

## Staff Report

**Subject:** Sketch Plan (First District)  
**Author:** Chelsie Fernald, Planner II  
**Department:** Development Services  
**Meeting Date:** November 7, 2023  
**Item Description:** **Coleman Company** request approval of a **sketch plan** for “Oetgen Industrial.” Located on Oetgen Road, zoned I-1. [Map# 399 Parcel# 3, 3D, 3Q & 3R]  
**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Oetgen Industrial.”

### 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.*
- The proposed warehouse will be approximately 451,000 square feet and the total project site will cover 157.80 acres.
- A private wastewater septic system and privet well and fire tank are proposed for this site.
- A 300’ buffer is proposed to all surrounding residentially zoned parcels. The small triangular shaped parcel across the street is part of the rezoning to I-1 so the buffer to the east is proposed to be 50’ along Godley Road.
- Access to this site is proposed at Godley Road, EOM does recommend a technical traffic memorandum will be needed for the proposed access.
- At the September 12, 2023 Planning Board meeting, Mr. Ryan Thompson explained that his decision for the recommendation of denial is because the rezoning for this parcel to I-1 was also recommended for denial.
- Mr. Ryan Thompson made a motion to deny the sketch plan. Mr. Brad Smith seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the October 3, 2023 Board of Commissioners Meeting, this item was postponed to the November 7, 2023 Board of Commissioners meeting at agenda approval.

### Alternatives

1. **Approve** the **sketch plan** for “Oetgen Industrial.”
  1. A technical traffic memorandum be performed for the proposed access to the site.
2. **Deny** the **sketch plan** for “Oetgen Industrial.”

### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

### Other Alternatives: 2

**FUNDING:** N/A

2. Sketch Plan 3. Aerial Photograph