

**Staff Report  
Plan**

**Sketch**

**Subject:** Site Plan  
**Author:** Elizabeth Sapp Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** April 1, 2025

**Item Description:** **Effingham County Schools** request approval of a **site plan** for “Effingham County BOE Maintenance Facility” Located on 593 Hodgeville Rd [Map# 416 Parcel# 22]

**Executive Summary/Background**

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.  
*The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.*
- The proposed Effingham County BOE Maintenance Facility Building is approximately 44,445sqft with a design occupant load of 409 occupants.
- This industrial building is sprinklered and can be accessed from Hodgeville Road.
- The building consists of mainly warehouse/workshop areas, as well as some office, training room, and conference areas. There is a detention pond on the back side of the property.
- There is a 15 buffer surrounding the property.
- A wetlands determination has already been conducted and found that the wetlands are not waters of the United States and are not within the jurisdiction of Section 404 of the Clean Water Act. The placement of dredge or filling material into non-jurisdictional waters would not require prior Department of the Army authorization.

**Determination**

Staff has reviewed the application, and the application is complete

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments :** 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph