

## Staff Report

**Subject:** Sketch Plan (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** February 15, 2022  
**Item Description:** **Greg Coleman** as Agent for **Old Augusta Partners** requests approval of a **sketch plan** for: "Cowan Property – Proposed Warehouse". Located on Old Augusta Road, zoned **I-1**. **Map# 477 Parcel # 1D**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for: "Cowan Property – Proposed Warehouse".

### Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, Section 5.1 – Sketch Plan.  
*The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.*
- At the November 30 pre-application meeting, staff and the applicant discussed buffers, access, water & sewer, and stormwater management. A gravity sewer tie-in or a lift station will be used.
- No variances are requested.
- The proposed development includes a 50,000 sf warehouse with access to Old Augusta Road.
- A Traffic Impact Assessment to determine turn lane need and lengths will be required, in consultation with the county engineer.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the January 31 Planning Board meeting, Alan Zipperer made a motion to **approve** the sketch plan for: "Cowan Property – Proposed Warehouse".
- The motion was seconded by Michael Larson, and carried unanimously.

### Alternatives

1. **Approve** the **sketch plan** for: "Cowan Property – Proposed Warehouse"
2. **Deny** the **sketch plan** for: "Cowan Property – Proposed Warehouse"

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Sketch Plan Application 3. Aerial Photograph  
2. Sketch Plan

# EFFINGHAM COUNTY SKETCH PLAN SUMMITAL FORM

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision Cowan Property - Proposed Warehouse

Name of Applicant/Agent Greg Coleman Phone 912-200-3041

Company Name Coleman Company, Inc.

Address 1480 Chatham Parkway, Suite 100 Savannah, Georgia 31405

Owner of Record OLD AUGUSTA PARTNERS Phone 912-313-4653

Address PO BOX 16176, SAVANNAH, GEORGIA 31416

Engineer Coleman Company, Inc. Phone 912-200-3041

Address 1480 Chatham Parkway, Suite 100 Savannah, Georgia 31405

Surveyor Coleman Company, Inc. Phone 912-200-3041

Address 1480 Chatham Parkway, Suite 100 Savannah, Georgia 31405

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 3.79 Acreage to be divided N/A Number of Lots Proposed N/A

Current Zoning I-1 Proposed Zoning I-1 Tax map – Block – Parcel No 0477-000 <sup>ID</sup> 1A00



Are any variances requested? NO If so, please describe: \_\_\_\_\_

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 13 day of DECEMBER, 2021

  
Notary

Tracie T. McIntyre  
Notary Public, Chatham County, GA  
My Commission Expires February 24, 2023

  
Applicant  
  
Owner



# EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

**OFFICIAL USE ONLY**

Subdivision Name: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
<b>(a) Project Information:</b>		
	X	1. Proposed name of development.
	X	2. Names, addresses and telephone numbers of owner and applicant.
	X	3. Name, address and telephone number of person or firm who prepared the plans.
	X	4. Graphic scale (approximately 1"=100') and north arrow.
	X	5. Location map (approximately 1" = 1000').
	X	6. Date of preparation and revision dates.
	N/A	7. Acreage to be subdivided.
<b>(b) Existing Conditions:</b>		
	X	1. Location of all property lines.
	N/A	2. Existing easements, covenants, reservations, and right-of-ways.
	N/A	3. Buildings and structures.
	N/A	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	X	5. Existing utilities including water, sewer, electric, wells and septic tanks.
	X	6. Natural or man-made watercourses and bodies of water and wetlands.
	X	7. Limits of floodplain.
	X	8. Existing topography.
	X	9. Current zoning district classification and land use.
	N/A	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>		
	X	1. Layout of all proposed lots.
	X	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	X	3. Proposed zoning and land use.
	N/A	4. Existing buildings and structures to remain or be removed.
	N/A	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	X	6. Proposed retention/detention facilities and storm-water master plan.



<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 13 day of DECEMBER, 2021

*Tracie T. McIntyre*  
 Notary

Applicant *[Signature]*  
 Owner *Byron Cowan*



Tracie T. McIntyre  
 Notary Public, Chatham County, GA  
 My Commission Expires February 24, 2023









477-1D

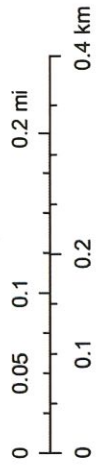


12/14/2021, 8:20:25 AM

Legend:

- Address\_Points (Green dot)
- Parcels2020 (White outline)
- Effingham County Zoning:
  - AR-1 (Light Green)
  - AR-2 (Dark Green)
  - I-1 (Orange)
  - B-3 (Light Blue)
  - Other (Grey)
  - PD (Purple)

1:9,028



Esri, Inc., City of Naperville, Illinois, Maxar