

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: May 2, 2023
Item Description: **Greg Coleman** as Agent for **William Roger Spikes III et al** requests approval of a **sketch plan** for “Effingham Business Center”. Located on Old Augusta Road, zoned **AR-1, AR-2, I-1**, proposed zoning **I-1**. **Map#477 Parcels# 2,3,4,8,9**

Summary Recommendation

Staff reviewed the application, and recommends **approval** of a **sketch plan** for “Effingham Business Center”.

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, utilities, construction hours, and the enhanced BMPs necessary for development in the Inner Management Zone for Abercorn Creek.
- A variance to the required buffers on 477-9 was approved on August 16, 2022; all approved buffers and berms are included in the sketch plan.
- The proposed development is in flood zone A. A LOMR application to FEMA will be required.
- Additional BMPs are required as follows:
 - a. Maximize onsite detention pond storage/volume by designing to the 100-year rainfall event criteria.
 - b. Minimize the number of outlet structures from the onsite detention ponds such that discharge control structures/devices (e.g. sluice gates or comparable) can be installed at each detention pond outlet.
 - c. Incorporate the installation of applicable and appropriate site spill prevention, control, and countermeasures for the onsite areas in and around the warehouse and parking aprons to capture spills before they enter the onsite detention ponds.
 - d. Ensure that no surface water flow leaves the site other than through the onsite detention ponds and the primary conveyance route through the central areas of the property to the ultimate discharge point on the eastern side of the property.
 - e. Construct berms along all upland property boundaries as needed to divert and control onsite runoff.
 - f. Evaluate the feasibility of utilizing the wetland and floodplain areas downstream to the east of the site that are owned by the City of Savannah and the State of Georgia for additional stormwater runoff mitigation.
 - g. Formalize these requirements and associated BMPs in a Development Agreement between the County and the Developer such that the details of this proposed plan are appropriately documented.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- The Regional Commission did not send a completed DRI report by the time of the meeting. Therefore, the Planning Board discussed the request, but tabled it to April 19 at 1pm for a vote, pursuant to DRI Rules and Sec. 9.3.3 Public hearing by commissioners. The DRI report was received on April 14.
- At the April 19 Planning Board called meeting, Mr. Peter Higgins made a motion for approval.
- The motion was seconded by Mr. Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for “Effingham Business Center”.
2. **Deny** the **sketch plan** for “Effingham Business Center”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Aerial Photograph 3. Sketch Plan