

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Mark Harper** as Agent for **Harper Family Properties, LLC** requests approval of a **sketch plan** for “Atlantic Self Storage”. Located on Noel C Conaway Road, zoned **B-3**. [Map# 436 Parcel# 22]

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Atlantic Self Storage”, 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 access management, development plan requirements, and buffers.
- The 5-acre parcel was rezoned to B-3 in 1990, for the purpose of developing an auto repair and welding business. The property has not been developed.
- The proposed development is in flood zone A. A LOMR application to FEMA will be required.
- A traffic impact assessment or traffic memo will be required during the development plan review process.
- 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. Alan Zipperer made a motion for approval with Staff recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Alternatives

- 1. Approve the sketch plan** for “Atlantic Self Storage”.
 1. Shipping containers are not permitted on the site.
 2. A lighting plan is required. Lighting must be directed downwards.
 3. A 30’ vegetative buffer is required for screening between the commercial property and R-1 zoned properties.
 4. Development plans shall meet the requirements of Section 5.11 B-3 Highway Commercial Districts.
 5. Site Development Plans shall comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34-Flood Damage Prevention.
- 2. Deny the sketch plan** for “Atlantic Self Storage”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Aerial Photograph 3. Sketch Plan