

## Staff Report

## Site Plan

**Subject:** Site Plan (Fifth District)  
**Author:** Elizabeth Sapp Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** December 3, 2024  
**Item Description:** **Kimley-Horn – Taylor Stein request approval of a Site Plan for “Warehouses on US 80”** Located on, US HWY 80 [Point Location 32.1557, -81.3564] zoned I-1. [Map# 354-21, 21B, 21C]

### Summary Recommendation

Staff has reviewed the application and recommends **Alternative 1** of a **Site Plan** for “Warehouses on US 80”

### 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.
- The site consists of mostly vacant lots and some accessory structures. This site is approximately 102.69 acer lot. There are approximately 3 proposed warehouses. Building 1 has 336,960 square feet, Building 2 has 358,360 square feet, and Building 3 has 310,000 square feet, with a combined total of 1,005,320 square feet. There are 252 Trailer parking spaces, 189 dock doors, and 506 parking spaces in total.
- There is a proposed 20ft tall, landscaped berm with a 15ft drainage ditch between the berm and a 35ft undisturbed buffer inside a 200ft development buffer along Georg Rd. The Site Plan also shows a 10ft “NO-ACCESS” Easement provided along George Rd’s Property Line. There is also a 16ft tall, landscaped berm with 35ft undisturbed buffer inside a 200ft development buffer along US 80 as outlined in Effingham County Code of Ordinances.
- The proposed development is to be used for distribution warehouses. The site has 2 access points off US HWY 80. Both access points meet all design requirements for Effingham County.
- A Wetland Delineation must be completed by the Applicant, and the Wetlands shown on the Site Plan must match the Delineation by the U.S. Army Corps of Engineers.

### Alternatives

1. **Approve the Site Plan for “Warehouses on US HWY 80”** with the following conditions:
  - The finished site will meet all Wetland Delineations as required by the U.S. Army Corps of Engineers.
  - The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
  - Site shall meet all access and emergency response operation requirements for emergency responders.
  - Fire suppression systems are required for all 3 warehouses and we are currently waiting to hear back if a Fire Pump House is to be included in the site plan at Development Plan Review, or if warehouses are to use fire riser rooms.
  - Site and warehouses shall meet all emergency responder radio coverage requirements per IFC.
  - All Septic systems are currently under review by the Effingham County Health Department and must comply.

**2. Deny the Site Plan for “Sanritsu Logistics.”**

**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