

Staff Report

Site Plan

Subject: Site Plan (Fifth District)
Author: Elizabeth Sapp Land Use Planning Analyst
Department: Development Services
Meeting Date: November 19, 2024

Item Description: **Evans – Jacob Rakosi request** approval of a **Site Plan** for “**Sanritsu Logistics**” Located on **100 Savannah Portside International Parkway**, zoned **I-1**. [Map# 329D-4]

Summary Recommendation

Staff has reviewed the application and recommends **Alternative 1** of a **Site Plan** for “**Sanritsu Logistics**”

Executive Summary/Background

- The request for approval of a Site Plan is a requirement of Section 14-56 – Permits (W) 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. A fully completed Site Plan by a licensed engineer, surveyor, or other qualified professional shall be submitted to Development Services and approved by the Board of Commissioners prior to any land disturbing activities or building permits can be reviewed and issued.
- The site is approximately a 8.008 acer lot. The warehouse is approximately 59,940 square feet.
- The proposed development has 1 access point off Savannah Portside International Parkway. The access point meets all design requirements for Effingham County.
- A Wetland Delineation has been completed by the Applicant and the Wetlands shown on the Site Plan do match the Delineation by the U.S. Army Corps of Engineers.

Alternatives

1. Approve the Site Plan for “Sanritsu Logistics” with the following conditions:

- The finished site will meet all Wetland Delineations as required by the U.S. Army Corps of Engineers.
- The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
- Site shall meet all access and emergency response operation requirements for emergency responders.
- Site and warehouses shall meet all emergency responder radio coverage requirements per IFC.
- The Septic is currently under review by the Effingham County Health Department and must comply.

2. Deny the Site Plan for “Sanritsu Logistics.”

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Site Plan Application 2. Site Plan 3. Wetland Delineation 4. Aerial Photograph