

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: **Greenland Developers** as Agent for **Helmey, LLP** request to **rezone** 170.36 acres from **AR-1** to **PD (Residential)** to allow for the development of a single and multi-family residential subdivision. Located on Highway 30 at Kolic Helmey Road. **Map# 418 Parcel# 2E**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 170.36 acres from **AR-1** to **PD (Residential)** to allow for the development of a single and multi-family residential 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 340-unit subdivision will be served by county water, sewer, and reuse. Development of the property meets the county's goal of concentrating residential development where public utilities are available.
- The proposed density is 2 dwelling units per 170.36 gross acres (204 single family units and 136 townhomes); net density is 3.3 units per 104.03 buildable acres. Open space (25.10 acres) includes 10.25 acres of ponds and 14.85 acres of usable area. Amenities will include a dog park, pool & accessory structure; multipurpose fields, and open space with benches and parking throughout the development. There will be a minimum 30' vegetative buffer around the perimeter of the development.
- At the September 28 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 Hwy 30. On November 1, a draft PD text and concept plan were submitted, and a second meeting was held. Comments on the draft PD text and concept plan were provided to the applicant for additional drafts.
- The PD document includes information on parking and sidewalks. Staff has requested clarification for these topics, as well as for proposed signage. The applicant will submit a final revision after the Planning Board meeting, to address staff suggestions, and include any new comments from the Planning Board.
- A development agreement to improve the Hwy 30 & Kolic Helmey intersection may be considered in place of the TIA.
- At the January 31 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to rezone 170.36 acres from **AR-1** to **PD**, 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 must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

- 1. Approve** request to rezone 170.36 acres from **AR-1** to **PD (Residential)**, with the following conditions:
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2. Deny the request to **rezone** 170.36 acres from **AR-1** to **PD (Residential)**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment