

## Staff Report

**Subject:** Site Plan (Fifth District)  
**Author:** Kimberly Barlett, Senior Planner  
**Department:** Development Services  
**Meeting Date:** January 20, 2026

**Item Description:** **Alex Fant as agent for John Buchhalter** requests approval of a **Site Plan** for "Ga Transformer Expansion" Located on Ga Hwy 21 zoned I-1. **[Map# 429A Parcel# 100A]**

### 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 expansion includes a new employee parking lot, a warehouse addition, a manufacturing addition, a new service yard, and seven additional warehouse buildings. With the maximum building heights of 60 feet.
- The parcel is 57.6 acres, zoned I-1.
- Overall site parking includes 437 spaces.
- The site is served by City of Springfield water and sewer.
- 50-foot vegetated buffers along the east property line and 25 ft vegetated buffers along the front of the property.
- The jurisdictional wetlands determination is under review by the Army Corps of Engineers.
- The existing accesses from Highway 21 and Ebenezer Road will continue to provide access to the Site. A proposed connection to Progress Drive to the north will also provide access to the Site.

### Alternatives for Commission to Consider:

Please let us know if you have any comments or recommendations.

**Department Review:** Development Services

**FUNDING:** N/A

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



Record No:	Primary Location	Applicant
<b>SITE-25-22</b>	2789 Georgia Highway 21	 Reed Ehrhardt
Site Plan Submittal	South	 912-354-4626
Status: Active	Rincon, GA 31326	 rehrhardt@husseygaybell.com
Submitted On: 11/21/2025	<b>Owner</b>	 329 Commercial Drive
	EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY P O BOX 263 RINCON, GA 31326	Savannah, Georgia 31406

## Internal Documents

### Staff Report



No File Uploaded

### Staff Review Letter



No File Uploaded

### Board of Commissioners Meeting\*

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### Map \*

### Parcel\*

### Description of Development\*

### Road Name\*

### Sketch Plan Modifications

### Recommended Changes for Preliminary Plan

## Applicant Information

Applicant / Agent Name*	Applicant Phone Number*
Alex Fant	4782440437
Applicant Email Address*	Applicant Address*
afant@parrishconstruction.com	2300 Lakeview Parkway, Suite 200 Alpharetta, GA 30009
Applicant City*	Applicant State*
Alpharetta	ga
Applicant Zip Code*	Is Applicant owner of property?*
30009	No

## Project Information

Proposed Name of Project*	Map Number*
Georgia Transformer Expansion	429A-100A
Parcel Number*	Total Acreage of Property*
0429A100A00	99.6
Number of Proposed Buildings*	Current Property Zoning*
8	I-1
Water Provider?*	Please explain*
Other	Springfield

**Sewer Provider?\***

Other

**Please explain\***

Springfield

**Variance Requested?\***

No

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

**Applicant\***

Reed Ehrhardt

Nov 10, 2025

**Owner\***

brandt herndon

Nov 10, 2025

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## Owner Information

**Owner of Record\***

John Buchhalter

**Owner Phone Number\***

5406825138

**Owner Address\***

1936 Blue Hills Drive

**Owner City\***

Roanoke

**Owner State\***

VA

**Owner Zip Code\***

24012

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## Engineer Information

**Engineer Company Name\***

Hussey Gay Bell

**Engineer \***

Tom Cetti

**Engineer Phone Number\***

9123544626

**Engineer Address\***

329 commercial drive

**Engineer City\***

savannah

**Engineer State\***

ga

**Engineer Zip Code\***

31406

## Surveyor Information

**Surveyor\***

hussey gay bell

**Surveyor Phone Number\***

9123544626

**Surveyor Address\***

329 commercial drive

**Surveyor City\***

savannah

**Surveyor State\***

ga

**Surveyor Zip Code\***

31406

**EFFINGHAM COUNTY**  
**Non-Residential Site Plan Submittal Form**

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Project Georgia Transformer Expansion

