

Staff Report

Subject: Rezoning (Second District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Simcoe Investments Group, LLC** requests to **rezone** 29.60 of 39.94 acres from **R-1** to **PD-R**, to allow for a residential development. Located at 1094 Goshen Road. **(Second District) [Map# 451 Parcel# 21]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 29.60 of 39.94 acres from **R-1** to **PD-R**, to allow for a residential development, with conditions.

Executive Summary/Background

- The request for rezoning to the PD-R zoning district is found in Appendix C, Article V-Uses Permitted in Districts, Section 15.
- The applicant wishes to develop a 90 unit, single family residential community. Lot and unit details include:
 - The proposed building setbacks are compatible with the R-5 zoning district.
 - Lot sizes are considerably narrower in comparison with R-5 zoning:
 - Total lot size: 3,456 square feet (R-5 is 6,600 square feet [.15 acres])
 - Total lot width: 36' (R-5 is 50')
 - To mitigate the narrowness of the lots, the applicant proposes home models that are two-story and approximately 20' wide.
 - Density is 3.58 units per useable acre (R-5 allows a maximum of 5 units per useable acre).
- Water and sewer will be provided by Effingham County. There is a single access point planned to/from Goshen Road.
- The applicant is requesting the following exemptions:
 - Block Length
 - The physical characteristics of the property, and surrounding uses, eliminate the opportunity for conventional block layout, “stub outs”, or secondary access points.
 - Free standing sign size
 - Signs of 8' width are to be submitted for individual approval. If deviation is such that staff cannot approve the proposed sign, the matter will be brought before the Board of Commissioners for approval.
 - The minimum road centerline radius is requested to be 100'.
 - The applicant will also require exemption from 5.15.1.2 requirement that “the site must have a minimum width, between any two opposite boundary lines, of 300 linear feet.
 - The narrowest portions of the property are shown to be reserved for ponds.
- At the 6/13/2023 Planning Board meeting, multiple surrounding residents spoke to voice opposition. Their concerns included:
 - The impact of an additional development to current traffic concerns
 - Destruction of natural surroundings
 - Diminishment to current character of the area
 - Proposed ponds causing mosquito problems
- During Board discussing, concerns were raised regarding:
 - Frontage aesthetics
 - Location of density
 - Density and lot size
 - Increase of traffic

- The ability of adequate off street parking to accommodate density
- At the 6/13/2023 Planning Board meeting, Alan Zipperer made a motion to deny.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. Approve the request to **rezone** 29.60 of 39.94 acres from **R-1** to **PD-R** with the following conditions:

1. A sketch plan shall be reviewed by staff, and approved by the Board of Commissioners independent of the approved master plan and concept.

2. Deny the request to **rezone** 29.60 of 39.94 acres from **R-1** to **PD-R**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph 6. PD Document