

Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, Planning Manager
Department: Development Services
Meeting Date: April 18, 2023
Item Description: **TK Electric, LLC** requests approval of a **sketch plan** for TK Electric, LLC. Located at 763 US Highway 80, zoned **AR-1** proposed zoning **B-3. Map# 302 Parcel# 105**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for TK Electric on Hwy 80.

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.
- Development Services staff met with the applicant on 1/19/2023, and with the design engineer on 2/6/2023. The proposed uses and access management were discussed.
- The storage buildings will be constructed in phase 1, and the restaurant building will be phase 2.
- The site will be served by private water and a septic system. Entrances on Hwy 80 and Dogwood Way are planned.
- The parcel is in flood zone AE. A CLOMR or CLOMA application to FEMA will be required, to authorize fill to build the site above the base flood elevation.
- After Sketch Plan approval, staff will follow up with a Notice to Proceed, summarizing requirements and recommendations.
- At the March 14, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion for denial. The motion was seconded by Mr. Alan Zipperer, and carried unanimously.
- On March 24, a revised sketch plan that eliminated the Dogwood entrance was submitted.
- At their April 4 meeting, the Board of Commissioners postponed consideration of the sketch plan to April 18, to follow second reading approval of the rezoning application.

Alternatives

1. **Approve** the **sketch plan** for TK Electric, LLC., at 763 Hwy 80, with the following condition:
 1. Land clearing, site development, and building construction activities are limited to 7am to 7pm only.
2. **Deny** the **sketch plan** for TK Electric, LLC., at 763 Hwy 80.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Aerial Photograph 3. Sketch Plan