

Staff Report

Sketch Plan

Subject: Sketch Plan (First District)
Author: Sammy Easton, Planner II
Department: Development Services
Meeting Date: December 5, 2023
Item Description: **Warren Kennedy**. request approval of a **sketch plan** for “80 Storage Lot.” Located at 195 Elm Street, zoned **B-3**. **[Map# 302 Parcel# 167]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **sketch plan** for “80 Storage Lot.”

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 1.13-acre property was rezoned from R-2 to B-3 to allow for an outside storage facility.
- Access to this parcel will be on Elm Street, with only emergency access to Highway 80 per the condition of the approved rezoning.
- There will be a vegetative buffer surrounding the lot in addition to the 6' cyclone fence.
- The buffer will be 10' along Highway 80 and Elm Street 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.

- Vegetative buffers along the commercially zoned parcel to the east are the required 15' and 30' to the residentially zoned parcels to the west.
- Although not shown on the sketch plan, if the applicant installs a sign on the property, it must be in accordance with Article 9 – Signs of the Official Code of Effingham as well as permitted and inspected by Development Services.
- 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 “80 Storage Lot”.
2. **Deny** the **sketch plan** for “80 Storage Lot.”

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternative: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph