

Staff Report

Subject: Site Plan (Fifth District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: January 6, 2026
Item Description: **Maupin Engineering as agent for Sav Parkway Properties LLC** requests approval of a Site Plan for "Kicklighter Commercial" Located on Old Augusta Road South, zoned I-1. **[Map# 466C Parcels # 1C04]**

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 December 12, 2017, Board of Commissioners meeting, the rezoning for this parcel was approved from B-3 to I-1 with the following conditions:
 - Lot meets the requirements of the I-1 zoning district.
 - Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 - All wetland impacts permitted by USACE.
- The proposed Site Plan proposes a 13,800 sqft warehouse space with an office. A warehouse building with five units.
- The parcel is 5.293 acres, zoned I-1.
- Maximum building height is approximately 30 feet.
- A traffic analysis has been provided by the applicant.
- A 15' planted area fronting Old Augusta Road S.
- The site is served by county water and sewer.
- The total parking spaces proposed are 32 spaces and 2 ADA spaces, with the anticipation of 10 employees.
- This property is not located in the Zone A special Flood Hazard Area.
- A wetlands delineation has been provided, and a letter from the Army Corps of Engineers.
- Access to this property will be from Old Augusta Road South. Two access points consisting of a right in/right out.
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Alternatives:

Staff has reviewed the application and the application is complete with the following conditions:

1. An encroachment permit must be reviewed & approved by the County Engineer.

Recommended Alternative: 1

Department Review: Development Services

Other Alternatives: 2

FUNDING: N/A

Attachments: 1. Site Plan Application

2. Site Plan

3. Wetlands Permit