

## Staff Report

## Sketch Plan 5

**Subject:** Sketch Plan (Fifth District)  
**Author:** Chelsie Fernald, Planner  
**Department:** Development Services  
**Meeting Date:** June 6, 2023  
**Item Description:** **Jay Maupin** as Agent for **Oleg Mitnik** requests approval of a **sketch plan** for “Dickey Tract”. Located on Highway 21 South, zoned **I-1**. **[Map# 465 Parcel# 1A]**

### Summary Recommendation

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

### 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 buffers and development plan requirements.
- The project is an expansion of existing development, and will use the existing access on Commerce Court, in the Effingham Park of Commerce.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- The parcel is bordered by I-1 and B-3 zoned properties. The required vegetative buffer between I-1 zoned parcels is 25’; the required buffer between I-1 (Heavy Industrial) and B-3 zoned parcels is 150’.
- North: The plan shows no buffer between I-1 zoned parcels.
- South: The plan shows the required 150’ vegetative buffer between the I-1 zoned subject parcel (465-1A) and the B-3 zoned parcel to the south (fronting on Hwy 21).
- The South parcel does have an active Code Enforcement action, the parcel has been cleared and graded.
- East: The applicant owns the I-1 parcel to the east; the parcels will be recombined.
- West: The plan shows a 25’ between the subject parcel (465-1A) and the B-3 zoned parcels to the west.
- Mr. Ryan Thompson suggested clarity that the West buffer is actually closer to 40’ because of the added berms.
- Mr. Dave Burns was concerned about the North West portion of the North buffer because it is showing as usable land and the buffer would be nonexistent.
- 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 “Dickey Tract”.

1. The conditional use to operate an automotive export yard has been approved.
2. Site development plans will match the approved buffers.

#### 2. Deny the **sketch plan** for “Dickey Tract”.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Sketch Plan Application 2. Aerial Photograph 3. Sketch Plan