

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Builders FirstSource** request approval of a **sketch plan** for “Builders FirstSource Ph. 2.” Located at 190 Commercial Court, zoned **B-3. [Map# 465D Parcel# 7]**

Summary Recommendation

Staff has reviewed the application, and recommends **conditional approval** of a **sketch plan** for “Builders FirstSource Ph. 2.”

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of 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.
- This development is an expansion of Builders FirstSource Sketch Plan that was approved at the May 9, 2023 Planning Board meeting and the June 6, 2023 Board of Commissioners meeting.
- This area will be asphalt paved as part of the resurfacing that is being done for the expansion.
- The proposed buffer to Commercial Court is 15’ because this is the proposed access for the commercial development. This aligns with Effingham County Code of Ordinance:

3.4.2 Adjacent public street buffers:

All development excluding industrial development shall maintain a ten-foot wide landscaped buffer between any parking or loading area and an adjacent accessed public right-of-way (ROW). In single family subdivisions a ten-foot landscaped buffer must be maintained between any lot or internal street and any public collector or arterial ROW accessed from the subdivision.

Where parcels abut a street without access to that street the buffer on that side of the parcel shall equal the required buffer for the use on the other side of the street.

- The buffers between the commercially zoned parcel and the industrial zoned parcel to the south are proposed to be 150’ due to the wetlands and the heavy industrial use of the adjacent parcel.
- The proposed parcel (465D-7) and the existing Builders FirstSource parcel (465D-6) have not been recombined but per the developer will be recombined in order to submit for Land Disturbing Activity Permit applications and Development Plan Permit applications.
- The proposed development shows stormwater on parcel 465D-7. If this stormwater pond is to service the entire Builders FirstSource development, per the Effingham County Ordinance the stormwater needs to be contained on the same parcel as development:

Sec. 30-331. (f)(2)

The development project shall be conducted only within the area specified in the approved stormwater management design plan.

- At the September 12, 2023 Planning Board Meeting, Mr. Peter Higgins made a motion for approval with staff recommendations. Mr. Ryan Thompson seconded, the motion carried unanimously.

Alternatives

1. Approve the sketch plan for “Builders FirstSource Ph. 2.”

1. A recombination plat for parcels 465D-7 & 465D-6 will be needed before any Land Disturbing Activity Permit application and Development Plan Permit application will be reviewed by the County.

2. Deny the sketch plan for “Builders FirstSource Ph. 2.”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph