



Record No: SITE-25-16

Site Plan Submittal

Status: Active

Submitted On: 9/17/2025

Primary Location

32.260254, -81.279653

Owner

No owner information

Applicant

 Michael Roach
 912-234-5300 ext. 4098
 roach.m@tandh.com
 50 Park of Commerce Way
Savannah, GA 31405

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*

Anthony Parker

Applicant Phone Number*

980-321-6000

Applicant Email Address*

aparker@crescentcommunities.com

Applicant Address*

601 S. Tryon Street

Applicant City*

Charlotte

Applicant State*

NC

Applicant Zip Code*

28202

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Parkway Logistics Phase 1

Map Number*

415

Parcel Number*

30

Total Acreage of Property*

259

Number of Proposed Buildings*

3

Current Property Zoning*

I-1

Water Provider?*

Effingham County

Sewer Provider?*

Effingham County

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*

✓ Anthony Parker
Sep 17, 2025

Owner*

✓ N/A
Sep 17, 2025

Owner Information**Owner of Record***

MS2 Farms LLC

Owner Phone Number*

678-576-4509

Owner Address*

108 Central Blvd

Owner City*

Guyton

Owner State*

GA

Owner Zip Code*

31312

Engineer Information**Engineer Company Name***

Thomas & Hutton

Engineer *

Michael Roach, PE

Engineer Phone Number*

912-234-5300

Engineer Address*

50 Park of Commerce Way

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

James M. Anderson & Associates, Inc.

Surveyor Phone Number*

912-764-2002

Surveyor Address*

104 Oak Street

Surveyor City*

Statesboro

Surveyor State*

GA

Surveyor Zip Code*

30459

APPLICANT INFO: CHASE KERLEY CRESCENT ACQUISITIONS, LLC 601 S TRYON STREET, CHARLOTTE, NC 28202 (704) 299-2206	SUPPLYOR AND ARCHITECT INFO: N/A
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SITE INFO:
BLUE JAY RD & OTIS SECKINGER RD., RINCON, GA 31226
PARCEL #: PM#415-30
TOTAL ACREAGE - 259 AC
ACREAGE TO BE DIVIDED - 122 AC
OF LOTS PROPOSED - 3
CURRENT ZONING: I-1
PROPOSED ZONING: I-1

REASONING CONDITIONS:

REZONING CONDITIONS:

1. A SITE PLAN SHALL BE APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.

2. SUPPLIES SHALL ADHERE TO THE EPIFANCIUM CODE OF CONDUCT.
3. USE MUST APPROVE AND FUND ALL MITIGATION IMPACTS AND THE APPROVED JURISDICTIONAL DEVELOPMENT PLAN MUST BE SUBMITTED DURING THE SITE DEVELOPMENT PLAN REVIEW PROCESS.
4. SITE DEVELOPMENT PLANS MUST COMPLY WITH THE EPIFANCIUM COUNTY WATER RESOURCES PROTECTION ORDINANCE, THE STORMWATER MANAGEMENT LOCAL ORDINANCE, AND CHAPTER 34-000 DAMAGE PREVENTION.
5. THE PHYSICAL CLOSURE OF BOTH ENGINEERS ROADWAY SHALL TAKE PLACE BUT NOT PRIOR TO THE FOLLOWING:
 - a. EPIFANCIUM PARKWAY IS COMPLETE AND OPERATIONAL IN THE EVENT THIS ITEM IS NOT COMPLETED BY 9/7/2023, THE APPLICANT SHALL BE ALLOWED TO PROCEED WITH THE PHYSICAL CLOSING OF THE AREA FOR THE NEW COLLEGE-6 DELETED TO EXISTENT TO BE DETERMINED BY EPIFANCIUM COUNTY
6. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ON THE PROPERTIES ASSOCIATED WITH THE ZONING APPLICATION UNTIL SUCH TIME AS ITEMS ABOVE ARE COMPLETED.
7. A 15' VEGEATION BUFFER SHALL BE INSTALLED BETWEEN THE DEVELOPING RESIDENTIAL AND THE PROPOSED INDUSTRIAL DEVELOPMENT.
8. THE EPIFANCIUM PARKWAY FOR ACCESS TO THE PROPOSED DEVELOPMENT.



LOCATION MAP
1:1 = 3000'



PREPARED FOR:
CRESCENT
COMMUNITIES

EFFINGHAM COUNTY, GA
December 2025

www.thomasandhutton.com

The map features is general part of the development which is for discussion purposes only. It does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and properly description.



This study was conducted in the laboratory of the author, who is a member of the Department of Psychology, University of California, Los Angeles. The author is grateful to the following individuals for their assistance in the collection of data: [names of individuals]. The author is also grateful to the following individuals for their assistance in the analysis of data: [names of individuals]. The author is also grateful to the following individuals for their assistance in the interpretation of data: [names of individuals].

SHEET 1
PARKWAY LOGISTICS CENTER
EFFINGHAM COUNTY / GA

December 2025

PREPARED FOR:
CRESCENT
COMMUNITIES



THOMAS HUTTON
 5500 S. HAYWARD AVE.
 SUITE 200
 SOMMERS, CA 94603 • 916.224.3300
 www.thomashutton.com

This map is not a guarantee of the development which is the subject of the application. It is a representation of the information provided to the County and is not a warranty of the accuracy of the information. The County is not responsible for the accuracy of the information provided by third parties. The County is not responsible for the accuracy of the information provided by third parties.

SHEET 3
PARKWAY LOGISTICS CENTER
 EFFINGHAM COUNTY / GA
 December 2025



EFFINGHAM COUNTY

Non-Residential Site Plan Submittal Form

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Project Parkway Logistics Phase 1

Name of Applicant/Agent Chase Kerley, Managing Director Phone (704) 299-2306

Company Name Crescent Acquisitions, LLC

Address 601 S Tryon Street, Charlotte, NC 28202

Owner of Record MS2 Farms LLC Phone 678-576-4509

Address 108 Central Blvd, Guyton, GA 31312

Engineer Thomas & Hutton / Michael Roach Phone 912-234-5300

Address 50 Park of Commerce Way, Savannah, GA 31405

Surveyor N/A Phone _____

Address _____

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 259 ac Acreage to be divided 122 ac Number of Lots Proposed 3

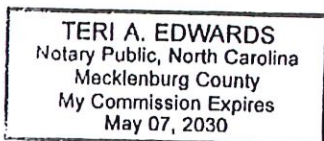
Current Zoning I-1 Proposed Zoning I-1 Tax map – Block – Parcel No PIN #415-30

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 1st day of October, 2025
Teri A. Edwards
 Notary for Chase Kerley

[Signature]
 Applicant signed by: _____
Margaret Shannon Mase
 Owner _____
 FFED2EA0072B4B9



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

X	6. Proposed retention/detention facilities and storm-water master plan.
X	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
X	8. Water distribution infrastructure master plan.
X	9. Undisturbed or Vegetated buffers according to Section 3.4 – Buffers of the Effingham County Zoning Ordinance.
X	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 1st day of October, 2025.
Teri A. Edwards
 Notary for Chase Kerley

Applicant Signed by: [Signature]
 Owner Margaret Shannon Mase
 FFED2EA0872B4B9

