

NEWTON COUNTY
PLANNING COMMISSION MEETING
REQUEST FOR REZONING

CASE NUMBER: REZ23-000002

LOCATION: Hwy 278 & HWY 142

PARCEL SIZE: 158 ac approx.

TAX PARCEL: 0099-009

EXISTING LAND USE MAP: RR (Rural Residential)

EXISTING ZONING: AR (Agricultural Residential)

PROPOSED ZONING: C.O.R.D.- PRC (Community Oriented Residential Development - Planned Residential Commercial).

WATERSHED: Alcovy River

COMMISSION DISTRICT: (5) Five

OWNER: SOCKWELL CORNERS LLC

PETITIONER: Ed Hutter
155 Cornish Mt. Cir, Covington GA 30014

Rep: Randy Vinson
450 Jenkins Rd, Covington GA 30014

APPLICANT'S INTENT TO: To rezone the above parcels from AR (Agricultural Residential) to C.O.R.D.-PRC (Community Oriented residential Development- Planned Residential Commercial Development).

History

On 07/25/2023 The Planning Commission tabled this petition so that the applicant could provide additional information.

On 09/26/2023 The Planning Commission voted to deny the petition by a vote of 4-0.

On 10/03-2023 The Board of Commissioners voted to table this petition for 60 days.

On 12/05/2023 The Board of Commissioners voted to deny the FLUM amendment to DN (Development Node)

Community Meeting Held on February 8th 2024.

A Community meeting was held with residents to discuss this proposed development. There were about 75 – 80 residents present. Many expressed concerns about having a high density subdivision at this location. They cited traffic, sewer, and pressure on existing utilities and facilities as reasons they would not want the subdivision located there.

One resident was in favor pointing out that it was better have this type of subdivision concentrated near the highway where they were conserving a portion of the land than to have homes sprawled throughout the eastside.

The applicant noted that with large projects such as Rivian and the business park, there will be a demand for housing and this project met that need while still conserving almost half the development.

SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject site is approx. 159ac. It fronts Hwy 278 and Hwy 142 and is currently undeveloped. The entire proposed development abuts two churches and two residential subdivisions to the east and south. Across Hwy 142 to the West is the new Eastside High school a single family residential subdivision.

NEARBY AND ADJACENT PROPERTIES/ZONINGS:

North

Map Designation: RR (Rural Residential) / RES (Residential)

Land Use: Agricultural, Single Family Residential.

Zoning: A (Agricultural)/RE (Rural Estate), AR (Agricultural Residential), R1 (Single Family Residential)

East

Map Designation: RES (Residential), RR (Rural Residential), PUB (Public/ Utility)

Land Use: Agricultural/ Residential

Zoning: AR (Agricultural Residential), A(Agricultural), R3 (Single Family Residential)

South

Map Designation: Res (Residential)/ PRC (Parks, Recreational, Conservation)/ RR (Rural Residential), PUB(Public/Utility)

Land Use: Single Family Residential/ Agricultural

Zoning: A(Agricultural)/ AR (Agricultural Residential), MHP (Mobile Home Park), R3 (Single Family Homes), R2 (Single Family Homes).

West

Map Designation: PRC (Parks, Recreational, Conservation)/ RR (Rural Residential), PUB (Public Utility)

Land Use: Residential/ Agricultural

Zoning: AR (Agricultural Residential), A (Agricultural),

FINDINGS:

Planning Staff, concerning each application, investigate and present a finding with respect to the factors below, as well as any other factors it may find relevant, pursuant to **Sec. 620-060**.

- A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

FINDING: The proposed use, may be suitable and compatible with the surrounding zoning. To the North and east are single family subdivisions and to the south is a Mobile Home Park and on the West is the Newton County Eastside High School. Immediately in front of the proposed subdivision are two churches.

- B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

FINDING: In Staff's opinion, the proposed zoning may be compatible with surrounding land uses and should not have an adverse effect on the use or usability of adjacent and nearby properties, if developed in accordance with the Recommended Conditions.

- C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

FINDING: The property currently has a reasonable economic use as currently zoned.

- D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

FINDING: The proposed mixed development will add increased use to existing infrastructure and facilities. They are proposing 294 single family units, 146 townhomes, 180 Flex Space Units and 35,000 sf of commercial space. The traffic study report states that there will be a total of 592 A.M. peak hour trips, 945 P.M. peak hour trips and 722 school P.M. peak hour trips. If the development is developed with recommended conditions this should mitigate any excessive burdens on area.

- E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE FUTURE LAND USE PLAN.

FINDING: The proposed CORD mixed use is consistent with the policies and intent of the Future Land Use Plan. The FLUM is RR (Rural Residential) and the Character areas are Existing Suburban, Village Center and Live/work Corridor.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

FINDING: Existing zonings, current residential trends in the area, the adopted land use policies, and the Character Areas support this request for residential development. However, the current underlying zoning of AR with a Rural Residential FLUM allows for 2 ac min lot sizes due to the Alcovy River Watershed. The applicant is requesting a higher density which could have implications for existing conditions.

G. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE WHICH CAN BE CONSIDERED ENVIRONMENTALLY AVERSE TO THE NATURAL RESOURCES, ENVIRONMENT AND CITIZENS OF NEWTON COUNTY.

FINDING: The proposed development/use is not considered environmentally adverse in terms of affecting natural resources, the environment, or the citizens of Newton County. The DRI analysis by the NEGRC did not identify any adverse effects on the surrounding areas. Care should be taken however since it is located in the Alcovy watershed and already busy thoroughfares, of Hwy 278 and Hwy 142.

CHARACTER AREA:

Staff Analysis: Pursuant to the Newton County 2023 Comprehensive Plan, the project site is located in the following Character Areas and is correlated with the following Appropriate Land Uses, Zoning and Policies.

Character Area: Low Density Rural Residential

1. CHARACTER AREA: Emerging Suburban- The areas designated as Emerging Suburban include existing suburban neighborhoods in primarily rural parts of the County that are facing pressure to transition to a more dense and urban style of suburban development. Emerging Suburban character areas are suitable for higher density residential subdivisions when future access to public water/sewer services, as well as any necessary transportation improvements, is available. Due to the fact that these areas are typically adjacent to existing dense residential and commercial development with access to public water and sewer services, it is likely that public water and sewer services would be extended to surrounding areas first, especially if there is demand.

Appropriate Land Uses: Land uses recommended for this area include Rural Residential (RR), Residential (RES), High Density Residential (HDR), Agricultural/Forestry (AF), Park/Recreation/Conservation (PRC), commercial (COM), Industrial (IND), Public Institutional (PI), Development Node (DN), and Mixed-Use (MX).

Appropriate zonings: Zoning districts most appropriate for this area include Agricultural (A), Rural Estate (RE), Agricultural Residential (AR), Single-Family Residential (R-1)(R-2), Mixed-Use Single-Family Residential (MSR), Mobile Home Park (MHP), Neighborhood Commercial (CN), General Commercial (CG), Highway Commercial (CH), Office-Institutional (OI), Light Industrial (M1), Community Oriented Residential Development - Planned Residential Development (CORD-PRD), and Community Oriented Residential Development - Planned Residential- Commercial Development (CORD-PRC).

2. CHARACTER AREA: Live/ Work Area. The areas designated as Live/Work Areas are characterized by their proximity to high traffic areas, such as Hwy 278 and Hwy 11, making them ideal for mixed-use development. Live/Work Corridors Character Areas are suitable for a mix of neighborhood level commercial, multi-family residential housing and walkable streets

Appropriate land uses: Land uses recommended for this area include Residential (RES), High Density Residential (HDR), Commercial (COM), (light) Industrial (IND), Public Institutional (PI), Development Node (DN), and Mixed-Use (MX).

Appropriate zonings: Zoning districts most appropriate for this area include Single-Family Residential (R-1)(R-2), Multi-Family Residential (RMF), Mixed-Use Single-Family Residential (MSR), Neighborhood Commercial (CN), General Commercial (CG), Highway Commercial (CH), Office-Institutional (OI), Light Industrial (M1), Community Oriented Residential Development - Planned Residential Development (CORD-PRD), and Community Oriented Residential Development - Planned Residential-Commercial Development (CORD-PRC).

Village Centers

The areas designated as Village Centers are characterized by its prime location as a major intersection adjacent to residential areas making it ideal for heavy commercial development. Village Center character areas will serve as a commercial and residential center for residents and those that are traveling through the county. It is suitable for highway commercial, high density residential, and mixed-use development.

Appropriate Land Uses

Land uses recommended for this area include Residential (RES), High Density Residential (HDR), Park/ Recreation/Conservation (PRC), commercial (COM), Industrial (IND), Public Institutional (PI), Development Node (DN), and Mixed-Use (MX).

Appropriate Zonings

Zoning districts most appropriate for this area include Single-Family Residential (R-1)(R-2)(R-3), Single and Two Family Residential (DR), Multiple- Family Residential (RMF), Mixed-Use Single-Family Residential (MSR), Neighborhood Commercial (CN), General Commercial (CG), Highway Commercial (CH), Office-Institutional (OI), Light Industrial (M1), Community Oriented Residential Development - Planned Residential Development (CORD-PRD), and Community Oriented Residential Development - Planned Residential-Commercial Development (CORD-PRC).

DEVELOPMENT OF REGIONAL IMPACT SUMMARY

This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely inter-jurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen- day comment period.

Proposed Development

The applicant is proposing construction of a mixed-use development with 610 residential units and 35,000 square feet of commercial space on a 155-acre site in Newton County. The proposed development would consist of a combination of single-family detached homes, attached townhomes, and mixed-use live/work buildings in a traditional town center configuration. The mixed-use portion of the site is situated along Highway 142. Five "flex units" are proposed in this area, which would include 180 condominiums and an unspecified amount of office and commercial space. This area also includes one commercial building, a town green, and an unspecified number of parking spaces.

The remaining developed portion of the proposed site would include 294 single family detached lots, 146 townhome units, three small green space areas, and a large recreational area that includes a clubhouse, a pool, tennis courts, and a soccer field. The greenspace at the southern end of the site would include trail head for community-wide use of the undisturbed green space as well as restrooms and a picnic pavilion. The site plan designates two different detached single-family lot sizes; the standard single family detached lots would be 40-55 feet wide and 100-110 feet deep, and the larger single family lots in the southern end of the site that would be 65-75 feet wide to 135-150 feet deep.

A traffic study has not been completed for this proposal, but the applicant projects 1,220 peak-hour trips per day from the proposed development. The applicant also anticipates that turn lanes as well as acceleration and deceleration lanes would be needed to serve the site. Due to the high volume of expected new peak-hour trips per day, it is recommended that a traffic study be completed prior to approval of this project to determine whether any additional transportation improvements are necessary to accommodate the increased traffic.

The project would be served by the City of Covington's water and sewer systems with an estimated daily demand of 0.1125 MGD for each system. The applicant states that these demands can be covered by existing capacity. The project would require a 1.95-mile extension of the City's water and sewer lines to serve the site. The applicant estimates the project would generate 1,076 tons of solid waste annually and that sufficient landfill capacity exists to handle this waste. The applicant states that no hazardous waste would be generated.

The applicant estimates that the project would be worth \$250,000,000 at build-out in 2032 and generate \$3,229,000 in annual county taxes and \$4,947,000 in annual school taxes. On a per-acre basis, the project would be worth approximately \$1,612,900 and generate approximately \$20,832 in county tax revenue and \$31,916 in school taxes.

Comments from Affected Parties

Alan Hood, Airport Safety Data Program Manager, Georgia Department of Transportation

This proposed development is about 3.8 miles from the Covington Municipal Airport (CVC), and is located outside the approach and departure surfaces, and outside of the airport compatible land use areas, and does not appear to impact the airport.

However, if any construction or construction equipment reaches 200' AGL or more, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

SITE PLAN ANALYSIS:

Based on the site plan submitted on December 21st, 2023 by the applicant, Staff offers the following considerations:

Land Use and Density

The approximately 154 acres is currently undeveloped. The Emerging Suburban, Live/work Corridor, and Village Center Character Areas identify a C.O.R.D. as a suitable zoning request. The applicant’s intent is to rezone to a Community Oriented Residential Development- Planned Residential Commercial Development. (C.O.R.D-PRC).

The proposed development is located in the Alcovy Watershed. The applicant is proposing 294 single family units, 146 townhomes, 180 Flex Space Units and 35,000 sf of commercial space. The development will front on Hwy 278 and Hwy 142. The site plan also includes walking trails for the residents. The site plan proposes 4 access points off Hwy 278 and Hwy 142 that.

The proposed site plan in relation to the CORD requirements are as follows:

		Minimum development requirements for a C.O.R.D.- PRC	Applicant’s Proposed development requirements
1	Total minimum area	50 Acres	Proposed - approx. 154 ac
2	Minimum Lot size. (Alcovy River & DN FLUM)	<p>The minimum lot size shall be as approved by the Board of Commissioners as part of the CORD-PRC, as long as the density does not exceed the maximum of the underlying district.</p> <p>Single family detached AR(Agricultural Residential) - 1acre.</p> <p>Single family attached (townhomes) Townhomes – min of 12,000sf with a maximum density of eight (8) units per acre.</p> <p>Nonresidential uses shall not exceed 15,000sf per acre that is dedicated to it.</p>	<p>The proposed residential density is a minimum average of. 4.9</p> <p>Minimum lot size: Cottage: 4,000 sf ave. House: 6,500 sf ave. Large House: 12,900 sf ave. Side yard house: 9000sf</p> <p>Townhomes- 12.32 ac Density- 11 units per ac</p> <p>Non-Residential- 12.75 acres. 35,000 total square feet.</p>
3	<p>Minimum Setbacks</p> <p>The proposed minimum building setbacks are less restrictive than suggested by the CORD district; however the Board may approve a variance for these setbacks by approval of the master plan for this CORD.</p>	<p>The minimum building setbacks as follows:</p> <p>Single Family Detached -Front- 0 -Front entry garage- 22ft from the from the property line -Interior side yards setbacks: Side - 7.5 feet on each side. - 15 ft. on corner lot: Rear - 20 feet.</p>	<p>The proposed minimum building setbacks are as follows:</p> <p>Single Family Detached Front yard setback: 10 feet -Side yards: - House lots: 5 feet - Large house: 5 feet - Corner Lot: 5 Feet -Rear yard: 5 feet</p>

		<p>Single Family Attached (Townhomes) -20 feet min from the side face of another such building. -40 feet min from the front or rear face of another such building or unit. - Maximum length of a building shall not exceed 250 feet along any elevation.</p> <p>Commercial There are no building setbacks for commercial and office uses. Parking shall be located in the rear of the buildings.</p>	<p>Single Family Attached (townhomes) -Front yard setback: 0 -Side yard setback: 0 feet -Rear yard setback: 0 feet</p> <p>-Corner- 5ft.</p>
4	Maximum Height of Buildings	Thirty-five (35) feet	Thirty-five (35) feet
5	Maximum Lot Coverage	C.O.R.D.-PRC zoning district: -Shall not exceed eighty percent (80%). -Shall not exceed sixty percent (60%) for the development as a whole.	Proposed min lot coverage: -Maximum lot coverage: 70%- Single family homes.
6	Minimum Dwelling Unit Size Requirements. The minimum size of each dwelling unit shall be established by the Board of Commissioners in the adoption of any C.O.R.D.-PRC amendment as follows:	Single-family dwelling: average of 1,400 square feet with a minimum of 900 square feet of heated area. Multi-family dwellings: same as RMF zoning district. – 1200sf	Minimum Dwelling Unit Size Cottage- 900sf House- 1,600 sf Large house- 2200sf Side Yard house- 1600 -Townhomes: minimum of 1,200 sf
8	Off street parking	Required minimum parking per Section 515-020 for the various nonresidential uses.	Proposed parking Commercial-Per Section 515-020 Residential-Section 515-020

Development in the area reflects the Land Use Plan and is consistent with the applicant’s request.

Landscape and Buffers

The proposed development includes preserved natural greenspace and public parks and greenways. Five-foot planting strips shall be provided along the residential streets between the curb and the sidewalks.

A 50-foot transitional buffer is required around the perimeter of the property where adjacent to residential zonings. However, because this is a master planned community, the transitional buffers between uses within the development shall not apply.

The site plan does not indicate riparian buffers on the site plan. Riparian buffer shall be in accordance with Sec.520-010 Riparian Buffers. A variance may be approved by the Board of Commissioners by approval of the master plan for this CORD.

The walking trail shall be developed as shown in the site plan and in accordance with the Newton County Unified Development Ordinance.

The Public Works and Fire Department have given preliminary approval of the layout of the site plan.

Traffic Study

5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE *Land Uses: 210 – Single-Family Detached Housing, 215 – Single-Family Attached Housing, 220 – Multifamily Housing (Low-Rise) - Not Close to Rail Transit, 710 – General Office Building, 822 – Strip Retail Plaza (<40k), 881 – Pharmacy/ Drugstore with Drive-Through Window and 930 – Fast Casual Restaurant*. Due to the nature of the development, pass-by and mixed-use reductions have been applied per ITE standards. The calculated trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION (SOCKWELL PROPERTY MIXED-USE DEVELOPMENT)											
Land Use	Size	AM Peak Hour			PM Peak Hour			School PM Peak			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	2-way
ITE 210 – Single-Family Detached Housing	294 units	50	149	199	173	101	274	118	85	203	2,721
Mixed-Use Reduction		-2	-2	-4	-9	-7	-16	-3	-2	-5	-124
ITE 215 – Single-Family Attached Housing	146 units	18	52	70	49	35	84	43	25	68	1,062
Mixed-Use Reduction		-1	-1	-2	-4	-3	-7	-1	-1	-2	-49
ITE 220 – Multifamily Housing (Low-Rise)	620 units	52	163	215	181	106	287	140	108	248	4,050
Mixed-Use Reduction		-3	-3	-6	-13	-11	-24	-6	-3	-9	-185
ITE 710 – General Office Building	10,000 sf	20	3	23	4	21	25	6	7	13	157
Mixed-Use Reduction		-2	-1	-3	-1	-5	-6	-2	-1	-3	-31
ITE 822 – Strip Retail Plaza (<40k)	20,000 sf	27	18	45	64	63	127	43	45	88	1,074
Mixed-Use Reduction		-2	-2	-4	-8	-8	-16	-2	-4	-6	-116
ITE 881 – Pharmacy/ Drugstore with Drive-Through Window	15,000 sf	29	27	56	77	77	154	65	61	126	1,516
Mixed-Use Reduction		-3	-3	-6	-11	-11	-22	-3	-5	-8	-164
Pass-by Trips (0% 49% [24.5%])		0	0	0	-32	-32	-64	-15	-14	-29	-640
ITE 930 – Fast Casual Restaurant	10,000 sf	7	7	14	90	74	164	7	36	43	971
Mixed-Use Reduction		-2	-3	-5	-7	-8	-15	-2	-3	-5	-105
Total Trips (without Reductions)		203	419	622	638	477	1115	422	367	789	11,551
New External Trips (with Reductions)		188	404	592	553	392	945	388	334	722	10,137

*School PM peak hour trips estimated from 3pm-4pm rates from the ITE's 24-hour Vehicle Time of Day Distribution excel

**Daily pass-by volume reduction estimated to be ten times the PM pass-by volume

***School PM peak hour pass-by rate assumed to be 50% of PM peak hour pass-by rate

City of Covington GA provided a preliminary Statement.

Sanitary sewer service delivery for the subject property is assigned to the City of Covington. As of this date, the City of Covington has treatment capacity available within its system to treat sewer that may be discharged from the subject property in the future at the loads estimated by the developer (105,850 GPD). The City of Covington does not currently have sewer infrastructure abutting the subject property. The infrastructure is located on the west side of the Alcovy River. While the City does not reserve sewer treatment capacity for future potential developments, the City would provide sewer service to the subject property in the event acceptable sewer infrastructure is extended from the subject property in the future to the City's existing conveyance system and the City has sufficient treatment capacity not committed to existing customers and permitted developments at the time actual service is applied for.

CONCLUSION:

The approximately 158 acres is currently undeveloped. Pursuant to the Emerging Suburban, Village Center and Live/Work Character areas appropriate land uses, a CORD-PRC is a suitable land use request.

A development of Regional Impact was completed by the NEGRC. The Commission found no adverse effects the project might have on the surrounding region according to their Regional Plan's six characteristics that benefit the region's people. These characteristics were as follows – 1. Enhances economic mobility and competitiveness, 2. Elevates public health and equity; 3. Supports and adds value to existing communities; 4. Creates housing that is diverse, adequate, equitable, and affordable; 5. Includes transportation choices and, 6. Is well-connected with existing and planned transportation options.

The commission however recommend interconnectivity with adjoining parcels and that the developer should consider adding a second access point to Hwy 278 to provide better traffic flow for entering and exiting the western side of the development.

The Development being proposed will consist of mixed uses (residential, commercial and recreational walking paths). The mixed use development will consist of 35,000 square feet of commercial space, 294 single family detached lots, and 146 townhome units. Five (5) "flex units" are proposed in the mixed use area, which would include 180 condominiums and office and commercial space. A traffic study was completed and the report stated that there will be a total of 592 A.M. peak hour trips, 945 P.M. peak hour trips and 722 school P.M. peak hour trips.

While the request to rezone to a CORD-PRC is compatible with the County's Character areas in the 2023 Comprehensive Plan and with the NEGRC Regional Plan, it lies in the Alcovy River watershed. This watershed specifies a minimum lot size of 2 acres. The applicant is requesting a higher density with a compact design which will preserve approximately 50% of the development.

