

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Teresa Concannon, Planning Manager  
**Department:** Development Services  
**Meeting Date:** December 19, 2022  
**Item Description:** **Chance Raehn** as Agent for **SFG GITC West, LLC** requests approval of a **sketch plan** for “Georgia International Trade Center – West”. Located on Hodgeville Road **Map# 434 Parcels# 24,24A,26,26C**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Georgia International Trade Center – West”.

### Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, 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 November 28, 2022 pre-application meeting, staff and the applicant discussed emergency access, utilities, and coordinating entrance construction with the Effingham Parkway. A variance to the required buffers was approved on June 21, 2022; all approved buffers and berms are included in the sketch plan.
- The proposed development will use a construction access on Hodgeville Road. Traffic related to the warehouse development will use the Effingham Parkway.
- A Traffic Impact Assessment will be required, in consultation with the county engineer.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
  - At the December 19, 2022 Planning Board meeting, Alan Zipperer made a motion for approval.
  - The motion was seconded by Brad Smith and carried 4-0, Ryan Thompson having recused himself.

### Alternatives

1. **Approve** the **sketch plan** for “Georgia International Trade Center – West”.
2. **Deny** the **sketch plan** for “Georgia International Trade Center – West”.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

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