

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Wesley Sherrod** request approval of a **sketch plan** for “Chris Moon Storage Facility.” Located at 120 Nease Road, zoned **B-1**. [Map# 396 Parcel# 19]

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Chris Moon Storage Facility.”

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 parcel was rezoned to B-1 at the June 15, 2021 Board of Commissioners Meeting.
- At the July 13, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, access management, wetlands & floodplain, water availability and septic requirements, and development plan review requirements.
- The applicant stated that a mobile home is currently on the property and will be removed as this is part of the conditions for the original B-1 zoning.
- The applicant proposes to have access along Midland Road & Nease Road. The Sketch Plan shows a 10’ vegetative buffer along Midland Road and Nease Road per Effingham County Code of Ordinances, **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.
- To the North and West of this property there is a 30’ vegetative buffer due to the adjacent properties being zoned AR-1.
- This property is located in floodplain A, site development plans must comply with and **Chapter 34 – Flood Damage Prevention.**
- At the September 12, 2023 Planning Board Meeting, Mr. Brad Smith made a motion for approval with staff recommendations. Mr. Ryan Thompson 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 “Chris Moon Storage Facility.”
 1. The mobile home that is currently on the property must be removed.
 2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Design Manual and **Chapter 34 – Flood Damage Prevention.**
2. **Deny the sketch plan** for “Chris Moon Storage Facility.”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan

3. Aerial Photograph