Name of Applicant/Agent Alex Fant Phone 478 244 0437

Company Name Parrish Construction

Address 2300 Lakeview Parkway, Suite 200, Alpharetta, GA 30009

Owner of Record John Buchhalter (Georgia Transformer) Phone 540 682 5138

Address 1936 Blue Hills Drive, Roanoke, VA 24012

Engineer Tom Cetti, PE (Hussey Gay Bell) Phone 912-354-4626

Address 329 Commercial Drive, Savannah, GA 31406

Surveyor Hussey Gay Bell Phone 912-354-4626

Address 329 Commercial Drive, Savannah, GA 31406

Proposed water Springfield Proposed sewer Springfield

Total acreage of property 57.6 Acreage to be divided N/A Number of Lots Proposed N/A

Current Zoning I-1 Proposed Zoning I-1 Tax map – Block – Parcel No 429A-100A

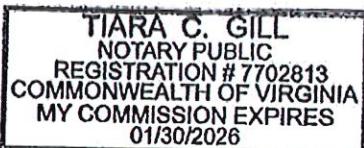
Are any variances requested? No If so, please describe:  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 21 day of November, 2015

Tiara C. Gill  
Notary

Alex Fant  
Applicant  
John Buchhalter  
Owner



# **EFFINGHAM COUNTY**

## **SITE PLAN CHECKLIST**

### **OFFICIAL USE ONLY**

Subdivision Name: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use
<b>(a) Project Information:</b>	
<input checked="" type="checkbox"/>	1. Proposed name of development.
<input checked="" type="checkbox"/>	2. Names, addresses and telephone numbers of owner and applicant.
<input checked="" type="checkbox"/>	3. Name, address and telephone number of person or firm who prepared the plans.
<input checked="" type="checkbox"/>	4. Graphic scale (approximately 1"=100') and north arrow.
<input checked="" type="checkbox"/>	5. Location map (approximately 1" = 1000').
<input checked="" type="checkbox"/>	6. Date of preparation and revision dates.
N/A	7. Acreage to be subdivided.
<input checked="" type="checkbox"/>	8. A written description of proposed use of property.
<b>(b) Existing Conditions:</b>	
<input checked="" type="checkbox"/>	1. Location of all property lines.
<input checked="" type="checkbox"/>	2. Existing easements, covenants, reservations, and right-of-ways.
<input checked="" type="checkbox"/>	3. Buildings and structures.
<input checked="" type="checkbox"/>	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
<input checked="" type="checkbox"/>	5. Existing utilities including water, sewer, electric, wells and septic tanks.
<input checked="" type="checkbox"/>	6. Natural or man-made watercourses and bodies of water and wetlands.
<input checked="" type="checkbox"/>	7. Limits of floodplain.
<input checked="" type="checkbox"/>	8. Existing topography.
<input checked="" type="checkbox"/>	9. Current zoning district classification and land use.
N/A	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<input checked="" type="checkbox"/>	11. Zoning Classification, owners' name, and existing uses of adjacent property.
<b>(c) Proposed Features:</b>	
<input checked="" type="checkbox"/>	1. The building outline and maximum proposed height of all buildings.
<input checked="" type="checkbox"/>	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
<input checked="" type="checkbox"/>	3. Proposed zoning and land use.
<input checked="" type="checkbox"/>	4. Existing buildings and structures to remain or be removed.
<input checked="" type="checkbox"/>	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.

<input checked="" type="checkbox"/>	6. Proposed retention/detention facilities and storm-water master plan.
<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.
<input checked="" type="checkbox"/>	9. Undisturbed or Vegetated buffers according to Section 3.4 – Buffers of the Effingham County Zoning Ordinance.
N/A	10. Conditions from the approved Zoning Map Amendment

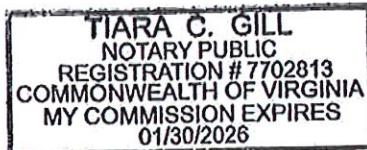
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 21 day of November, 2025.

