

Staff Report

Subject: Site Plan
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: March 18, 2025
Item Description: “Ignite Kingdom Lifestyle Inc” – Jack Williford request approval of a **site plan from Chapter 14 Buildings and Building Regulations** regarding **Permits Section 14-56(w) Site Plan**, to allow for the construction of a new commercial building. Located at 1745 Georgia Highway 17 South Guyton GA, zoned B-3 & AR-1. [Map # 297-59C & 297-59D].

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the **site plan**.

Executive Summary/Background

- The requested approval of the **site plan** is a requirement of **Chapter 14 Buildings and Building Regulations Section 14-56(W) Site Plan**:

The purpose of this section is to:

14-56(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.*

- At the February 18, 2025 Board of Commissioners Meeting, your request for a variance to allow for a reduction for the required buffers shown on (Map # 297 Parcels # 59C) located at 1745 GA HWY 17 S with the following conditions:
 - (1) If the current property ceases to be used as a church or the property ownership changes, the buffer requirements shall be reinstated.
- Per discussions with the applicant, the 8.9-acre site will be done in multiple phases. Phase “A” consists of 4,200sqft building, septic, and well locations. This is the current site plan request.
- Phase “B” consists of Midland Drive, the parking lot, and the detention pond. Prior to any work done during the Phase “B” process, the applicant is aware that they must rezone from an AR-1 to a B-3. The applicant is required to complete and receive approval from the US Army Corps of Engineers if any work is to be done within the wetlands.
- Currently on site, there is a tent that the property owners are using to hold church under, and it will be removed once the building is in place. The other structure is a pavilion that will remain however, it is not a permanent structure.

Determination:

Staff has reviewed the application, and it is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Site Plan 2. Permit Application 3. Flood and Wetlands Map