

Staff Report

Sketch Plan

Subject: Sketch Plan (Third District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: May 21, 2024
Item Description: **Ryan Poythress** as Agent for **Andy Zoller**, request approval of a sketch plan for “Southeast Packers Abattoir” Located on Stillwell Clio 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-Clio 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.
- This Sketch Plan was voted on by the Planning Board on May 14, 2024.

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

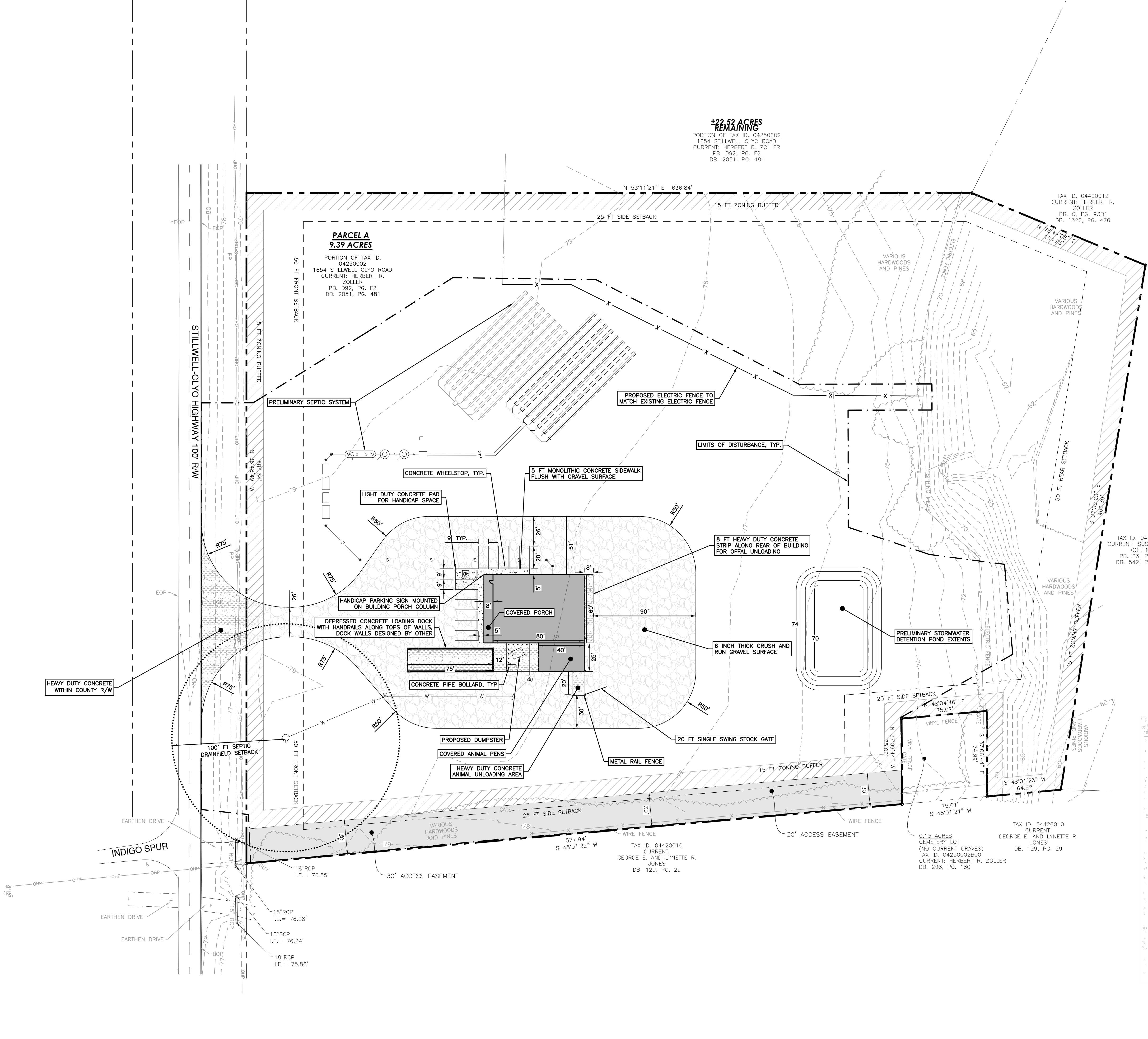
Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph

