

Staff Report

Sketch Plan

Subject: Sketch Plan (Fifth District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: January 9, 2024
Item Description: Donnie Bazemore request approval of a **sketch plan** for "Bazemore Car Lot" Located on Hwy 21 South, proposed zoning **B-3**. [Map# 465J Parcel# 1C]

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 1** of a **sketch plan** for "Bazemore Car Lot"

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.
- This parcel rezoning has been denied 2 times previously.
- The existing home on the property will be used as the main office of the car lot.
- Main Access to this property will be off Lewis Drive with a commercial-grade driveway.
- The Buffer along Lewis Drive must be at least 10', the applicant is showing a 15' buffer. The Buffer to the North touching the Residential Property is 30', the Buffer to the east touching the B-3 parcel is 15' and there is a 10' landscaped buffer on the Highway 21 property line. This is in accordance with the 2023 Effingham County Code of Ordinance, 3.4.2 Adjacent public street buffers (adopted 11/7/2023):
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 shown in the chart.
- Development Services understands a Car Lot must have exposure to be successful, if the landscaping adheres to Section 3.4 – Buffers, Development Services will allow this.

Alternatives

1. **Approve the sketch plan** for "Bazemore Car Lot" with the following conditions:
 - a. The Pond is moved further south adding more distance between it and the buffer.
 - b. An Encroachment permit is issued for the Main Access Point for the car lot.
 - c. A Buffer Map and Buffer contract is submitted at time of Land Disturbing Activity and Development Plan Review.
 - d. The Applicant obtains an Effingham County Commercial Business License
 - e. Buffers must be replanted before the issuance of a business license.
 - f. Applicant passes his Fire Inspection.
2. **Deny the sketch plan** for "Bazemore Car Lot"

Recommended Alternative: 1

Department Review: Development Services

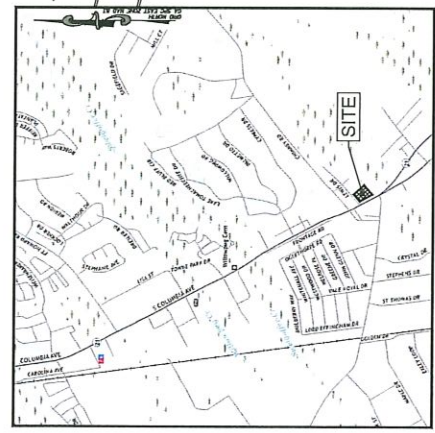
Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph

SHEET 1 OF ##



APPLICANT / OWNER: DONNE BZDORNE
1855 PECOLA ROAD
PERMIAN, OK 73251

PH: 0465301000

PROPERTY ADDRESS: 5947 HIGHWAY 21
PERMIAN, OK 73251

TOTAL AREA: 1.88 ACRES

PROPOSED ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
R-2 (SINGLE-FAMILY COMMERCIAL DISTRICT)

PARKING CALCULATIONS:
1. SPACE PER 400 SF FLOOR AREA
2. REQUIRED SPACES = 16 SPACES

BUFFER AREA = 0.41 AC
OPEN SPACE (INCLUDES CITY CENTER AREA) = 0.34 AC (80%)

WATER PROVIDED BY CITY OF DENVER.
SEWERS PROVIDED BY EXISTING ON SITE SEPTIC.
LIGHTS TO BE DESIGNED BY GEORGIN POWER AND PLACED ON ADJACENT PROPERTIES.

SOIL INFORMATION: TAKEN FROM THE INECS WAS SOLID
THE PROPERTY SHOWN HEREIN IS LOCATED ON MAP NO. 1
AND IS SHOWN TO BE IN A ZONE OF PERMIAN COUNTY, OKLA.
TOPOGRAPHIC OR BOUNDARY SURVEY(S) HAVE BEEN COMPLETED ON AUGUST 30, 2023.

The map displays a residential area with numerous lots, each labeled with an address. The lots are color-coded: pink for residential lots, blue for water bodies, and green for parks. Major roads include HWY 21 S, FRONTAGE RD, GREENBERG RD, and CHARLTON RD. The map shows a grid of lots with addresses ranging from 465-1 to 465-100. The map is oriented with North at the top.

Key features include:

- Residential Lots:** Labeled with addresses such as 465-1, 465-2, 465-3, 465-4, 465-5, 465-6, 465-7, 465-8, 465-9, 465-10, 465-11, 465-12, 465-13, 465-14, 465-15, 465-16, 465-17, 465-18, 465-19, 465-20, 465-21, 465-22, 465-23, 465-24, 465-25, 465-26, 465-27, 465-28, 465-29, 465-30, 465-31, 465-32, 465-33, 465-34, 465-35, 465-36, 465-37, 465-38, 465-39, 465-40, 465-41, 465-42, 465-43, 465-44, 465-45, 465-46, 465-47, 465-48, 465-49, 465-50, 465-51, 465-52, 465-53, 465-54, 465-55, 465-56, 465-57, 465-58, 465-59, 465-60, 465-61, 465-62, 465-63, 465-64, 465-65, 465-66, 465-67, 465-68, 465-69, 465-70, 465-71, 465-72, 465-73, 465-74, 465-75, 465-76, 465-77, 465-78, 465-79, 465-80, 465-81, 465-82, 465-83, 465-84, 465-85, 465-86, 465-87, 465-88, 465-89, 465-90, 465-91, 465-92, 465-93, 465-94, 465-95, 465-96, 465-97, 465-98, 465-99, 465-100.
- Water Bodies:** Large blue areas representing water bodies, including the Gulf of Mexico and various bays and lagoons.
- Parks:** Green areas representing parks, including the Houston Arboretum and other green spaces.
- Roads:** Major roads include HWY 21 S, FRONTAGE RD, GREENBERG RD, and CHARLTON RD. Other roads include MCGALL RD, CRYSTAL DR, and various local streets.

0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Eflingham County BOC