

Staff Report

Sketch Plan

Subject: Sketch Plan (Fourth District)
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: March 12, 2024
Item Description: **Craig Johnson** request approval of a **sketch plan** for “**Stillwell Pines**” Located on Stillwell Road, zoned **AR-1**. [Map# 427 Parcel# 14B]

Summary Recommendation

Staff has reviewed the application, and recommends **Alternative 2** of a **sketch plan** for “Stillwell Pines”

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.
- Access is from Stillwell Road.
- The applicant is showing a “15’ Adjacent Property Buffer” on 3 sides, it should be labeled as “15’ Vegetated Buffer”. Front buffer should also be labeled as 15’ Vegetated Buffer.
- The ordinance requires the parking lot to be paved. (3.30.5.2 *Surfacing for all retail sales and services, business services, and professional services.* Off-street parking areas for all retail sales and services, business services, and professional services serving the general public and having access to and abutting a paved street shall be provided with a hard surface, all-weather pavement of asphalt or cement and shall be so graded and drained to provide for the adequate runoff and disposal of surface water.)
- Permanent Structures, such as paved driveways are prohibited in the zoning setbacks.
- Wetlands are not shown on this Sketch Plan, there should be a 50’ wetland buffer.
- Sketch Plan should be scaled 1” = 100ft, and all property should be shown.
- If impervious surface exceeds 5,000sqft, a Land Disturbing Activity Permit with GSWCC approval is required.

Alternatives

1. **Approve** the **sketch plan** for “Stillwell Pines”
2. **Deny** the **Sketch Plan** for “Stillwell Pines”

Recommended Alternative: 2

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 1

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph