

## 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 age 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 of 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.

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- 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
4. Floodplain Letter

2. Site Plan

3. Wetlands Permit