MAXWELL-REDDICK & ASSOCIATES, INC. 1654 STILLWELL CLOY ROAD, STILLWELL, GA 30459. TEL: 770-942-1100. FAX: 770-942-1101. WWW.MAXWELL-REDDICK.COM



NOTES:
 PARCEL ID: 04250002C00
 SITE AREA: 9.39 ACRES
 PROPERTY AREA: ±9.39 ACRES
 SITE AREA: ±6.27 ACRES

SITE ZONING:
 EXISTING ZONING: AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
 PROPOSED USE: ABATTOIR AND MEAT MARKET (PERMITTED USE IN AR-1)

EXISTING USE:
 AGRICULTURE/ FARMING

ZONING REQUIREMENTS:
 MIN. AREA: 5 ACRES
 MIN. BUILDING SEPARATION: 20 FT

BUILDING SETBACKS (REQ'D):
 FRONT: 50 FT
 SIDE: 25 FT
 REAR: 50 FT

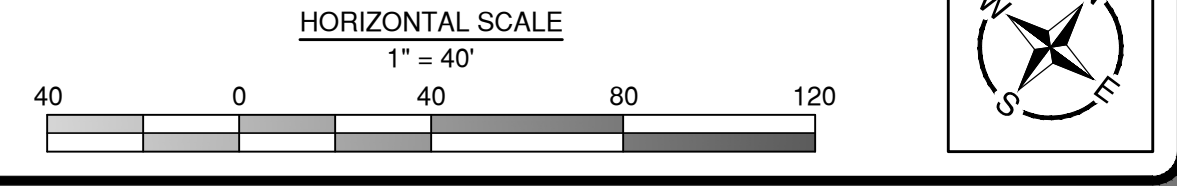
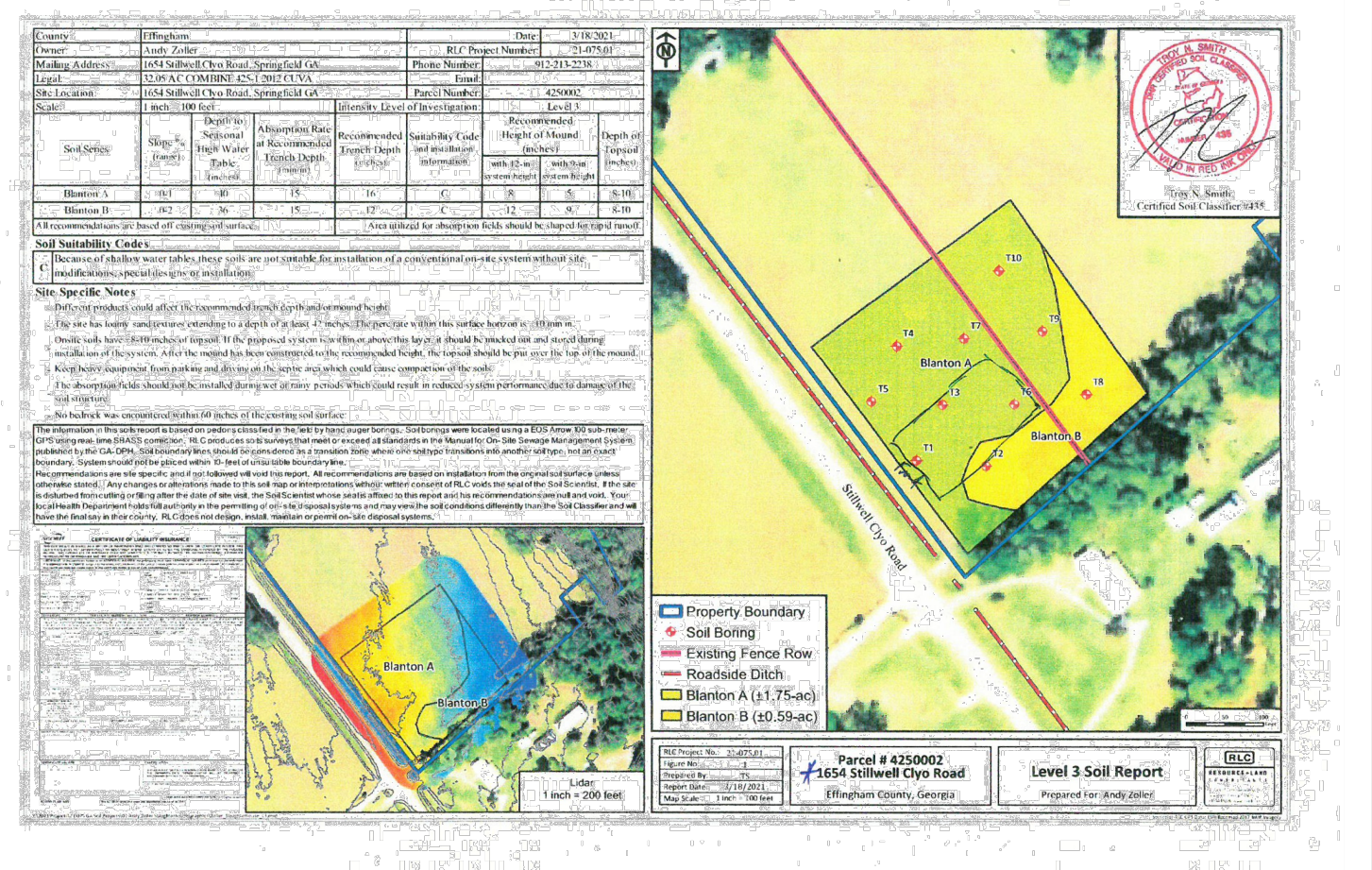
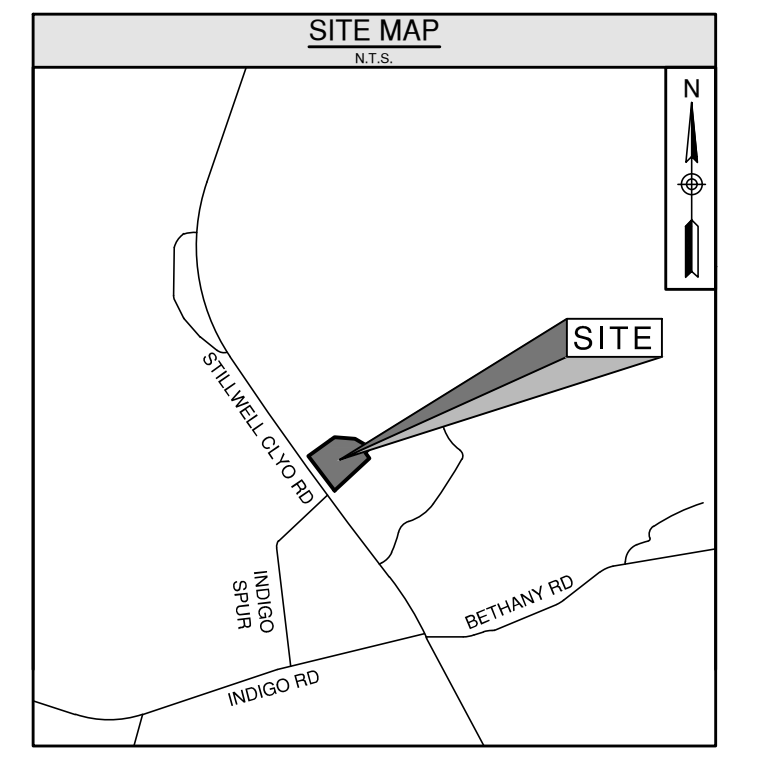
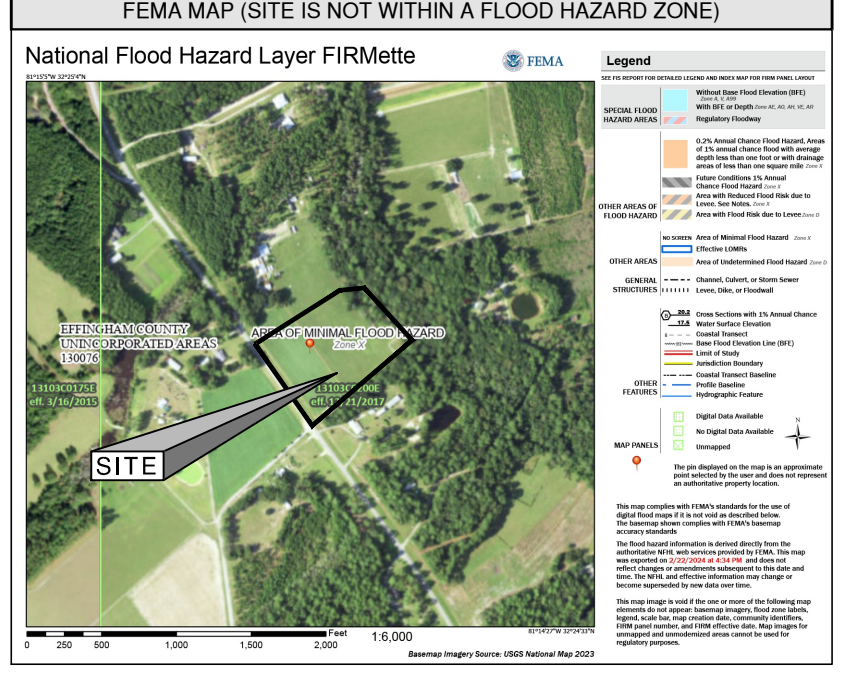
PARKING CALCULATIONS:
 PROPOSED PARKING: 11 SPACES (INCLUDES 1 HANDICAP STALL)
 REQUIRED PARKING: 11 SPACES

