

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, Planning Manager  
**Department:** Development Services  
**Meeting Date:** January 03, 2023  
**Item Description:** Fetzer Lakes Development, LLC as Agent for Douglas Winwood Boykin & Peggy Ann Boykin Medaugh requests to **rezone** 116 of 129 acres from **AR-1** to **PD-Residential** to allow for development of "Winwood", a 152-unit, single-family subdivision. Located on Hodgeville Road and Earl Lain Road. **Map# 435 Parcels# 21,21A,21B, and Map# 436 Parcel# 3**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 116 of 129 acres from **AR-1** to **PD-Residential** to allow for development of a single-family subdivision, with conditions.

### Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- Pursuant to *Section 5.15 PD – Planned Development District*, the applicant may submit a concept plan for review and comment. The PD text and master plan are developed according to the ordinance, and with feedback from staff.
- The 152-unit subdivision will be served by county water, sewer, and reuse, which will be extended to the site by the developer.
- At the initial March 4, 2022 meeting to discuss the project and the PD rezoning process, staff provided input on requirements for open space, recreational amenities, resident parking, common element maintenance, and a Traffic Impact Assessment (TIA) to identify necessary improvements for Earl Lain Road and Hodgeville Road. The initial draft PD was submitted for review on August 8. EOM provided review comments on August 26. Staff comments were provided to the applicant, and a resubmittal was received on November 1. A rezoning pre-application meeting was held on November 14 to discuss the final draft.
- The proposed gross density is 1.3 dwelling units per acre; net density is 2.2 units per acre. Open space (70.7 acres) includes 5 acres of lakes and 19.5 acres of common open space. Amenities will include multipurpose fields, a shade structure, and open space with benches and parking throughout the development. There will be a minimum 25' vegetative buffer around the perimeter of the development.
- At the December 19, 2022 Planning Board meeting, Alan Zipperer made a motion for denial.
- The motion was seconded by Peter and carried 4-0, Ryan Thompson having recused himself.
- At their January 3, 2023 meeting, the Board of Commissioners approved the rezoning 4-1. A second reading is scheduled for January 17, 2023

### Alternatives

**1. Approve** the request to **rezone** 116 of 129 acres from **AR-1** to **PD-Residential**, for Winwood, a single-family development, with the following conditions:

1. Future use of the above-referenced property being rezoned shall meet the requirements of the approved PD – Residential document and master plan.
2. A Sketch Plan must be approved before site development plans are submitted.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts must be approved and permitted by USACE.
5. A Traffic Impact Assessment shall be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.

**2. Deny** the request to **rezone** 116 of 129 acres from **AR-1** to **PD-Residential**.

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Zoning Map Amendment

**Other Alternatives:** 2

**FUNDING:** N/A