

Staff Report

Subject: Sketch Plan (Second District)
Author: Chelsie Fernald, Planner
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Greenland Developers** request approval of a **sketch plan** for “Brunson Station (aka Helmey Development),” a 304 single and multi-family residential subdivision. Located on Noel C Conaway Road, zoned **PD-R. [Map# 418 Parcel# 2E]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Brunson Station (aka Helmey Development),” a 304 single and multi-family residential subdivision.

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- The 304 – unit subdivision will be served by County water, sewer, and reuse.
- The 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 10.2 acres of ponds and 14.85 acres of usable area.
- Amenities will include a dog park, pool & accessory structure; multipurpose fields, walking trails, and open space with benches and parking throughout the development.
- A 30’ vegetative buffer is provided around the perimeter of the development.
- The intersection of Noel C Conaway Road and Kolic Helmey Road are part of the Transportation Master Plan and improvements were recommended; the developer has entered into an agreement and cost share to improve the intersection.
- At the February 15, 2022 Board of Commissioners meeting, Commissioner Burdette added the following conditions:
 1. Future use of the above-referenced property shall meet the requirements of the approved PD – Residential document and master plan.
 2. Site development plans shall comply with Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 3. All wetland impacts must be approved and permitted by USACE
 4. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to the Effingham County Traffic Study Requirements.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.
- At the June 13, 2023 Planning Board Meeting, Mr. Alan Zipperer made a motion for approval, Mr. Peter Higgins seconded. The motion carried unanimously.

Alternatives

1. **Approve the sketch plan** for “Brunson Station (aka Helmey Development),” with the following conditions:
 1. Future use of the above-referenced property shall meet the requirements of the approved PD – Residential document and master plan.
 2. Site development plans shall comply with Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

3. All wetland impacts must be approved and permitted by USACE
4. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to the Effingham County Traffic Study Requirements.

2. Deny the sketch plan for “Brunson Station (aka Helmey Development)”.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Sketch Plan Application

Other Alternatives: 2

FUNDING: N/A

2. Aerial Photograph 3. Sketch Plan