

Staff Report

Sketch Plan

Subject: Sketch Plan (First District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: December 5, 2023
Item Description: **David Morrow.** request approval of a **sketch plan** for “Waterford Apartments,” Located on Goshen Road, zoned **R-3 and B-2.** [Map# 465 Parcel# 23]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **sketch plan** for “Waterford Apartments.”

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 August 16, 2005, Board of Commissioners Meeting, this 59.01-acre property was rezoned from AR-1 to R-3 and B-2 for apartment and commercial development.
- At the March 21, 2006, Board of Commissioners Meeting, a variance was approved to reduce the 35' front setback to 20'.
- This sketch plan covers Phase I, 9.00 acres of the 59.01 acres. As a condition of the approval, they will have to submit a plat to be recorded subdividing the 9 acres from the 59.01 acres.
- The updated Master Plan will show the location of the projected B-2 section of this parcel. Due to this parcel not having an approved designated B-2 area during the rezoning, previous staff have allowed them to choose where this zoning would be in the overall 59.01 acres.
- Access to this parcel will be on Goshen Road.
- The buffer will be 20' along Goshen Road and Vegetative buffers along the commercially zoned parcel to the south and east are the required 20' and 20' to the residentially zoned parcels to the west.
- During the November 14, 2023 Planning Board, Mr. Peter Higgins made a motion for approval with Staff Recommendations. The motion was seconded by Mr. Ryan Thompson and carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for “Waterford Apartments” with the following conditions
 - A plat must be submitted subdividing Phase I from the remaining 59.01 acres in accordance with the Georgia Plat Act.
2. **Deny** the **sketch plan** for “Waterford Apartments”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application 2. Sketch Plan

Other Alternatives: 2

FUNDING: N/A

3. Aerial Photograph