

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Teresa Concannon, Planning Manager
Department: Development Services
Meeting Date: April 4, 2023
Item Description: **Angela Sauls** requests approval of a **sketch plan** for JMS Storage Facility. Located at 1355 Fort Howard Road, zoned **B-3. Map# 475 Parcel# 58B03**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for JMS Storage Facility on Fort Howard 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.
- The proposed screened outdoor storage lot for RVs, boats, and campers will use an existing shared access on Fort Howard Road.
- No access to Grace Ln is proposed. A gate may be placed at the power line easement for maintenance access.
- Applicant proposes a chain link fence around the property. A 30" vegetative buffer is required around the perimeter of the property that is adjacent to AR-1 or AR-2 properties (to the south and across Grace Ln).
- GA Power approval for the proposed ponds in the power line easement must be submitted during site development review process.
- At the February 13 pre-application meeting, staff provided input on requirements for screening and buffers, access management, and stormwater management.
- Staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.
- At the March 14, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion for approval, with conditions:
 1. Shipping containers are not permitted on the site.
 2. A lighting plan is required. Lighting must be directed downwards, and not toward nearby residences.
 3. A 30' vegetative buffer is required for screening between the commercial property and adjacent residential properties.
- The motion was seconded by Mr. Brad Smith, and carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for JMS Storage Facility on Fort Howard Road, with the following condition:
 1. Shipping containers are not permitted on the site.
2. **Deny** the **sketch plan** for JMS Storage Facility on Fort Howard Road.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Aerial Photograph 3. Sketch Plan