

Staff Report

Subject: Site Plan Request
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: May 6, 2025
Item Description: The “Butler Belfort Warehouse” applicant Greg Coleman request approval for a **Site Plan** to construct a warehouse. Located at **2063 Old Augusta Road South**, zoned **I-1**. [Map# 477 Parcel# 3] and [Map# 477 Parcel#4]

Executive Summary/Background

The request for approval of a **site plan** is a requirement of **Article V Plan and Plat Requirements Section 5.1 Sketch Plan**. 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 is approximately 251,000 square feet located on 19.46 acres.
- Per the site plans submitted, there is a 25ft buffer and a 50ft building setback.
- There is a 2.95 acre pond just North of the warehouse.
- The current zoning of this property is I-1 which allows this use.
- The applicant must meet all County and building design requirements and must be incorporated into the Preliminary Plan.
- The finished site shall meet all Wetland Delineations as required by the U.S. Army Corps of Engineers.
- The finished site shall meet all FEMA requirements. This includes any elevation certificates or documentation such as a Letter of Map Amendment or Letter of Map Revision.
- The site currently is located within a Special Flood Hazard Area “A” and must elevate or flood proof 3ft above highest adjacent grade.
- The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
- Site shall meet all access and emergency response operation requirements for emergency responders.
- Fire suppression systems are required for the warehouse.
- The warehouses shall meet all emergency responder radio coverage requirements per IFC. This also includes before and after racking is installed.
- The applicant must provide lighting and landscaping plans.

Determination:

Staff has reviewed the application, and the application is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Site Plan 2. Permit Application 3. Aerial Photograph