

Staff Report

Subject: 2nd Reading - Site Plan (Second District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: August 19, 2025
Item Description: **Marc Liverman** requests approval of a **Site Plan** for “ACT Savannah Gateway” Located on Tall Tree Road, zoned I-1. [Map# 450F Parcels # 25 & 26]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **Site Plan** for “ACT Savannah Gateway.”

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 a total of four buildings.

- Maintenance shop, which is 5,950 SF and 30 feet in height.
- Phase I/II Cross Dock Terminal, which is 25,850 SF and 25 feet in height.
- Admin/Office, which is 10,270 SF and 30 feet in height.

-Parking Count consists of:

- 55' Truck/Chassis – 224 parking spots
- Employee (admin)- 104 (incl 6 ADA)
- Employee (maint)- 6 (INCL 1 ADA)

- The U.S. Army Corps of Engineers Wetlands Permit has been received and is with the application.
- There is a 25' vegetated buffer around the property.
- The total acreage is 28.48 acres. Which includes: 26.036 for tract 1 and 3.083 acres for tract 2, Zoned I-1.
- This property is not located in a Flood Hazard Zone per FEMA.
- Construction of Phase I will begin immediately as allowed by permitting and regulatory authorities. There is currently no defined schedule for the development of Phase II.
- Utilities will be provided by Effingham County.
- Access to this property will be off Tall Tree Road, which is a county-maintained Road.
- The Site Plan was approved at the August 5, 2025, Board of Commissioners meeting. Commissioner Burdette proposed a condition for no access to or from McCall Road for the applicant to agree to, which called for a second reading. A letter from the applicant has been received agreeing to this condition.

Alternatives

1. **Approve** the **Site Plan** for “ACT Savannah Gateway”, with the following stipulations:

-There will be no access point or use of McCall Road, from this property.

2. **Deny** the **Site Plan** for “ACT Savannah Gateway”

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