

Staff Report

Site Plan

Subject: Site Plan
Author: Elizabeth Sapp Land Use Planning Analyst
Department: Development Services
Meeting Date: January 7, 2025
Item Description: Savannah Industrial Development LLC – Steve Liotta request approval of a **Site Plan** for “Savannah Industrial Development LLC” Located on, Gateway Parkway and Catfish Dr. [Point Location 32.2537, -81.2540] zoned I-1. [Map# 433-1]

Summary Recommendation

Staff has reviewed the application and recommends **Alternative 1** of a **Site Plan** for “**3F**” Warehouse.

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.
- This site is approximately 38 +- acers. The proposed 3F Warehouse is 526,000 square feet, and 60ft high. The site consists of 136 trailer parking spaces, 311 vehicle spaces, 12 ADA spaces, 120 dock spaces, and 4 drive in ramps.
- The proposed development is to be used as a distribution warehouse. The site has 2 access points off of Catfish Dr. Both access points meet all design requirements for Effingham County.
- The proposed site plan is located in both flood zone “X” and “AE”. Elevation Certificates may be required.
- A Wetland Delineation must be completed by the Applicant, and the Wetlands shown on the Site Plan must match the Delineation by the U.S. Army Corps of Engineers.

Alternatives

1. **Approve** the **Site Plan** for “Savannah Industrial Development LLC” 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.
 - Fire suppression systems are required for the warehouse.
 - Site and warehouses shall meet all emergency responder radio coverage requirements per IFC. This also includes before and after racking is installed.
 - All water systems are currently under review and must comply with all regulations.

2. **Deny** the **Site Plan** for “Savannah Industrial Development LLC”.

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