

**Subject:** Sketch Plan (Fifth District)  
**Author:** Chelsie Fernald, Planner  
**Department:** Development Services  
**Meeting Date:** June 6, 2023  
**Item Description:** **Eric Edwards** requests approval of **sketch plan** for “Vortex Aeronautical and Action Overhead Door & Supply Co”. Located at 1204 Mill Pond Road, zoned **B-3**. **[Map# 446 Parcel# 7C]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Vortex Aeronautical and Action Overhead Door & Supply Co”

**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 March 20, 2023 pre-application meeting, staff and the applicant discussed access management, development plan review requirements, and buffers.
- A traffic impact assessment or traffic memo will be required during the development plan review process.
- Septic system approval from DPH will be required during the development plan review process.
- A GDOT encroachment permit for access to Hwy 275/Ebenezer Rd, will be required during the development plan review process.
- An access easement agreement with the owner of 446-7B will be required during the development plan review process, unless GDOT approves a separate driveway for 446-7C.
- After Sketch Plan approval, 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 “Vortex Aeronautical and Action Overhead Door & Supply Co”.
  1. Development plans shall meet the requirements of Section 5.11 B-3 Highway Commercial Districts.
  2. Shipping containers are not permitted on the site.
  3. A lighting plan is required. Lighting must be directed downwards.
  4. A 30’ vegetative buffer is required for screening between the commercial property and AR zoned properties; a 15’ planted buffer is required along Mill Pond Rd.
- 2. Deny the sketch plan** for “Vortex Aeronautical and Action Overhead Door & Supply Co”.

**Recommended Alternative: 1**

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

**Other Alternatives: 2**

**FUNDING:** N/A

2. Aerial Photograph 3. Sketch Plan