

Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: October 4, 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 **denial** 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 original sketch plan proposed a gravel loading and staging area; timber storage; an office with parking for employees; and ~86 pads for triple-stacked containers.
- The property will be served by private well and septic system. One 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. The undisturbed vegetative buffer will be 75’ along the southern property boundary, and 25’ along the northern property boundary. The concept plan for the buffer variance request proposed storage of 15 shipping containers. The initial sketch plan showed 86 shipping container pads. The revision submitted on 9/13/2022 shows 15 container pads. There are no longer any plans for stacking.
- Shipping container storage is a heavy industrial use. However, the rezoning and variance applications did not refer to stacked container storage, and proposed 15 containers to be stored onsite. The initial sketch plan was a substantial change to the previously submitted concept plan.
- A revised sketch plan was submitted on 9/13/2022. The number of container sites has been reduced to 15, and stacking is no longer planned.
- At the September 19, 2022 Planning Board meeting, Ryan Thompson made a motion to **approve** the sketch plan “Savannah Marine Terminal Bloomingdale Transloading Facility”, with the follow conditions:
 1. Stacking of shipping containers is prohibited.
 2. The reduced buffer approved on 5/18/2021 is associated only with the sketch plan submitted on 9/13/2022. All other future uses of this site shall be subject to additional review, and reconsideration of the buffer variance.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. Approve the sketch plan for “Savannah Marine Terminal Bloomingdale Transloading Facility”, with the following conditions:

1. Stacking of shipping containers is prohibited.
2. The reduced buffer approved on 5/18/2021 is associated only with the sketch plan submitted on 9/13/2022. All other future uses of this site shall be subject to additional review, and reconsideration of the buffer variance.

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

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Sketch Plan Application

2. Aerial Photograph 3. Sketch Plan