

## Staff Report

**Subject:** Sketch Plan (First District)  
**Author:** Teresa Concannon, AICP, Planning Manager  
**Department:** Development Services  
**Meeting Date:** November 1, 2022  
**Item Description:** **Daniel Ben-Yisrael** as Agent for **Effingham County Industrial Development Authority** requests approval of a **sketch plan** for “Parker’s Convenience Store – Old River Road”. Located on Old River Road, zoned **B-3**. Map# **330** Parcel# **46**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Parker’s Convenience Store – Old River Road”.

### 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.*
- Development Services and DPH staff met with the development team on June 10 via teleconference, and discussed access management and stormwater requirements.
- The applicant proposes to obtain water service from the Industrial Development Authority.
- All proposed driveways are on county roads. Encroachment permits will be required for site development approval. A Traffic Impact Assessment will be required, to identify any needed turn lanes and road improvements.
- A 30’ vegetative buffer is required on the northern and eastern boundaries with AR properties.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the October 17, 2022 Planning Board meeting, Ryan Thompson made a motion to **approve a sketch plan** for “Parker’s Convenience Store – Old River Road”, with the added condition:
  1. The Traffic Impact Analysis must justify accommodation of two additional full movement access points on Old River Road. If these access points are not justified by the TIA, one full movement access point must be restricted to right-in/right-out only.
- The motion was seconded by Brad Smith and carried unanimously.

### Alternatives

1. **Approve** request for a **sketch plan** for: “Parker’s Convenience Store – Old River Road”.
2. **Deny** the request of a **sketch plan** for: “Parker’s Convenience Store – Old River Road”.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

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