

Staff Report

Subject: Sketch Plan (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: March 07, 2023
Item Description: **The Ratchford Firm** as Agent for **Stefanos Land Holding, LLC** requests approval of a **sketch plan** for a Shipping Container Storage Facility on Old River Road, zoned **I-1**. **Map# 305 Parcels# 3,4,4A,4B Map# 305A Parcel# 46,47**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for a Shipping Container Storage Facility on Old River Road.

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.
- Pursuant to Sec. 3.16A, a shipping container facility is a heavy industrial use. A 300' undisturbed vegetative buffer (or combination of berm and buffer) is required.
- Old River Road is not a designated truck route. However, the proposed development is close to the I-16 interchange. A Traffic Study is required for the conditional use, as part of the development review.
- The site will be served by private well and septic system. A single entrance to Old River Road is planned.
- These parcels are 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.
- The parcels must be recombined, in order for the requirement for internal buffers to be eliminated.
- At the February 22, 2023 Planning Board meeting, Mr. Brad Smith made a motion for approval, with conditions:
 1. The proposed shipping container facility has met requirements for a conditional use, and has been approved by the Board of Commissioners
 2. A recombination plat must be approved by Development Services, and be recorded, before site development plans are submitted.
 3. A CLOMR or CLOMA application to FEMA will be required, if applicable, to authorize fill to build the site above the base flood elevation.
 4. The proposed driveway shall meet the requirements of the **Access Management and Encroachment Regulations for Effingham County Roads** (rev. 2022).
- The motion was seconded by Mr. Ryan Thompson, and carried unanimously.

Alternatives

1. Approve the sketch plan for a Shipping Container Storage Facility on Old River Road, with the following conditions:

1. The proposed shipping container facility has met requirements for a conditional use, and has been approved by the Board of Commissioners.
2. A recombination plat must be approved by Development Services, and be recorded, before site development plans are submitted.
3. A CLOMR or CLOMA application to FEMA will be required, if applicable, to authorize fill to build the site above the base flood elevation.

4. The proposed driveway shall meet the requirements of the **Access Management and Encroachment Regulations for Effingham County Roads** (rev. 2022).

2. **Deny** the **sketch plan** for a Shipping Container Storage Facility on Old River Road.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Sketch Plan Application 2. Aerial Photograph 3. Sketch Plan