

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: September 5, 2023
Item Description: **Morgan Corp.** request approval of a **sketch plan** for “Morgan Corp Office.” Located on Old River Road, zoned **B-2. [Map# 329 Parcel# 41B]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Morgan Corp Office.”

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 June 26, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, access management, wetlands, water availability and septic requirements, and development plan review requirements.
- Morgan Corp is proposing a 10,000 sq. ft. office, and a 20,000 sq. ft. shop. to grow their civil construction company.
- Access to this parcel will be on Old River Road, this access does align with the Savannah Portside International Park entrance.
- There will be a 10’ vegetative buffer along Old River Road 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 north are the required 15’ and 30’ to the residentially zoned parcels to the west and south.
- Mr. Alan Zipperer stated at the August 16, 2023 Planning Board meeting that this is the best use for this parcel and made a motion for approval with Staff Recommendations.
- Mr. Brad Smith seconded, the motion carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for “Morgan Corp Office”.
2. **Deny** the **sketch plan** for “Morgan Corp Office”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph