

Staff Report

Sketch Plan

Subject: Sketch Plan (First District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: January 16, 2024
Item Description: **Brandon Long** as agent for **Braly Investment Properties**, request approval of a **sketch plan** for “Waste Doctors, LLC”. Located at 817 Hwy 80, zoned **B-3**. [Map# 302 Parcel# 102]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **sketch plan** for “Waste Doctors, LLC”.

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.
- At the July 18, 2023, Board of Commissioners Meeting, this 6.08-acre property was rezoned from R-1 to B-3 for business development.
- The applicant will use the current home on the site as an office and add fleet parking in the rear of the property.
- Access to this parcel will be a GDOT-grade driveway onto Hwy 80. The original access to Dogwood has been blocked off.
- The applicant has already spoken with GDOT to begin their permit process.
- The buffer will be 10’ along Highway 80 and 30’ along the three other property lines, per Effingham County Code of Ordinance, **3.4.2 Adjacent public street buffers:**
All development, excluding industrial development, shall maintain a ten-foot wide landscaped buffer between any parking or loading area and an adjacent accessed public right-of-way (ROW). In single-family subdivisions, a ten-foot landscaped buffer must be maintained between any lot or internal street and any public collector or arterial ROW accessed from the subdivision.
Where parcels abut a street without access to that street, the buffer on that side of the parcel shall equal the required buffer for the use on the other side of the street.
- On November 28, 2023, a Stop Work Order was issued for this property. A Conditional Removal of the Stop Work Order was issued on December 1, 2023, allowing the office staff to continue working at this location. The Stop Work Order will be removed entirely once the Business License, Land Disturbing Activity Permit, and Development Permit have been issued. On December 4, 2023, Effingham County Development Services removed the Stop Work Order.
- **Planning Board recommended approval with staff recommendations during the December 12, 2023, meeting.**

Alternatives

1. **Approve** the **sketch plan** for “Waste Doctors, LLC”.
2. **Deny** the **sketch plan** for “Waste Doctors, LLC”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph

