

Staff Report

Sketch Plan

Subject: Sketch Plan (First District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: May 21, 2024
Item Description: **Brian Quigley** as Agent for **Jeremy Nease, Randy Hadden, and Charles Hildabrandt** request approval of a **sketch plan** for “US Hwy 80 Warehouses” Located on US Hwy 80, zoned **I-1**. [Map# 354 Parcel# 21, 21B, 21C]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **sketch plan** for “US Hwy 80 Warehouses”.

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.
- There will be 3 buildings in total, ranging from 293,760sqft to 383,760sqft for a total of 1,000,080sqft.
- Access to this parcel will be 2 points of ingress/egress on US Hwy 80, requiring a GDOT permit.
- The applicant is proposing a 20ft tall berm with a 15ft drainage ditch between the berm and a 35ft undisturbed buffer inside of a 200ft development buffer along George Road.
- There is a proposed 10ft “no access easement” along the George Road Property line.
- The applicant is proposing a 16ft tall berm with a 35ft undisturbed buffer within a 200ft development buffer along US Hwy 80.
- Along the west property line, there is a 150ft buffer, running the AR-1 property and a 50ft buffer running along the B-3 property.
- *Proposed Buffers are in compliance with the 2023 Buffer Ordinance.*
- This property will be served by Private Well & Septic.
- The property does not meet current Rezoning Conditions placed on this property in June of 2023.
- ***On April 9, 2024, the Planning Board recommended denial of this Sketch Plan, due to this sketch plan not meeting the Zoning Conditions. Since the Planning Board Meeting the Applicant has requested to remove the Buffer Condition and the Truck Loading Docks must be on the opposite side of George Road Condition.***

Alternatives

1. **Approve the sketch plan** for “US Hwy 80 Warehouses” with the following conditions:
 - The Rezoning from I-1 to I-1 to remove the conditions from the previous Rezoning is approved.
 - Future use of the above-referenced property shall meet the requirements of the Light Industrial Zoning District.
 - A recombination plat must be approved by Development Services, and be recorded, before site development plans are submitted.
 - A 911 Address for each building must be obtained before development plans are submitted.
 - A GDOT Permit must be obtained for both access points.
 - All wetland impacts must be approved and permitted by USACE.
 - A lighting plan showing down lighting must be submitted during development plan review.
2. **Deny the sketch plan** for “US Hwy 80 Warehouses”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

