

Staff Report

Subject: Site Plan (Second District)
Author: Elizabeth Sapp, Land Use Policy Analyst
Department: Development Services
Meeting Date: August 20, 2024

Item Description: Effingham County Board of Education request approval for **Site Plan** 724 Blue Jay Rd. Elementary School – Phase I; Located at 724 Blue Jay Rd., zoned **AR-1, AR-2, and R-1. [Map# 432 Parcel# 40, 40A, 41, 42, 43A] and [Map# 414 Parcel# 3A].**

Summary Recommendation:

The County Planning Staff has reviewed the application and recommends **Alternative 1** of **Site Plan** 724 Blue Jay Rd. Elementary School - Phase I, with conditions.

Executive Summary/Background/Conditions:

- The request for approval of a Site Plan is a requirement of Section **3.7 - Churches and schools.**
Public schools shall be subject to the regulations set forth in section 5.3 of this appendix. 3.7.1 Schools, churches, and religious institutions shall be permitted in agricultural, single-family residential districts, agricultural residential districts, multifamily residential districts, general commercial districts, and neighborhood commercial districts provided that the following requirements are complied with: 3.7.1.1 Off-street parking shall be provided as set forth in section 3.30 of this appendix. 3.7.1.2 The principal building and accessory buildings shall comply with the yard and setback requirements of the district in which they are located. 3.7.2 Schools, churches, and religious institutions may be permitted in other districts only after recommendations of the planning board and approval by the county commissioners, which shall hold a public hearing on such request.
- The applicant is proposing a New Elementary School Building with multiple court yards and a detached Maintenance Bldg. The site contains approximately 250 parking spaces, 11 handicap spots, and 22 bus spaces. On the Northeast part of the site, you will find a service yard complete with heavy duty concrete pavement.
- The proposed development has 2 access points, both located off Blue Jay Rd. These access points shall adhere to the Blue Jay traffic study and meet all requirements of the Access Management Policy.
- 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 724 Blue Jay Rd. Elementary School Site Plan – Phase I with the following Conditions:
 - Access points shall adhere to the most recent Blue Jay traffic study.
 - Approval is based on design and is conditional pending EOM lift station design/ school installation.
 - Site approval is also pending an updated landscape plan showing reforestation of buffers on site.

2. Deny the request for the 724 Blue Jay Rd. Elementary School Site Plan – Phase I with Conditions.

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