

## Staff Report

## Sketch Plan

**Subject:** Sketch Plan (Third District)  
**Author:** Sammy Easton, Planner II  
**Department:** Development Services  
**Meeting Date:** May 14, 2024  
**Item Description:** **Ryan Poythress** as Agent for **Andy Zoller**, request approval of a sketch plan for “Southeast Packers Abattoir” Located on Stillwell Clys Road zoned AR-1. [Map# 425 Parcel# 2C]

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **sketch plan** for “Southeast Packers Abattoir.”

### 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.*
- The Proposed Use is a Conditional Use, which was recommended approval by the Planning Board on April 9, 2024.
- Access will be to Stillwell-Clys Road, the proposed driveway and proposed parking spots meet Effingham County Ordinance Requirements.
- The Sketch Plan does show the required Asphalt Pavement for the driveway and off-street parking as required by the Effingham County Code of Ordinances.
- The required buffers are 15ft Vegetated Buffers, which the applicant does show.
- The applicant will have to replant the Buffers surrounding the property, in accordance with the 2023 Adopted Buffer Ordinance.
- Although not shown on the sketch plan, if the applicant installs a sign on the property, it must be in accordance with Appendix C, Section 3.38 – Signs of the Official Code of Effingham as well as permitted and inspected by Development Services.

### Alternatives

1. **Approve** the **sketch plan** for “Southeast Packers Abattoir”.
2. **Deny** the **sketch plan** for “Southeast Packers Abattoir”.

### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

### Other Alternatives: 2

**FUNDING:** N/A

2. Sketch Plan 3. Aerial Photograph