

Staff Report

Subject: Sketch Plan (Third District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Teramore Development** as agent for **Ashley Fleetwood, George & Angela Usher** request approval for a **sketch plan** “Dollar General #25069”. Located on **Shawnee Road & Highway 21**, zoned **B-2**. [Map# 264A Parcels# 20&21]

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Dollar General #25069”, with conditions.

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 January 9, 2023 pre-application meeting staff met with the developers and discussed the site limitations, buffers, the use of a private well & septic, and stormwater management.
- At the April 11, 2023 Planning Board meeting for the rezoning and variance request, Mr. Alan Zipper made a motion with the following conditions:
 1. A recombination plat must be approved by Development Services, and recorded, before site development plans are submitted.
 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. A traffic impact assessment or traffic memo will be required during the development plan review process.
- Mr. Ryan Thompson added a condition:
 1. The approved variance to reduce the vegetative buffer applies only in the case of a necessary drainfield expansion.
- At the May 2, 2023 Board of Commissioners meeting, Commissioner Jamie DeLoach added a condition:
 1. A 30’ buffer will be adhered to between the commercially zoned and residentially zoned parcels across Etheridge Road. This buffer may include the detention pond, however if the pond is not needed, the 30’ planted vegetative buffer will remain in place
- 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. Peter Higgins made a motion for approval, Mr. Ryan Thompson seconded. The motion carried unanimously.

Alternatives

1. **Approve the sketch plan** for “Dollar General #25069” with the following conditions:
 1. Development plans shall meet the requirements of Section 5.11 B-3 Highway Commercial Districts.
 2. A recombination plat must be approved by Development Services, and recorded, before site development plans are submitted.
 3. 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.

4. A traffic impact assessment or traffic memo will be required during the development plan review process.
5. The approved variance to reduce the vegetative buffer applies only in the case of a necessary drainfield expansion.
6. A 30' buffer will be adhered to between the commercially zoned and residentially zoned parcels across Etheridge Road. This buffer may include the detention pond, however if the pond is not needed, the 30' planted vegetative buffer will remain in place

2. Deny the sketch plan for “Dollar General #25069”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Sketch Plan

3. Aerial Photograph