

Staff Report

Sketch Plan 16

Subject: Sketch Plan (Fifth District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: **Daniel Ben-Yisrael** as Agent for **Claude M. & Elizabeth E. Kicklighter** requests approval of a **sketch plan** for “Parker’s Convenience Store – Old Augusta Road”. Located on Old Augusta Road, zoned **B-3**. Map# **478** Parcel# **2B**

Summary Recommendation

Staff has reviewed the application, and recommends **conditional approval** of a **sketch plan** for “Parker’s Convenience Store – Old Augusta 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 staff met with the development team on June 10 via teleconference, and made the following suggestions:
 - Truck traffic should not be routed to Moultrie Drive, which is a private road serving a 200+ unit multifamily subdivision. Site development plans will have to include a physical barrier to prevent trucks from accessing Moultrie Drive.
 - The proposed access to Old Augusta Road does not comply with the county access management control policy. The county engineer indicated that the proposed Old Augusta Road and Hwy 21 access points would be limited to right in and right out only.
 - If access to Moultrie Drive is approved, then modifications will be needed for the intersection of Moultrie Drive and Old Augusta Road with regard to the left turn function.
- The proposed development is located at the entrance to the county and, therefore, should be designed to conform with requirements for signage, landscaping, and architecture
- The sketch plan shows access through Moultrie Drive, a private road which provides sole access to LEO at the Sanctuary, an R-3 multifamily residential community. The proposed entrance Parker’s off Moultrie Drive is the location of the development’s school bus stop, as well as multiple amenities and the leasing office. Development of the access road should be coordinated with owners/managers at LEO at the Sanctuary.
- The parcel was part of a larger tract partially rezoned to B-3 in 2006. A DRI review was not initiated at that time. Upon receipt of the sketch plan application, which indicates that there will be up to four diesel fuel pumps, staff initiated the DRI review (#3836). The Regional Commission solicited input from neighboring jurisdictions. The City of Savannah submitted comments:
 - The Parker’s property is in the Inner Management Zone for Abercorn Creek, where intensive uses and impervious cover could negatively affect water quality. As the

contour map shows drainage to Abercorn Creek from the proposed development site, the city recommends that site design include spill responses, site management, and stormwater management adequate to protect drinking water supplies.

- The applicant plans to purchase a 7.31-acre portion of 478-2B, which is B-3, and also a .343-acre portion of 478-2C, which is zoned R-3. Commercial development is not permitted in R-3. However, an access road may be an appropriate use. If the parcels are to be combined, the .343 segment will need to be rezoned to B-3.
- Site development plans will have to show the required 20' vegetative buffer on the boundary with the multifamily residential property.
- A GDOT encroachment permit for access to Hwy 21, and a county encroachment permit for access to Old Augusta Road will be required during the development plan review process.
- Access and intersection design and improvements will need to be addressed in a Traffic Impact Assessment.
- The Old Augusta Road Corridor Study anticipates right-in and right-out only from Moultrie Drive at Old Augusta Road, and installation of a Restricted Crossing U-turn Intersection (RCUT) on Old Augusta Road, north of Moultrie Drive.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the November 21, 2022 Planning Board meeting, Peter Higgins made a motion to **approve a sketch plan** for “Parker’s Convenience Store – Old Augusta”.
- The motion was seconded by Brad Smith and carried unanimously.

Alternatives

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

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:

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