

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **Linda Sims** as Agent for **K&M Effingham Properties, LLC** requests approval of a **sketch plan** for: "ACTION OVERHEAD DOOR WAREHOUSES." Located at 1204 Mill Pond Road, zoned **I-1. Map# 446 Parcel# 7C**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of a **sketch plan** for "ACTION OVERHEAD DOOR WAREHOUSES".

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 proposed industrial development will be served by private well and septic system, as Springfield has declined service.
- The industrial development will be served by a single driveway on Ebenezer Road. Staff requested that the driveway line up with Entrepreneur Way, across Ebenezer Road.
- The site plan does not support the required buffers between AR/R and I-1 zoning districts.
- Staff recommends denial of the request for a variance to reduce the required buffers, and therefore cannot recommend approval of the sketch plan as presented.
- At the March 3, 2022 pre-application meeting, we discussed buffers, stormwater management, the site development review process, and access management. Access to Ebenezer Road / Hwy 275 will require a GDOT encroachment permit.
- If approved, staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.
- At the April 18 Planning Board meeting, Ryan Thompson made a motion to **approve** the sketch plan for "ACTION OVERHEAD DOOR WAREHOUSES".
- The motion was seconded by Alan Zipperer, and carried by a vote of 4/1.

Alternatives

1. **Approve** the **sketch plan** for: "ACTION OVERHEAD DOOR WAREHOUSES".
2. **Deny** the **sketch plan** for: "ACTION OVERHEAD DOOR WAREHOUSES".

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

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