

Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: December 6, 2022
Item Description: **Ashley Mosley** as Agent for **Victor Vanderlugt** requests approval of a **sketch plan** for “Savannah Marine Terminal Bloomingdale Transloading Facility”. Located at 1054 Old River Road, zoned **I-1**. **Map# 304 Parcel# 9**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for Savannah Marine Terminal Bloomingdale Transloading Facility on 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.*
- The property will be served by private well and septic system. A single driveway entrance to Old River Road is planned. A new rail spur will be constructed from the existing rail line north of the property.
- A variance to the buffer requirements was approved on May 18, 2021, based on the submitted concept plan that indicated that up to 15 containers may be stored onsite while awaiting transport via rail or truck.
- The undisturbed vegetative buffer will be 75’ along the southern property boundary, and 25’ along the northern property boundary. Shipping container storage is a heavy industrial use, and is not permitted with reduced buffers.
- An earlier sketch plan application was denied on 10/4/2022.
- The current sketch plan includes 15 container pads. There are no plans for stacking.
- At the November 21, 2022 Planning Board meeting, Ryan Thompson made a motion to **approve** the sketch plan “Savannah Marine Terminal Bloomingdale Transloading Facility”, with the follow condition:
 1. Stacking of shipping containers is prohibited.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. Approve the **sketch plan** for “Savannah Marine Terminal Bloomingdale Transloading Facility”.

1. Stacking of shipping containers is prohibited.

2. Deny the **sketch plan** for “Savannah Marine Terminal Bloomingdale Transloading Facility”

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

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