

## Staff Report

**Subject:** Sketch Plan (Fifth District)  
**Author:** Chelsie Fernald, Planner II  
**Department:** Development Services  
**Meeting Date:** October 3, 2023  
**Item Description:** **Thomas & Hutton** request approval of a **sketch plan** for “Highway 21 Multifamily.” Located on Highway 21, zoned **B-3**. [Map# 465 Parcel# 3]

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Highway 21 Multifamily.”

### 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 is zoned B-3 which allows for mixed-use residential. Due to the close proximity of commercial development and other mixed-use residential, this is an appropriate use of this parcel.
- The total number of units proposed for this development is 288 units.
- The greenspace required for this development is 10%, the applicant is proposing 26% greenspace.
- Amenities include a pool and pool pavilion, clubhouse, a dog park, and outdoor amenity areas.
- A secondary entrance is proposed on Addie Exley Road which is a private road.
- Buffers along the residentially zoned parcels are 20'; along the commercially zoned parcels are 15' and along Highway 21 are 10'.
- Water and Sewer will be provided by Effingham County.
- At the September 12, 2023 Planning Board Meeting, Mr. Peter Higgins made a motion for approval with staff recommendations. Mr. Alan Zipperer 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 “Highway 21 Multifamily.”

1. An agreement to access Addie Exley Road will be provided to the county for the secondary entrance point.

#### 2. Deny the **sketch plan** for “Highway 21 Multifamily.”

#### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

#### Other Alternatives: 2

**FUNDING:** N/A

2. Sketch Plan

3. Aerial Photograph