



Staff Report

Department: Development Services
Subject: Site Plan
Meeting Date: September 15, 2026
Application: Site-26-6

Existing Zoning: I-1 (Industrial)

Map & Parcel: 433-1E

Parcel Size: $\pm$ 738 acres

Applicant: Jamie Garner
577 Mulberry Street, Suite 1225
Macon, GA 31201

Owner(s): Octans GA, LLC
Framers Bank Bldg, 301 N Market St
Wilmington, DE 19801

Commissioner District: Second District

Location: Rincon, GA 31326

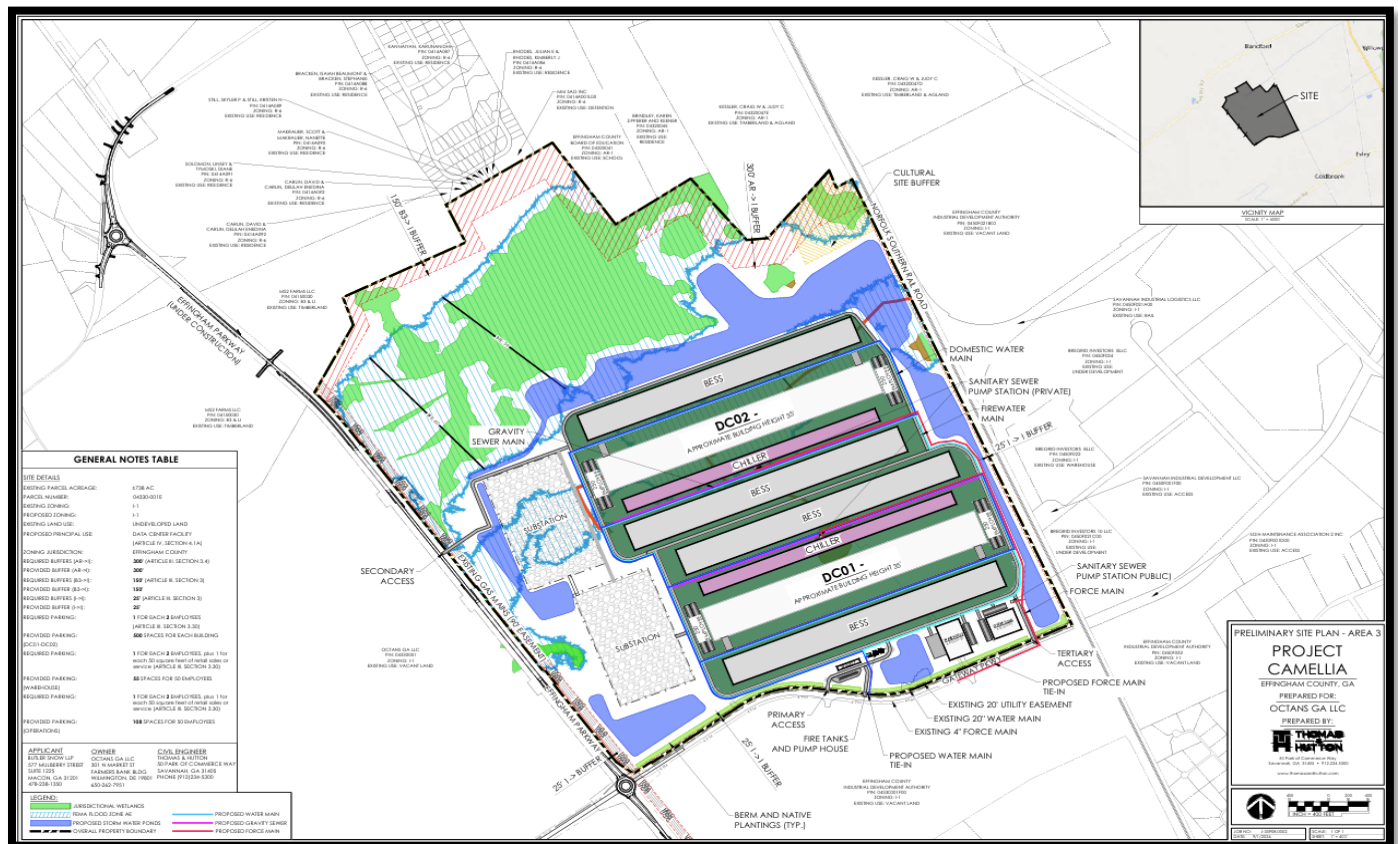
Project Name: Project Camellia

Existing Land Use and Zoning:

The subject property is vacant, undeveloped land along Effingham Parkway. The parcel is zoned I-1 (Industrial) and is about $\pm$ 739.95 acres. Access to the site is provided directly from Effingham Parkway and Gateway Parkway.