*REQUIRED PARKING COUNT IS BASED ON "MANUFACTURING AND INDUSTRIAL CONCERNS WITH RETAIL BUSINESS ON PREMISES" (0.5 SPACES X 10 EMPLOYEES) + (840 RETAIL SF / 150 SF) = 11 SPACES

HATCH LEGEND:

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE

*SEE DETAILS FOR PAVEMENT/ CONCRETE THICKNESS



PRELIMINARY NOT FOR CONSTRUCTION



ENGINEERING & LAND SURVEYING
 40 JOE KENNEDY BLVD
 STATESBORO, GA 30459
 (912) 489-7112 OFFICE
 (912) 489-7125 FAX
 NORTHWINDS II
 2500 NORTHWINDS PKWY,
 SUITE 360
 ALPHARETTA, GA 30009
 (404) 893-1618 OFFICE
 www.maxred.com
 www.pape-dawson.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEERS PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE CONSTRUCTION OF THIS PROJECT, THE ENGINEER OR SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTION SHALL BE ADVISED. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT ANY DISCREPANCIES TO THE CLIENT. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR RECORRECTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDABLE BY THE CONTRACTOR IF HE HAD EXERCISED DUE DILIGENCE OR CONDUCTED A FIELD SURVEY OF THE SITE PRIOR TO CONSTRUCTION.

REVISIONS:

| | | |
|--------|-----------------|---------------------------------------|
| NO. 01 | DATE 04/29/2024 | DESCRIPTION ISSUED SKETCH PLAN REVIEW |
|--------|-----------------|---------------------------------------|

SOUTHEAST PACKERS, LLC
 STILLWELL CLOY ROAD
 EFFINGHAM COUNTY, GA

SKETCH PLAN

DESIGNED: NAM
 DRAWN BY: NAM
 CHECKED: RLP

DATE: APRIL 29, 2024
 JOB NO.: 2023-094
 SCALE: AS SHOWN

DRAWING NUMBER
C1.0
 SHEET NUMBER 1

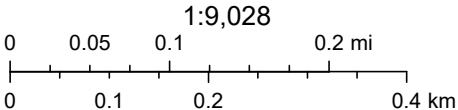
Letter ANSI A Landscape



4/30/2024

Roads
Tax Parcels

Tax Parcel Labels










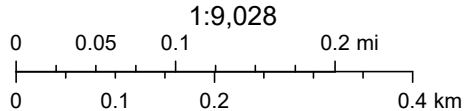
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Letter ANSI A Landscape



4/30/2024

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|--|---|---|
|  Roads |  Tax Parcel Labels |  AR-2 |
|  Tax Parcels |  Effingham County Zoning |  Other |
| |  AR-1 | |



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA