

Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **Catalyst Investment Partners, LLC** as Agent for **Ernest J. Oetgen** requests approval of a **sketch plan** for “Stagecoach Industrial Site”. Located on Godley Road, zoned **I-1 Map# 399 Parcel# 3R**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of a **sketch plan** for “Stagecoach Industrial Site”.

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 sketch plan pre-application meeting was held on 2/16/2022. The discussion included buffer requirements for heavy industrial uses; road maintenance responsibilities; and stormwater management. Godley Road is not a designated truck route. Immediate road improvements, as well as road maintenance agreements and bonds with Chatham County and the City of Bloomingdale, would be necessary to ensure that proposed heavy industrial uses on Godley Road can be served by the transportation network.
- Private water and septic system is assumed; the application did not include water-sewer providers.
- The sketch plan does not address the proposed container stacking height; therefore, the total number of proposed containers and associated truck traffic is unknown. If the sketch plan is approved, a Traffic Impact Assessment will be required during the site plan review process.
- The sketch plan shows stormwater draining onto an adjacent parcel in the City of Bloomingdale. If the sketch plan is approved, a drainage easement from the property owner will be necessary, as well as confirmation from Bloomingdale that industrial uses can drain onto R-A-1 zoned property.
- The City of Bloomingdale has submitted a letter urging denial due to concerns about road impacts (attached).
- If the sketch plan is approved, staff will follow-up with a Notice to Proceed, which will include all ordinance requirements, and any conditions added by the Board of Commissioners.
- At the April 18 Planning Board meeting, Brad Smith made a motion to **deny** the sketch plan for “Stagecoach Industrial Site”.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. **Approve** request for a **sketch plan** for “Stagecoach Industrial Site”.
2. **Deny** the request for a **sketch plan** for “Stagecoach Industrial Site”.

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

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