Sec. 2.137. Data center. A physical facility used to house computer systems and associated components, such as telecommunications and storage systems. It is the central hub for processing, storing, and managing data, often for organizations that rely heavily on cloud computing, enterprise applications, or big data services.



The proposed development includes two major data center buildings, identified as DC01 and DC02, each approximately 35 feet in height. Additional buildings and site features include:

- A warehouse containing approximately 100,000 square feet;
- An operations building containing approximately 75,000 square feet;
- Battery Energy Storage Systems (BESS);
- Chiller equipment that will provide cooling for the data center buildings; and
- Two substations designed to support the data center's electrical demand.

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The BESS facilities, substations, and cooling equipment are accessory uses associated with the primary data center use.

The development proposes three access points:

- A primary access point from Gateway Parkway along the southern portion of the property;
- A secondary access point from Effingham Parkway along the western portion of the property; and
- A tertiary access point from Gateway Parkway along the southeastern portion of the property.

These access points will provide multiple routes for daily operations and emergency response, reducing reliance on a single entrance.

Parking Requirements Sec. 3.30.3

Building/Use	Parking Requirement	Employees	Minimum Employee Parking	Parking Provided
DC01	1 space per 2 employees	-	-	500 spaces
DC02	1 space per 2 employees	-	-	500 spaces
Warehouse	1 space per 2 employees, plus 1 space per 50 sq. ft. of retail sales or service area	50	25 spaces, plus applicable retail/service parking	55 spaces
Operations	1 space per 2 employees, plus 1 space per 50 sq. ft. of retail sales or service area	50	25 spaces, plus applicable retail/service parking	108 spaces

Buffer Requirements Sec. 3.4

Adjacent Zoning District	Required Buffer	Provided Buffer	Compliance
AR-1 (Agricultural-Residential)	300 feet	300 feet	Meets requirement
B-3 (Major Commercial)	150 feet	150 feet	Meets requirement
I-1 (Industrial)	25 feet	25 feet	Meets requirement

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Executive Summary/Background:

At the October 2, 2012, Board of Commissioners meeting, the property was rezoned from Planned Development (PD) to I-1.

Facts and Findings:

Zoning Context

The Industrial district development in this category requires supportive infrastructure and access to major transportation thoroughfares. These areas accommodate businesses that require extensive infrastructure, large-scale facilities, and access to key transportation networks to ensure efficient operations and logistical support. The designation encourages the retention and expansion of existing industries while also attracting new businesses that contribute to economic growth. It is important for industrial areas to comply with environmental regulations, implement sustainable practices, and mitigate their environmental footprint to minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the undisturbed vegetative buffers in the county.

The Heavy Industrial (HI) and I-1 designations are intended to mirror one another, both intended to support and enhance employment opportunities by establishing areas specifically designated for a diverse range of industrial activities. These areas accommodate businesses that require extensive infrastructure, large-scale facilities, and access to key transportation networks, ensuring efficient operations and logistical support. The designation encourages the retention and expansion of existing industries while also attracting new businesses that contribute to economic growth. Additionally, it allows for complementary uses—such as logistics hubs, research and development facilities, and limited commercial services—that support industrial functions and workforce needs, fostering a dynamic and sustainable industrial environment.

Infrastructure and Services

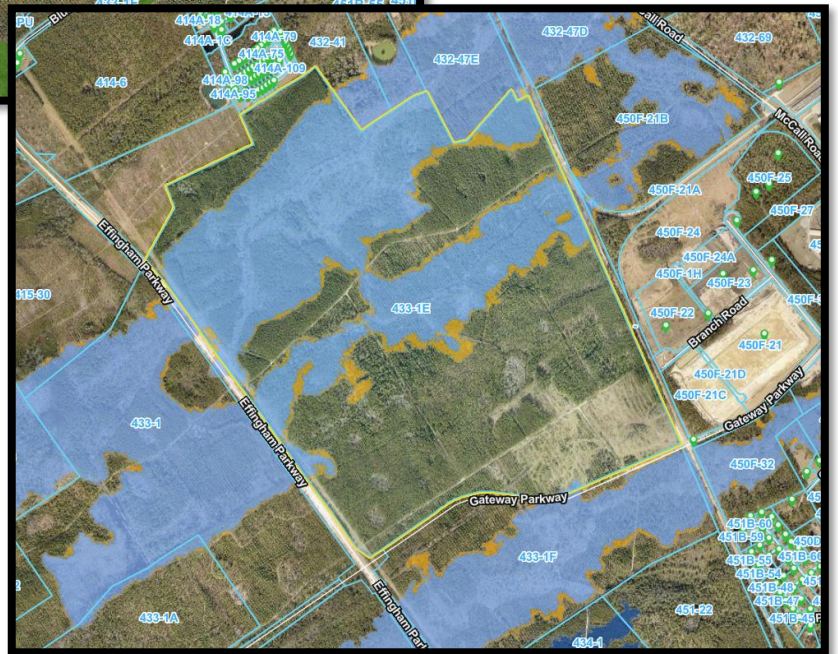
The property is served by **County water and sewer**, consistent with surrounding development. Future development will remain subject to applicable stormwater, floodplain, wetland, utility, and environmental review requirements.

