

## Staff Report

## Sketch Plan

**Subject:** Sketch Plan (Second District)  
**Author:** Sammy Easton, Planner II  
**Department:** Development Services  
**Meeting Date:** May 14, 2024  
**Item Description:** **Rusty Windsor** request approval of a **sketch plan** for “Creekside Phase 3” Located on Noel C Conaway Road, zoned PD. [Map# 436 Parcel# 46]

### Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 2** of a **sketch plan** for “Creekside Phase 3”

### 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.*
- On May 2, 2006, Effingham County Board of Commissioners approved this rezoning from AR-1 to PD. A PD Text Amendment was approved by staff on April 16, 2018.
- The PD Text Amendment from 2018 mentions the total number of Units as 170 Single Family Lots and 185 Townhomes, with a maximum number of 400 units.
- Phase 3 of this development totals 54.91 acres with 234 Townhomes.
- This Phase of Development will total up to 406 units for the total development.
- Access is to Noel C. Conaway Road, Single Family Dwellings do not require buffers according to the approved PD Text, however Townhomes do require a 20 Vegetated Buffer between the Townhomes and the Property Lines, which is not shown.

### Alternatives

1. **Approve** the **sketch plan** for “Creekside Phase 3” with the following conditions:
  - a. The 20’ Vegetated Buffer is shown between the townhomes and property lines during Development Plan Review.
2. **Deny** the **sketch plan** for “Creekside Phase 3”

**Recommended Alternative:** 2

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application 2. Sketch Plan

**Other Alternatives:** 1

**FUNDING:** N/A

3. Aerial Photograph