

Staff Report

Subject: Site Plan (Second District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: January 6, 2026
Item Description: **Anthony Parker as agent for MS2 Farms LLC** requests approval of a **Site Plan** for "Parkway Logistics Phase 1" Located on Effingham Parkway, zoned **Split. [Map# 415 Parcel# 30]**

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 Board of Commissioners approved the rezoning to B-3 & LI on September 17, 2024.
- The total acreage is 259 acres, and the acreage to be divided is 122 acres.
- The proposed site plan pertains to the development of three warehouse buildings with a maximum building height of 50 feet. The building sizes include:
 - 325,500 SF- 79 Trailer spaces and 152 employee parking spaces
 - 279,000 SF – 66 Trailer spaces and 144 employee parking spaces
 - 306,000 SF – 62 Trailer spaces and 142 employee parking spaces
- Utility services will be provided as follows: Effingham County Water and Sewer.
- Buffers include:
 - North- 300' natural buffer
 - East – 300' natural buffer and 50' natural buffer to the commercial zoning
 - South- 300' natural buffer
 - West- 300' buffer – 200' Natural with 15' Tall vegetated berm
- A nationwide permit application has been submitted for proposed wetlands impacts.
- A proposed full access driveway including left and right turn lanes on both sides of Effingham Parkway have been shown on the Site Plan.
- The proposed multi-use trail is depicted along the frontage.
- The applicant plans to subdivide the parcels prior to the beginning of construction.
- Site access is proposed from Effingham Parkway, once completed.

The conditions of the rezoning include:

- A Site Plan shall be approved by the Effingham County Board of Commissioners.
- Buffers shall adhere to the Effingham County Code of Ordinances, *Article III, Section 3.4 Buffers*.
- USACE must approve and permit all wetland impacts, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
- The physical closure of the portion of Otis Seckinger Roadway shall take place but not prior to the following:
Effingham Parkway is complete and operational (in the event this item is not completed by September 1, 2025, the applicant shall be allowed to proceed with the physical closing).
The area for the new cul-de-sac is deeded to Effingham County (in the form or R/W or easement to be determined by Effingham County).
- No certificates of occupancy shall be issued on the properties associated with this zoning application until such time as items above are completed.

- A 15' vegetated berm shall be installed between the existing residences and the proposed industrial development.
- All commercial and industrial traffic shall only use the Effingham Parkway for access to the proposed development.

Alternatives for Commission to Consider:

Staff has reviewed the application is complete with the following stipulations:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded.

Department Review: Development Services

FUNDING: N/A

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