County GIS mapping indicates the presence of **wetlands** and **FEMA Zone AE floodplain** areas on portions of the site.

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The surrounding area reflects a transition between rural residential development and emerging industrial and commercial activity. The corridor continues to experience commercial and industrial investment, while adjacent rural residential uses remain.

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Surrounding Neighborhood

- North: AR-1 (Agricultural-Residential, 5 acres or more) & B-3 (Highway Commercial) & R-6 (Single-Family Residential District)
- South: I-1 (Industrial)
- East: I-1 (Industrial)
- West: I-1 (Industrial)



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***DRI Report for Project Completed August 26, 2026

2.1 Consistency with the Comprehensive Plan

According to the Future Land Use Map, the site is within the Industrial and Transitional land use areas. The areas to the north, west, and east are also zoned Industrial with a few areas in the Transitional zoning class. The proposed Technological Facility Development (including Data Centers) is compatible with the adopted Comprehensive Plan.

3.1 Regional Commission Recommendations and Environmental Considerations

The CRC strongly advises the applicant to evaluate the potential impacts on the overall drainage system and flood risks associated with the proposed development, taking into account FEMA flood zone designation.

The CRC has reviewed the comments submitted by the **City of Savannah** stating it does not anticipate any direct impacts outside of existing water use planning and supply allocation. This information is included within the Regional Surface Water Supply Partnership documents and the existing intergovernmental agreement between the City of Savannah and Effingham County. The City of Savannah anticipates only briefly providing the initial phase of the indicated water demand through wholesale surface water provided to Effingham County prior to the new Effingham County surface water treatment plant coming online in early 2030.

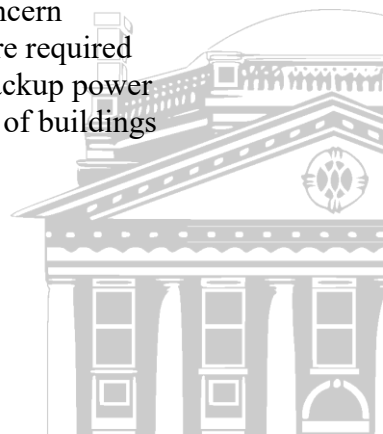
The **Georgia Department of Natural Resources Wildlife Resources Division** provided detailed information regarding federally listed species that have been documented within three miles or within the watershed of the proposed project. They suggested a consultation with the United States Fish and Wildlife Service for project consultation and survey recommendations. In addition, state protected species have been documented near the proposed project. Additional information is provided regarding plants, fish, crayfish and mussels, reptiles and amphibians, mammals, inland birds, and shore and water birds, along with contact information for DNR specialists associated with each. Concerns and recommendations were provided regarding natural resources in the area of this development.

Savannah Riverkeeper submitted a letter of concern regarding regional infrastructure and environmental impacts regarding the area in which this development is located. Primary concerns included: Water resource safeguards and the quantity of water being utilized; the number of and types of developments in Effingham County; potential stormwater runoff and the importance of mitigation; the demand for energy; and construction timelines.

100 Miles, a coastal advocacy organization dedicated to protecting Georgia's 100-mile coast through advocacy, education, and community engagement submitted a letter of concern regarding the following: The energy supply capacity and transmission infrastructure required to power this project; possible site plan elements that are missing such as where backup power will come from and the number of acres needed; questions regarding the two pairs of buildings

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shown on the concept plan; the operational “flexibility” during peak demand hours does not have any specific details provided for grid resilience with Georgia Power and whether this development will be used to offset lost capacity at other facilities during their peak demand hours.

Multiple submissions from the **public** were received and have been forwarded to Effingham County for review. As with all proposed development submissions, we encourage the county to review and consider the comments and concerns of both residents and potentially affected local governments and public agencies.

