

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Alex Long** request approval of a **sketch plan** for “Xander Woods” Located on Courthouse Road, zoned **AR-1**, proposed zoning **R-1**. **[Map# 348 Parcel# 16]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Xander Woods.”

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.
- At the July 24, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, access management, wetlands, water availability and septic requirements, and development plan review requirements.
- This 5-lot subdivision will be served by individual wells and septic systems.
- A joint driveway is proposed for lots 1 & 2, while the proposed access for lots 2 thru 5 will be a 60’ access & drainage easement along the south edge of the property.
- The surrounding properties to all sides are Agricultural Residential, the proposed 15’ vegetative buffer around the property is in compliance with the Effingham County Code of Ordinance.
- At the September 12, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion to approve the sketch plan with staff recommendations. Mr. Brad Smith seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives

1. **Approve** the **sketch plan** for “Xander Woods.”
2. **Deny** the **sketch plan** for “Xander Woods.”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph