

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Mark Berthold** as Agent for **Builders FirstSource** requests approval of a **sketch plan** for “Builders FirstSource”. Located on Commercial Drive, zoned **B-3**. [Map# 465D Parcel# 2,3,4,6]

Summary Recommendation

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

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 April 3, 2023 pre-application meeting, staff and the applicant discussed maintaining a buffer below 10’ high in the GA power easement area; drainage upgrades; and the lease agreement for the extension area.
- The project is an expansion of existing business from 465D-4 into 465D-3, 465D-2, and 465D-6, and will use the existing access on Commercial Court. There will be no access to Goshen Rd Ext.
- The expansion will include resurfacing of work yard and relocation of one shed.
- A planted buffer along Goshen Rd Ext is planned
- Staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.
- At the May 9, 2023 Planning Board Meeting, Mr. Peter Higgins made a motion for approval with Staff recommendations. The motion was seconded by Mr. Ryan Thompson and carried unanimously.

Alternatives

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

1. Development plans shall meet the requirements of Section 5.11 B-3 Highway Commercial Districts.
2. Shipping container storage is not permitted on the site.
3. A 15’ vegetative buffer is required for screening along Goshen Rd Ext.

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

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Aerial Photograph 3. Sketch Plan