

Staff Report

Sketch Plan

Subject: Sketch Plan (Fifth District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: February 6, 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# 465] 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.
- **On January 10, 2024, Planning Board Recommended Approval with Staff Conditions.**

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.
 - g. Site development plans shall comply with Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 - h. All wetland impacts must be approved and permitted by USACE
2. **Deny** the **sketch plan** for “Bazemore Car Lot”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph

SKPN-23-4

Sketch Plan Submittal

Status: Active

Submitted On: 12/5/2023

Primary Location

5947 Georgia Highway 21

South

Rincon, GA 31326

Owner

BAZEMORE DONNIE RAY

AND REBECCA R

1685 ARCOLA RD


PEMBROKE, GA 31321

Applicant

 McCaulea Kirkland

 912-644-3249

 mccaulea_kirkland@emc-
eng.com

 5857 Hwy 21 South
Rincon, GA 31326

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Applicant Information

Applicant / Agent Name*

Donnie Bazemore

Applicant Phone Number*

9124455235

Applicant Email Address*

danniebazemore@yahoo.com

Applicant Address*

1685 Arcola Rd

Applicant City*

Pembroke

Applicant State*

GA

Applicant Zip Code*

31321

Is Applicant owner of property?*

Yes

Project Information

Proposed Name of Project*

Bazemore Car Lot

Map Number*

0465-J001

Parcel Number*

C00

Total Acreage of Property*

1.58

Number of Lots Proposed*

n/a

Current Property Zoning*

r-1

Proposed Water*

City of Rincon

Proposed Sewer*

existing septic

Are any variances requested?*

no

If so, please described*

n/a

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Applicant*

Donnie Bazemore
Dec 5, 2023

Owner*

Donnie Bazemore
Dec 5, 2023

Engineer Information

Engineer *

Alec B. Metzger (EMC Engineering Services, Inc.)

Engineer Phone Number*

9126443223

Engineer Address*

alec_metzger@emc-eng.com

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Jimmy Toole (EMC Engineering Services, Inc.)

Surveyor Phone Number*

9126443237

Surveyor Address*

27 Chatham Center South Drive, Suite A

Surveyor City*

Savannah

EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use
(a) Project Information:	
✓	1. Proposed name of development.
✓	2. Names, addresses and telephone numbers of owner and applicant.
✓	3. Name, address and telephone number of person or firm who prepared the plans.
✓	4. Graphic scale (approximately 1"=100') and north arrow.
✓	5. Location map (approximately 1" = 1000').
✓	6. Date of preparation and revision dates.
✓	7. Acreage to be subdivided.
(b) Existing Conditions:	
✓	1. Location of all property lines.
✓	2. Existing easements, covenants, reservations, and right-of-ways.
✓	3. Buildings and structures.
✓	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
✓	5. Existing utilities including water, sewer, electric, wells and septic tanks.
✓	6. Natural or man-made watercourses and bodies of water and wetlands.
✓	7. Limits of floodplain.
✓	8. Existing topography.
✓	9. Current zoning district classification and land use.
NA	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:	
NA	1. Layout of all proposed lots.
✓	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
✓	3. Proposed zoning and land use.
✓	4. Existing buildings and structures to remain or be removed.
✓	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
✓	6. Proposed retention/detention facilities and storm-water master plan.

NA	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
NA	8. Water distribution infrastructure master plan.

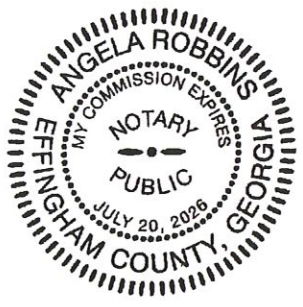
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 4th day of December, 2023

Angela Robbins
Notary

[Signature]
Applicant

Owner



465J-1C



12/16/2023

	Addresses		Tax Parcel Labels		B-2		Efn_fin_cache
	Roads		Effingham County Zoning		B-3		Red: Band_1
	Tax Parcels		AR-1		I-1		Green: Band_2
			AR-2		Blue: Band_3		

1:6,545

0 0.04 0.09 0.15 0.18 mi

0 0.07 0.15 0.3 km

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