

Subject: Site Plan (Fifth District)
Author: Elizabeth Sapp Land Use Planning Analyst
Department: Development Services
Meeting Date: November 19, 2024
Item Description: **Maupin Engineering – Jay Maupin request approval of a Site Plan for “Coastal Empire Concrete Services Headquarters”** Located on 895 Ebenezer Road, zoned **B-3. [Map# 0446, parcel Number 04460031]**

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.
- The site is approximately a 1.6 acer lot. The applicant proposes 2 buildings, one existing and a new storage shed. There is a 30ft buffer surrounding the entire site. This site is served by an on-site well and no septic with no change to the existing septic system as no additional bathrooms or plumbing fixtures are to be installed. .
- The proposed business has 2 small access points off of Ebenezer Rd. These access points do meet all design requirements for Effingham County, and a GDOT permit will be required for work within the righ-of-way.
- 10 parking spaces will be provided on site.

Alternatives

- 1. Approve the Site Plan for “Coastal Empire Concrete Services Headquarters”** with the following conditions:
 - 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.
- 2. Deny the Site Plan for “Coastal Empire Concrete Services Headquarters”**

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