

**Subject:** Site Plan (Fifth District)  
**Author:** Elizabeth Sapp Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** November 19, 2024  
**Item Description:** **Thomas & Hutton – Felipe Toledo request** approval of a **Site Plan** for “**Old Augusta Road Industrial**” Located on Old Augusta Rd (**Point Location** 32.2548, -81.1884) , zoned **I-1. [Map# 477A-10]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **Alternative 1** of a **Site Plan** for “Old Augusta Road Industrial.”

**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.
- In 2013, this Parcel was rezoned from AR-1 to I-1 as decided during the BOC meeting August 2, 2022..
- The site is approximately a 24.32 acer lot. The applicant proposes two warehouses, with 43 tractor trailer spaces each. The first proposed warehouse is approximately 167,540 square feet and the second warehouse is approximately 129,736 square feet, for a total of 297,276 square feet.
- The proposed development has 2 access points off Old Augusta Road South. These access points do meet all design requirements for Effingham County. The Site Plan shows its final improved condition. The County is actively working on the design for these improvements. The developer will work with the County on providing additional rights of way for the roundabout improvements.
- During the review, a condition was added that property line maintains a 25ft Buffer surrounding the entire property.
- The Floodplain boundary depicted in this exhibit comes from the study done by AECOM and approved by FEMA in July 2022. The developer has obtained a letter from the County Engineer that concurs using this as best available information to determine base flood elevations for this site. The applicant is aware that completed Elevation Certificates are required and must comply with all FEMA standards prior to releasing a Certificate of Occupancy.
- 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 “Old Augusta Road Industrial** “with the following conditions:
  - All FEMA Elevation Certificates must comply and be submitted to the County prior to a Certificate of Occupancy.
  - 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 site will maintain a 25ft buffer around the property.

- A traffic study will need to be done as per the County Engineer.
- An MOU will need to be established for the tie in to the roundabout.

**2. Deny the Site Plan for “Old August Road Industrial”**

**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