

## Staff Report

**Subject:** Sketch Plan (Third District)  
**Author:** Chelsie Fernald, Planner II  
**Department:** Development Services  
**Meeting Date:** December 5, 2023  
**Item Description:** **MRD Partners, LLC** request approval of a **sketch plan** for “Horizon Business Center.” Located on McCall Road, zoned **AR-1 & R-2**, proposed zoning **I-1**. [Map# 450D Parcel# 4A, 4B & 5]

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Horizon Business Center.”

### 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.*
- Collectively this development proposes to be a 156,000 square foot building with 30 docking positions, 2 drive in ramps, 18 trailer positions, and 70 commuter parking spaces.
- The proposed development is bordered to the North and West by the OmniTrax Industrial Development along McCall Road.
- There is a proposed 300’ undisturbed buffer along the subdivision to the south and along the industrial zoned properties there is a 25’ proposed undisturbed buffer.
- The applicant has asked for a variance to the buffers along McCall Road, the proposed buffer is 25’.
- Once Gateway Parkway is completed, this development will utilize that access.
- At the September 12, 2023 Planning Board Meeting, Mr. Alan Zipperer made a motion for approval with staff recommendations. Mr. Ryan Thompson seconded, the motion carried unanimously.
- At the October 3, 2023 Board of Commissioners Meeting, this item was postponed to the November 7, 2023 Board of Commissioners meeting during agenda approval.
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- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

### Alternatives

1. **Approve** the **sketch plan** for “Horizon Business Center.”
2. **Deny** the **sketch plan** for “Horizon Business Center.”

### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

### Other Alternatives: 2

**FUNDING:** N/A

2. Sketch Plan 3. Aerial Photograph