

Staff Report

Sketch Plan

Subject: Sketch Plan (Second District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: March 19, 2024
Item Description: **Alec Metzger** request approval of a **sketch plan** for “Buckingham Plantation Phase 3” Located on Noel C Conaway Road, zoned **R-6. [Map# 375 Parcel# 50]**

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 1** of a **sketch plan** for “Buckingham Plantation 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 November 2, 2021, the Board of Commissioners approved the Rezoning and Sketch Plan of Buckingham Phase 3.
- Due to not beginning construction within a year of the Notice to Proceed being issued, the applicant must bring the Sketch Plan back before the Board of Approval.
- There are no changes to the sketch plan other than the stub out being removed. Previous staff required this stub out due to the Block Length exceeding the maximum length of 800ft in the ordinance.

Alternatives

1. **Approve** the **sketch plan** for “Buckingham Plantation Phase 3”
2. **Deny** the **sketch plan** for “Buckingham Plantation Phase 3”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph

SKPN-24-5

Sketch Plan Submittal

Status: Active

Submitted On: 2/19/2024

Primary Location


0

Owner

Applicant

 James Helmly

 912-663-2231

 jc_helmly@emc-eng.com

 27 Chatham Center South

Drive Suite A

Savannah, GA 31405

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

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Map*

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Parcel*

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Description of Development*

Road Name*

Sketch Plan Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Richard Flanders

Applicant Phone Number*

912-441-2319

Applicant Email Address*

Richard@horizonsavannah.com

Applicant Address*

37 W fairmont Ave, Unit 202

Applicant City*

Savannah

Applicant State*

Ga

Applicant Zip Code*

31406

Is Applicant owner of property?*

Yes

Project Information

Proposed Name of Project*

Buckingham Plantation Phase III

Map Number*

375

Parcel Number*

50

Total Acreage of Property*

36.83

Number of Lots Proposed*

57

Current Property Zoning*

R-6

Proposed Water*

Effingham

Proposed Sewer*

Effingham

Are any variances requested?*

None

If so, please described*

None

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Applicant*

James Helmly
Feb 19, 2024

Owner*

Richard Flanders
Feb 19, 2024

Engineer Information

Engineer *

EMC Engineering Services Inc

Engineer Phone Number*

912-232-6533

Engineer Address*

27 Chatham Center South Suite A

Engineer City*

Savannah

Engineer State*

Ga

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

