

Staff Report

Subject: Development agreement – Greenland Developers Helmey Tract, Noel C. Conaway Road and Kolic-Helmey Road Intersection

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Department: Development Services

Meeting Date: July 19, 2022

Item Description: Approve a cost share agreement to reconstruct the intersection of Noel C. Conaway Road (SR 30) and Kolic-Helmey Road to facilitate the entrance to a proposed development by Greenland Developers on the Helmey tract and establish adequate water, sewer, and reuse capacity for the proposed development.

Summary Recommendation:

Greenland Developers recently rezoned the Helmey tract, adjacent to the intersection of Noel C. Conaway Road (SR 30) and Kolic-Helmey Road. Access is proposed at this intersection. The County plans to upgrade the intersection as part of the 2020 TSPLOST. Both parties have agreed to cost share in the design and construction of an intersection to serve both needs. In general, the Developer will pay for the increased cost of construction of a 4-legged intersection vs. a 3-legged intersection. In addition, the developer has asked for commitments from the County for capacity for water, sewer, and reuse to serve the development.

Executive Summary/Background:

- The developer's engineer has estimated the cost of design and construction for a 4-leg intersection to be \$2,020,256 and a 3-leg intersection to be \$1,877,470.
- The County has agreed to allow the Developer to retain the design engineer and construction contractor. The County will reimburse the Developer for the cost of a 3-leg intersection in a total amount not to exceed \$2,000,000 upon receipt of proof of expenses.
- Preferred design is a multi-lane roundabout.
- The developer will limit phasing of development to 30 ERU per month starting in January 2023 with a maximum build out not to exceed 340 ERU.

Alternatives for Commission to Consider

1 - Approve the development agreement with Greenland Developers for cost share to reconstruct the intersection of Noel C. Conaway Road (SR 30) and Kolic-Helmey Road and dedicate water, sewer and reuse water capacity.

2 – Deny. The developer will construct their entrance onto the existing SR 30 at a design approved by the County and GDOT. The County will likely demolish those improvements and construct a 4-leg roundabout at a future date. Water, sewer, and re-use water allocation will be determined at the time of permitting.

3 – Table / Postpone

Recommended Alternative: Alternative 1

Other Alternatives: 2

Department Review: Development Services; County Attorney

Funding Source: No new funding requested.

Attachments: 1. Development agreement