Tiara C. Gill  
Notary

Alex Fant  
Applicant

John Bockholtz  
Owner





## SITE HIGHLIGHTS:

SITE ACREAGE = 77.6 ACRES  
 ZONING = I-1  
 MAX. BUILDING HEIGHT, EXISTING FACILITY: 88 FT  
 MAX. BUILDING HEIGHT, ADDITION: 47 FT  
 FULLY SECURE AND GATED SITE  
 LIGHTED FACILITY  
 STORMWATER/WATER QUALITY, ONE-SITE

EXISTING EMPLOYEE PARKING	186	SPACES
NEW EMPLOYEE PARKING	258	SPACES
TOTAL EMPLOYEE PARKING	401	SPACES
EXISTING ADMIN PARKING	16	SPACES
EXISTING FACILITY PARKING	6	SPACES
ADDITIONAL FACILITY PARKING	6	SPACES
WAREHOUSE 2C PARKING	6	SPACES
TOTAL OVERALL SITE PARKING	417	SPACES

BUILDING TABLE		
BUILDING	SQUARE FOOTAGE	MAX HEIGHT (FT)
EXISTING BUILDING	246,000	60
WAREHOUSE ADDITION #1	67,000	60
MANUFACTURE ADDITION #2	90,000	60
WAREHOUSE 2A	72,988	60
WAREHOUSE 2B	72,988	60
WAREHOUSE 2C	72,988	60
WAREHOUSE 2D	72,988	60
WAREHOUSE 2E	72,988	60
WAREHOUSE 2F	21,072	60
WAREHOUSE 2G	21,072	60



# GA TRANSFORMER EXPANSION

**SITE PLAN**  
**EFFINGHAM COUNTY, GA**  
**DATE: DECEMBER 15, 2025 SCALE: 1" = 100'**  
**GRAPHIC SCALE**



**HUSSEY GAY BELL**  
— *Established 1958* —

**PARRISH**  
CONSTRUCTION GROUP

**HUSSEY GAY BELL**  
Established 1958

Mr. Jonathan Hulme  
Effingham County Engineering Department  
804 South Laurel Street  
Springfield, Georgia 31329

**RE: Georgia Transformer Expansion Project  
Site Plan & LDA Permit Application Submittals**

Dear Mr. Hulme,

As you are aware, Hussey Gay Bell has applied for Site Plan approval and a Land Disturbance Activity (LDA) Permit to Effingham County on behalf of Georgia Transformer. Georgia Transformer is pursuing both approvals and permits to be able to expand their operations at their existing facility located at the northeast corner of Highway 21 and Ebenezer Road in Springfield.

After making the Site Plan and LDA submittal to Effingham County via the County's OpenGov online portal software on November 21<sup>st</sup>, Georgia Transformer and their representatives (HGB & Parrish Construction) were made aware that the County Engineering staff placed a hold on the Site Plan application. The hold was placed requesting Georgia Transformer to "get in contact of GDOT for a traffic memo". This hold has not allowed the Georgia Transformer Expansion project Site Plan to go forth to the County Board of Commissioners to vote on a Site Plan Approval or allowed for the initiation of the LDA permit review process.

We were made aware that if a letter was provided to Effingham County Engineering staff stating that Georgia Transformer is willing to meet with Effingham County Engineering, GDOT, and the Board of Education regarding Highway 21 and the existing driveway connections, Effingham County Engineering staff would lift the hold on the Georgia Transformer Expansion project Site Plan application and allow the Site Plan to be heard and voted upon by the Board of Commissioners at the January 20<sup>th</sup>, 2026 Commissioners meeting.

Please consider this letter as the willingness of Georgia Transformer to work with Effingham County and have these discussions and as satisfactory to your department to lift the hold on the Site Plan application.

Regards,

**HUSSEY GAY BELL**

*Reed Ehrhardt*

Reed Ehrhardt, PE (rehrhardt@husseygaybell.com)