

## Staff Report

**Subject:** Site Plan (Second District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** October 7, 2025  
**Item Description:** **Matthew Renault** requests approval of a **Site Plan** for “Effingham County BOE Maintenance Facility” Located at 593 Hodgeville Road, zoned **AR-1**. **[Map# 416 Parcels # 22]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **Site Plan** for “Effingham County BOE Maintenance Facility.”

### 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.*
- At the September 2, 2025, Board of Commissioners meeting, the rezoning for this parcel was approved from I-1 to AR-1.
- The proposed Site Plan includes a building that is approximately 44,445 square feet that will be used for the Board of Education Maintenance Division.
- Parking Count consists of 17 total spaces with 2 ADA compliant spaces.
- The U.S. Army Corps of Engineers Wetlands Permit has been received and is with the application.
- There is a 15' vegetated buffer around the property.
- The total acreage is 24.997 acres with a disturbed acreage of 17.60 acres.
- This property is not located in the Special Flood Hazard Area.
- Utilities will be provided by Effingham County.
- Access to this property will be from Hodgeville Road.

### Alternatives

1. **Approve** the **Site Plan** for “Effingham County BOE Maintenance Facility”
2. **Deny** the **Site Plan** for “Effingham County BOE Maintenance Facility”

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Site Plan Application 2. Site Plan 3. Wetlands Permit