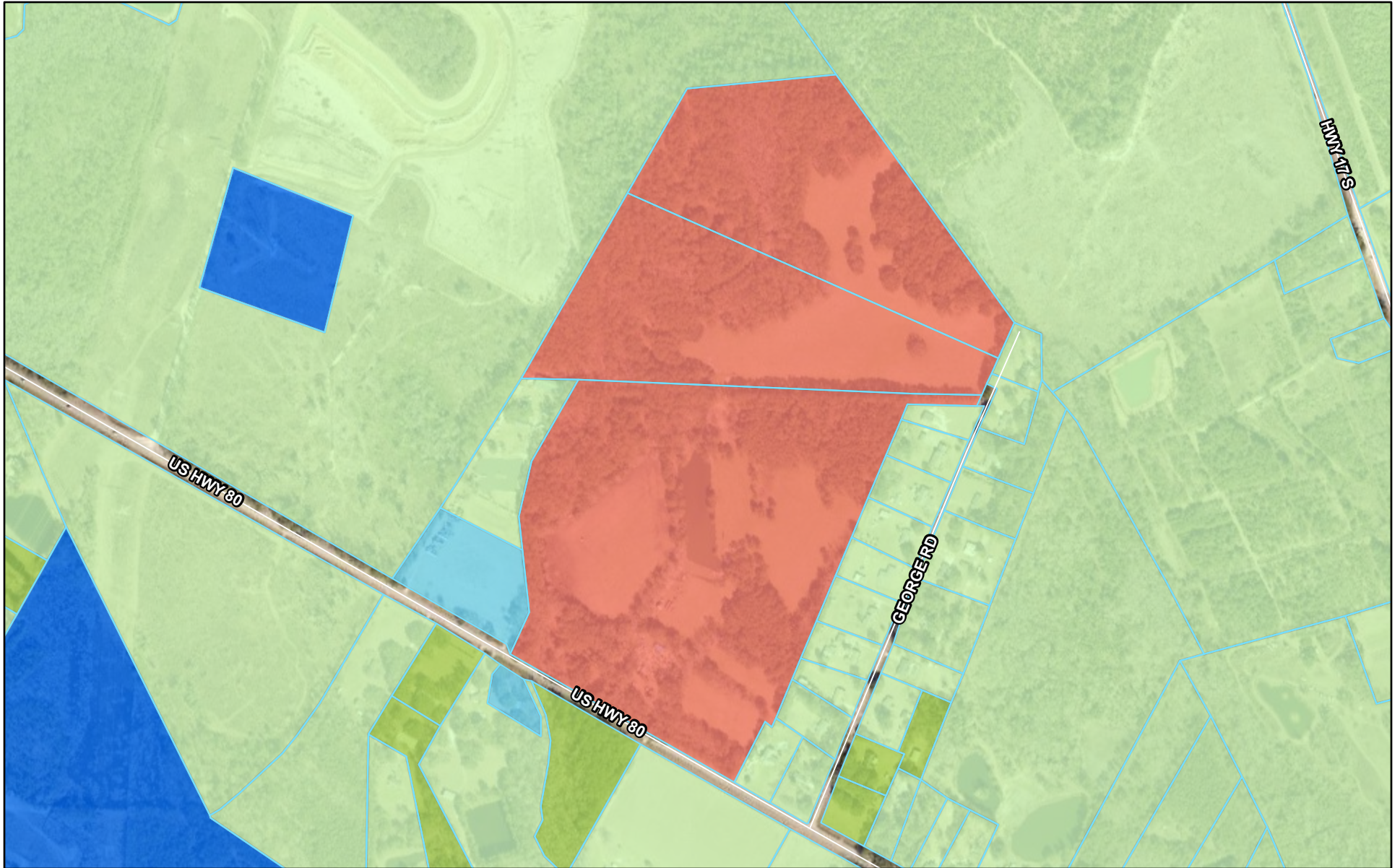
3. Aerial Photograph

SITE NOTES:

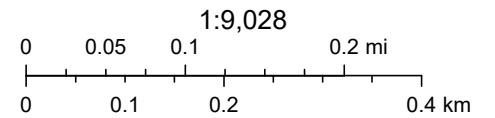
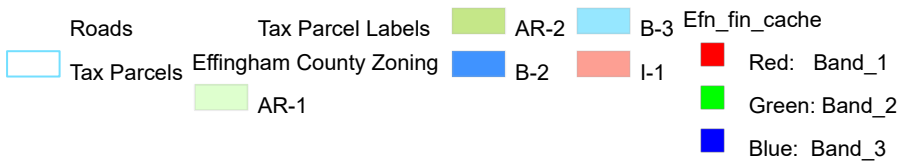
1. TOTAL SITE ACREAGE: 102.69 AC
2. CURRENT ZONING: I-1
3. PROPOSED ZONING: I-1
4. CURRENT USE: MOSTLY VACANT LOT
5. PROPOSED USE: DISTRIBUTION WAREHOUSES
6. PARCEL LINES ARE BASED ON GIS AND ARE APPROXIMATE IN NATURE
7. EXISTING TOPOGRAPHY IS BASED ON LIDAR AND IS APPROXIMATE IN NATURE
8. NO KNOWN EXISTING UTILITIES ONSITE; TO BE CONFIRMED VIA SURVEY AND REMOVED IF FOUND



Zoning Aerial Map for US Hwy 80 Warehouse



4/24/2024



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