EMC Engineering Services Inc

Surveyor Phone Number*

912-232-6533

Surveyor Address*

27 Chatham Center South Suite A

Surveyor City*

Savannah

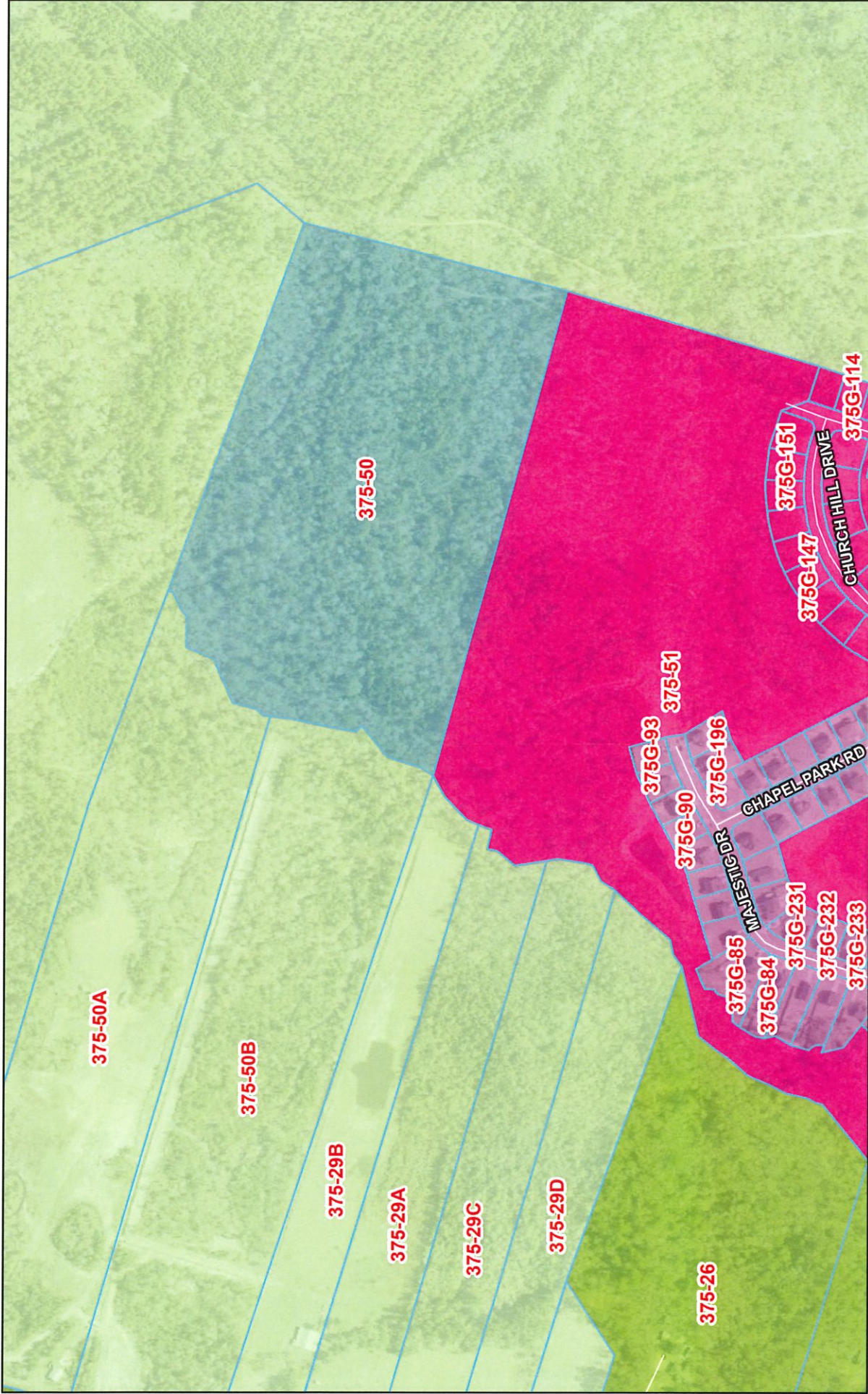
Surveyor State*

Ga

Surveyor Zip Code*

31405

375-50



2/20/2024

Roads
□ Tax Parcels

Tax Parcel Labels
AR-2
R-6 Efn_fin_cache

Effingham County Zoning
AR-1
R-1
PD
R-2
R-1
PD
R-6 Efn_fin_cache

Legend
Red: Band_1
Green: Band_2
Blue: Band_3

Scale
1:6,545
0 0.04 0.09 0.15 0.18 mi
0 0.07 0.15 0.3 km

Source
Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY			
Subdivision Name: _____	Project Number: _____		
Date Received: _____	Date Reviewed: _____	Reviewed by: _____	

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Proposed name of development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Names, addresses and telephone numbers of owner and applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Name, address and telephone number of person or firm who prepared the plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Graphic scale (approximately 1"=100') and north arrow.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Location map (approximately 1" = 1000').
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Date of preparation and revision dates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Acreage to be subdivided.
(b) Existing Conditions:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Location of all property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Existing easements, covenants, reservations, and right-of-ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Buildings and structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Existing utilities including water, sewer, electric, wells and septic tanks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Natural or man-made watercourses and bodies of water and wetlands.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Limits of floodplain.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Existing topography.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Current zoning district classification and land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A 10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Layout of all proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Proposed zoning and land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Existing buildings and structures to remain or be removed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Proposed retention/detention facilities and storm-water master plan.

<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 5th day of August, 2021.

[Signature]
Notary

[Signature]
Applicant
[Signature]
Owner

