

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **3 Byrds Development, LLC** request approval of a **sketch plan** for “Bull Run_North Tract Development”, a 217-unit townhome subdivision. Located on Noel C Conaway Road, zoned **R-3. [Map# 352 Parcel# 18]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Bull Run_North Tract Development”, a 217-unit townhome subdivision.

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.
- This parcel was approved for rezoning at the June 6, 2023 Board of Commissioners Meeting.
- At the February 13, 2023 pre-application meeting, staff and the applicant discussed access management, block length, connectivity, development plan review requirements, and buffers.
- A stub-out to the property to the north (352-4) must be paved to the property line.
- Open space includes the 1.37 acres at Hwy 30, which is to be dedicated to Effingham County.
- Amenities included in the Sketch Plan are a dog park, covered picnic shelter, earthen walking trails, and a clubhouse.
- A maintenance association, homeowner’s association, or some other entity will be created to maintain all amenities and common areas.
- The applicant proposes to extend lines ~1000 to connect to existing water and sewer at Windfield Subdivision.
- A GDOT encroachment permit for access to Hwy 30 will be required during the development plan review process.
- Paved roads less than 28’ will not be permitted to allow parking, per sec. 7.1.13 Street right-of-way widths.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the June 13, 2023 Planning Board Meeting, Mr. Brad Smith made a motion for approval, Mr. Alan Zipperer seconded. The motion carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for “Bull Run_North Tract Development”.
2. **Deny** the **sketch plan** for “Bull Run_North Tract Development”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan 3. Aerial Photograph