

Subject: Sketch Plan (Third District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 10, 2023
Item Description: **Wesley Sherrod** request approval of a **sketch plan** for “Sperry Storage Facility.” Located at 1360 Highway 21 North, zoned **B-1**. **[Map# 366 Parcel# 39A]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Sperry Storage Facility.”

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.
- At the June 6, 2023 Board of Commissioners meeting, this parcel was rezoned to B-1 for the application to develop an event rental site.
- At the same Board of Commissioners meeting, the Conditional Use was approved to allow the event rental business to operate in the B-1 zoning.
- The proposed development shows a 60’ existing access easement, however access will be to Highway 21 and a GDOT permit will be required.
- Buffers surrounding the property are 30’ vegetative buffers per the Effingham County Ordinance, as the surrounding parcels are residentially zoned.
- The Sketch Plan shows a 10’ vegetative buffer along Highway 21 per Effingham County Code of Ordinances,
3.4.2 Adjacent public street buffers:
All development excluding industrial development shall maintain a ten-foot wide landscaped buffer between any parking or loading area and an adjacent accessed public right-of-way (ROW). In single family subdivisions a ten-foot landscaped buffer must be maintained between any lot or internal street and any public collector or arterial ROW accessed from the subdivision.
Where parcels abut a street without access to that street the buffer on that side of the parcel shall equal the required buffer for the use on the other side of the street.
- The Sketch Plan does show two buildings, the first is 10,000 sq. ft. and the second is 8,000 sq. ft., due to exceeding the 5,000sq ft. impervious surface threshold, stormwater regulations are required.
- The proposed development meets the parking requirements per Effingham County Code of Ordinances: Wholesale and warehouse requires 1 parking space for each employee, plus 1 for each 50 square foot of retail sales or service. This development will have 10 employees with the required 5 parking spaces; 4 regular spaces and 1 van accessible space.

Alternatives

1. **Approve** the **sketch plan** for “Sperry Storage Facility.”
 1. Site Development Plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 Flood Damage Prevention.
 2. All wetland impacts must be approved and permitted by USACE.
 3. Approval from GDOT for access to Highway 21 will be required during Site Development Plan review process.
2. **Deny** the **sketch plan** for “Sperry Storage Facility.”

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

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