Comprehensive Plan:

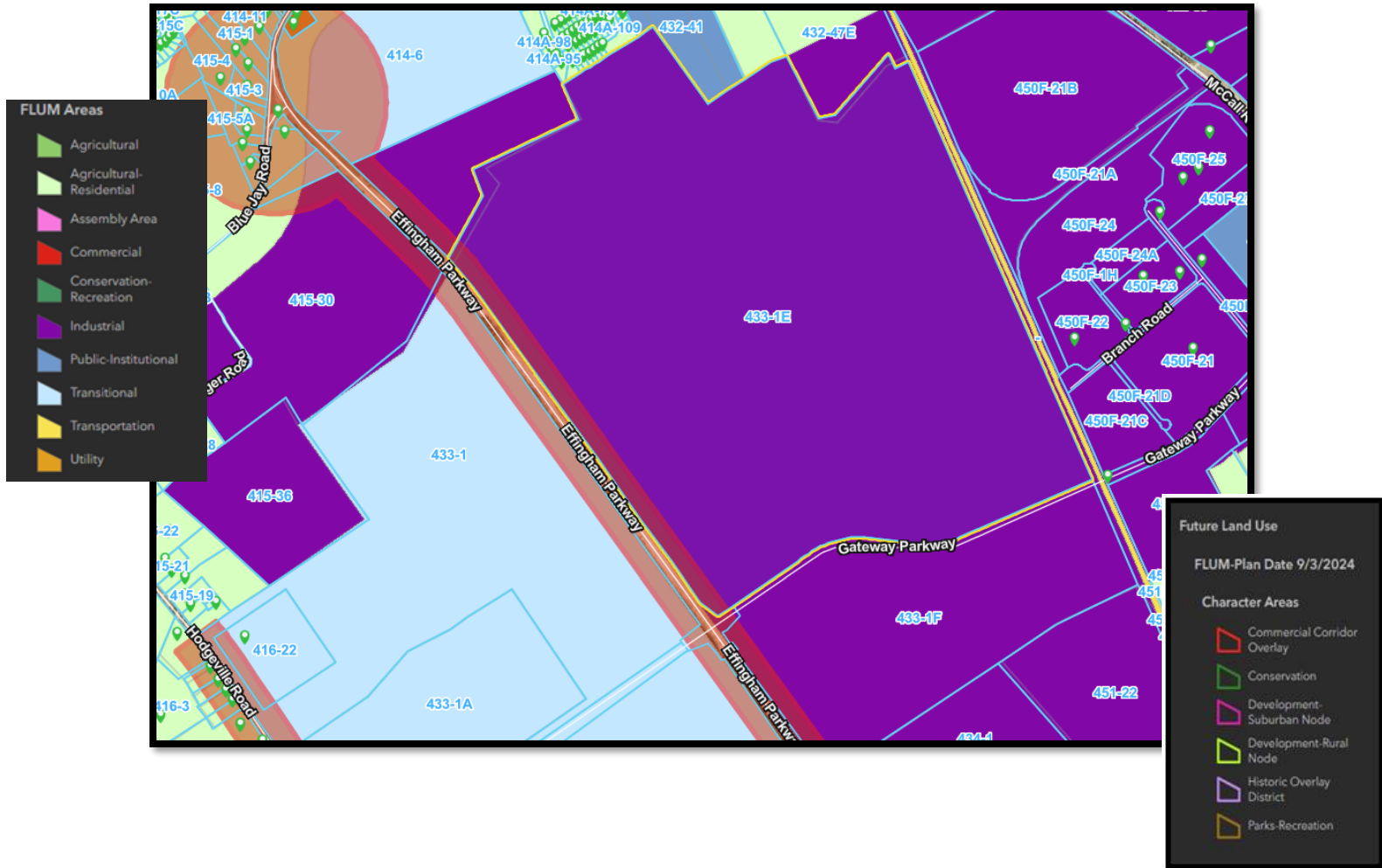
*The parcel is designated **Industrial** on the **Future Land Use Map (FLUM)**. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Light and Heavy industrial uses are permitted in these areas. Heavy industrial is generally defined as manufacturing uses, large-scale warehouses, concrete facilities, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small-scale assembly and manufacturing. Development in this category requires supportive infrastructure and access to major transportation thoroughfares. It is important for industrial areas to comply with environmental regulations, implement sustainable practices, and mitigate their environmental footprint to minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the undisturbed vegetative buffers in the county.*

*The parcel is designated in the **Commercial Corridor Overlay** on the **Future Land Use Map (FLUM)**. Areas designated for the commercial corridor area is characterized by highly trafficked commercial development along streets and highways. The purpose is to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware, and other such improvements that are visible to the public and affect the physical development of land within specific designated transportation corridors. The Design should be pedestrian-oriented with walkable connections. Commercial corridors play a vital role in the local economy by providing goods and services to residents, creating job opportunities, and contributing to the vibrancy and vitality of the community.*

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Staff Summary

The applicant has submitted the site plan in accordance with Section 14-56(w) of the Effingham County Site Plan Ordinance. The proposed development meets the applicable zoning and site plan requirements of the I-1 (Industrial) district, including parking, buffering, and access standards.

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