

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 19, 2022  
**Item Description:** **Backwater Expeditions, LLC.** As agent for **Marie Raimondo**, requests to **rezone** 69.103 acres from **AR-1 to PD (Recreation)** to allow for the development of an ecotourism site. Located at 545 Wyllly Road. **Map# 459 Parcel# 84**

### Summary Recommendation

Staff has reviewed the application, and makes **no recommendation** regarding the request to **rezone** 69.103 acres from **AR-1 to PD (Recreation)** to allow for the development of an ecotourism site.

### 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.
- Based on information from the DRAFT PD document, the proposed gross residential density is 1.4 units per acre (94 units on 69.103 acres). Residential units include 12 cabins; 13 primitive sites; 63 RV pads; 6 staff residences. Net density is 2.13 units per acre (94 units on 44.31 developed acres). Commercial development (~5 acres) includes a restaurant, general store, miniature golf, etc. (table 1-4). Open space (~20 acres) includes ponds, wetlands, and recreation areas.
- A 25' - 50' vegetative buffer is proposed around the perimeter of the development, except where the access and utility easement straddles the property line on the north east property boundary. Pursuant to *sec. 3-4 Buffers*, the 50% of the required buffer should be located on the project side of the easement
- The proposed site is surrounded by low density residential development. According to the future land use map, the area is proposed for agricultural use.
- The development is in the Springfield service delivery area. If Springfield is unable to provide service, private water and septic systems will be required. Depending on system design, the proposed water source may be subject to EPD review and approval. During several meetings to discuss the project and the PD rezoning process, staff stated the requirement for well and septic system approval to be included in the PD rezoning application.
- The Department of Environmental Health is unable to provide septic system approval, as the volume of wastewater, the soil characteristics, and the amount of usable soil are all unknown. EPD is unable to provide pre-approval without a design to review.
- In the absence of water and sewer service availability and/or approval, staff are unable to make a recommendation.
- At the May 16 Planning Board meeting, Brad Smith made a motion to **deny** the request to **rezone** 69.103 acres from **AR-1 to PD (Recreation)**.
- The motion was seconded by Peter Higgins, and carried unanimously.
- On June 3, the applicant requested to be moved to the July 19 Board agenda.
- At the June 7 meeting, the Board of Commissioners approved the postponement to July 19.

### Alternatives

1. **Approve** the request to **rezone** 69.103 acres from **AR-1 to PD (Recreation)**.
2. **Deny** the request to **rezone** 69.103 acres from **AR-1 to PD (Recreation)**.

### Recommended Alternative:

**Department Review:** Development Services  
**Attachments:** 1. Zoning Map Amendment

### Other Alternatives: 1, 2

**FUNDING:** N/A