

## Staff Report

**Subject:** Sketch Plan (First District)  
**Author:** Chelsie Fernald, Planner  
**Department:** Development Services  
**Meeting Date:** June 20, 2023

**Item Description:** **Randy Hadden, Jeremy Nease, & Chuck Hildebrant** request approval for a **sketch plan** “HWY 80 Warehouse”. Located on US Highway 80, zoned **AR-1 & B-3**, proposed zoning **I-1**. [Map# 354 Parcel# 21,21B,21C]

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Hwy 80 Warehouse”.

### 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 February 27, 2023 pre-application meeting, staff and the applicant discussed stormwater and access management, buffers, and adjacent uses.
- A 300’ vegetative buffer is required on property boundaries adjacent to residential zoned properties to screen the industrial warehouse.
- The Warnell Tract to the north & west is a permitted surface mine. The proposed buffer is 30’ adjacent to this industrial use.
- Mr. Ryan Thompson made a motion for approval with the following conditions:
  1. There shall be no traffic entrance to, or exit from, the development site using George Road.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  3. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
  4. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  6. Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the county manager.
    - And the added conditions:
      7. Platted 10’ non-access easement along George Road, disallowing future access to George Road.
      8. A berm within the 300’ buffer along George Road, height
      9. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
      10. All future sketch and development plans shall show lighting designed in a manner that site lighting not visible from George Road properties.
- Mr. Alan Zipperer seconded, the motion carried unanimously
- At the Board of Commissioners Meeting on June 6, 2023 the board voted 3-1 on the rezoning application, with Commissioner Jamie DeLoach voting against the rezoning; due to not having a 2<sup>nd</sup> reading, the Sketch Plan was tabled.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations

## Alternatives

### 1. Approve the sketch plan for "Hwy 80 Warehouse"

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9. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
10. All future sketch and development plans shall show lighting designed in a manner that site lighting not visible from George Road properties.

### 2. Deny the sketch plan for "Hwy 80 Warehouse".

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

**Other Alternatives:** 2

**FUNDING:** N/A

2. Aerial Photograph 3. Sketch Plan

