

## Staff Report

## Sketch Plan

**Subject:** Sketch Plan (Fifth District)  
**Author:** Samantha Easton, Planner II  
**Department:** Development Services  
**Meeting Date:** January 16, 2024  
**Item Description:** **Oleg Mitnik** request approval of a **sketch plan** for “Dickey Tract Hwy 21.” Located on Highway 21, zoned I-1. **[Map# 465 Parcel# 1]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Dickey Tract Hwy 21”.

### 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 parcel is in the process of being recombined, which was a condition of the Rezoning.
- The applicant has submitted for a variance of the required buffers. 15ft on the B-3 sides, and Hwy 21 property lines. 25ft buffers on the I-1 to the north and the east.
- Access will be from Commercial Drive.
- Applicant is proposing a well and septic for this mobile office. They must receive the appropriate permitting for both.
- Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Design Manual and **Chapter 34 – Flood Damage Prevention.**
- **Planning Board recommended approval with staff recommendations at the December 12, 2023, Planning Board Meeting.**

### Alternatives

1. **Approve** the **sketch plan** for “Dickey Tract Hwy 21” with the following conditions:
  - a. The Parcels are recombined.
  - b. The Variance is approved.
  - c. Buffers must be marked by a member of the Development Services Staff and replanted if applicable.
2. **Deny** the **sketch plan** for “Dickey Tract Hwy 21.”

### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

### Other Alternatives: 2

**FUNDING:** N/A

2. Sketch Plan 3. Aerial Photograph