

Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **Buckel Design Group, LLC** as Agent for **Drayton-Parker Companies, LLC** requests approval of a **sketch plan** for: "Parker's Kitchen at US 80 & SR 17". Located at US Highway 80 & GA Highway 17 South, zoned B-3. **Map# 378 Parcels# 40 & 41**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for: "Parker's Kitchen at US 80 & SR 17".

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.
- Development Services and DPH staff met with the development team on 1/12/2022 via teleconference, and discussed septic system design & approval; stormwater requirements; and fire department requirements (community v. private well).
- The recombination plat must be recorded before submittal of septic system plans for DPH review.
- The applicant proposes to obtain water service from Water Utility Management.
- All proposed driveways are on state roads. GDOT encroachment permits will be required for site development approval. The Traffic Impact Assessme has been submitted to GDOT.
- A 30' vegetative buffer is required on property boundaries adjacent to R and AR properties.
- The development does not trigger a regional review, as it does not contain more than three diesel fuel pumps, or a half acre of truck parking, or 10 truck parking spaces. Any increase in these features will trigger a regional review.
- Staff directed the design engineers to provide adequate turn radius for trucks to safely access the property from Hwy 17 & Hwy 80.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the March 21 Planning Board meeting, Ryan Thompson made a motion to **approve a sketch plan** for: "Parker's Kitchen at US 80 & SR 17".
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. **Approve** request for a **sketch plan** for: "Parker's Kitchen at US 80 & SR 17".
2. **Deny** the request of a **sketch plan** for: "Parker's Kitchen at US 80 & SR 17".

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph 2. Sketch Plan