., LLC – Chad Zittrouer request** approval of a **Site Plan** for “Pro-Grade South” Located on Old Augusta Road South, zoned **B-3**. **[Map# 475 Parcel# 58B]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **Alternative 1** of a **Site Plan** for “Pro-Grade South”

**Executive Summary/Background**

- The request for approval of a Site Plan is a requirement of Section 14-56 – Permits (W) 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. A fully completed Site Plan by a licensed engineer, surveyor, or other qualified professional shall be submitted to Development Services and approved by the Board of Commissioners prior to any land disturbing activities or building permits can be reviewed and issued.*
- In 2013, this Parcel was rezoned to B-3.
- The applicant is proposing One Office Building with an attached Maintenance Shop with a Fuel Depot behind on the South side of the parcel. On the North side of the parcel there will be a Mulch Stockpiling Area in addition to a Screened Outdoor Storage Area.
- The proposed development has 2 access points, both to Old Augusta Road South. These access points do meet the requirements of the Access Management Policy.
- In the 2013 Rezoning, a condition was added that required the Southeast Property Line to have a 50ft Buffer, which the applicant is proposing. The applicant is proposing a 30ft Buffer on the North and East Property Lines and 10ft on the West Property Line running parallel to Old Augusta Road South, which does adhere to the November 2023 adopted Buffer Ordinance.
- A Wetland Delineation has been completed by the Applicant and the Wetlands shown on the Site Plan do match the Delineation by the U.S. Army Corps of Engineers.

**Alternatives**

- 1. Approve the Site Plan** for “Pro-Grade South” with the following conditions:
  - A 911 Address for each building must be obtained before development plans are submitted.
  - An Encroachment Permit must be obtained for both access points.
  - All wetland impacts must be approved and permitted by USACE.
  - A lighting plan showing down lighting must be submitted during development plan review.

- 2. Deny the Site Plan** for “Pro-Grade South”

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Site Plan Application 2. Site Plan 3. Wetland Delineation 4. Aerial Photograph