

## Staff Report

## Sketch Plan

**Subject:** Sketch Plan (First District)  
**Author:** Sammy Easton, Planner II  
**Department:** Development Services  
**Meeting Date:** December 5, 2023  
**Item Description:** **Jay Maupin as Agent for Ray Demott**, request approval of a **sketch plan** for "Faulkville Flex" Located on Hwy 80, zoned **B-3**. [Map# 329 Parcel# 41E01]

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Faulkville Flex."

### 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 October 3, 2023, Board of Commissioners Meeting, this 15.00-acre property was rezoned from AR-1 to B-3 for business development.
- There will be 4 buildings in total, ranging from 28,800 sqft to 37,000 sqft.
- Access to this parcel will be 2 points of ingress/egress one on each side.
- The applicant has already spoken with GDOT to begin the process of their Permit.
- The buffer will be 10' along Highway 80 and 15' along the B-2 triangle in the middle. The Marlow Road buffer will be 30' 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.*
- During the November 14, 2023 Planning Board, Mr. Ryan Thompson made a motion for approval with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

### Alternatives

1. **Approve the sketch plan** for "Faulkville Flex".
2. **Deny the sketch plan** for "Faulkville Flex".

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

**Other Alternatives:** 2

**FUNDING:** N/A

2. Sketch Plan 3. Aerial Photograph