The proposed development lies in the Alcovy River watershed. While most of the suggested zoning requirements as stated in the proposed design standards of the development comply with Division 300 for a CORD, there are some that do not meet the minimum development standards. The minimum lot size in a CORD defaults to the underlying zoning of AR which is 2 acres due to the Alcovy watershed. The proposed average minimum lot size for the single family homes is 7800sf. The

density for single family homes would also default to the AR (Agricultural Residential) base zoning of 1 unit per 2 acres. The base density for townhouses is 8 units per acre. The proposed density for single family homes is 4.9 units per acre and for townhouses the proposed density is 11.85 units per acre. The side setbacks for the CORD-PRC zoning is 7.5 ft and 15 ft for corner lots. The development is proposing a reduced distance of 5 feet and 10 feet for the corresponding setbacks.

The development standards for a CORD-PRC requires that density should not exceed that of the base zoning (Section 300-110(b)):

B. Location

A C.O.R.D.-PRC development may be located in any residential district provided that the average density of the C.O.R.D. does not exceed the average density permitted in the district in which such C.O.R.D. is located...

Section 300-040 (h) below however allows that the Board can provide “approval from the requirements generally applicable in this district [the CORD district].” As such the Board could choose to approve the CORD with the design standards as presented by the applicant.

H. Variances and Conditions of Rezoning or C.O.R.D. Approval

In enacting an ordinance designating a parcel of land as a C.O.R.D., the Board of Commissioners may enact a plan which provides for variances and conditions of rezoning or C.O.R.D. approval from rules applying generally in this Ordinance, or for variances and conditions of rezoning or C.O.R.D. approval from the requirements generally applicable in this district. This shall include the authorization of any signage not permitted by Division 525 of this Ordinance. Any such variance or conditions of rezoning or C.O.R.D. approval shall be subject to the criteria contained in Section 620-060 as is applicable. After approval of any such C.O.R.D. development plan by the Board of Commissioners, no action is required by the Board of Zoning Appeals.

Staff recommends that should the Planning Commission recommend approval it should be with staff's recommended conditions below which follow the development standards of the CORD-PRC.

RECOMMENDED CONDITIONS

Should this petition be recommended for approval by the Planning Commission, it should be approved CORD-PRC (Community Oriented Residential Development - Planned Residential Commercial), CONDITIONAL, subject to the owner's agreement to the following conditions.

1. To the owner's agreement to abide by the following development standards:
 1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Approximately 47% of the subdivision will be conserved open space. This would allow the applicant to reduce the lot sizes to 1 acre on average for single family dwellings and townhomes (8 units per acre). Based on acreages for single family homes (59.05ac) and townhomes (12.32ac) this would yield a total of 162 dwellings (59 Single family dwellings and 103 townhomes).
 - b. No more than 35,000 total square feet of retail/office and accessory uses and structures, at a maximum density of 15,000 square feet per acre designated for non-residential uses.
 - c. The minimum lot size shall be as follows:

Single Family Home – 43,560 square feet (1 ac)
Townhouse – Minimum of 12,000 sf with a maximum density of eight units per acre
 - e. The minimum heated floor area per dwelling unit shall be as follows:
Cottage- 900 sf
Single Family Home – 1,600 square feet
Large Single family home-2200 sf
Townhouse – 1,200 square feet
Side Yard House- 1600 sf
2. To the owner's agreement to abide by the following:
 - a. To the site plan and legal description received by the Department of Development Services on December 21st, 2023. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to abide by the following development standards:
 - a. Provide the following building setbacks:

Single Family Detached
-Front- 0

- Front entry garage- 22ft from the from the property line
- Interior side yards setbacks:
 - Side - 7.5 feet on each side.
 - 15 ft on corner lot:
- Rear - 20 feet.

Single Family Attached (Townhomes)

- 20 feet min from the side face of another such building.
- 40 feet min from the front or rear face of another such building or unit.
- Maximum length of a building shall not exceed 250 feet along any elevation.

Commercial

There are no building setbacks for commercial and office uses.

- b. Provide off-street and on-street parking as shown in the master plan referenced in Condition 2.a. No more than 2 rows of parking shall be allowed in front of the buildings.
- c. Provide a 5-foot planting strip between the sidewalk and back of curb along all residential streets.
- d. Provide the following road improvements as recommended by the Sock well – Eastside Village Traffic Impact Study.

Provide the following road and system improvements as recommended by the Traffic Impact Study completed by A&R Engineering

- a. The development proposes access at the following locations:
 - Site Driveway 1: Full access driveway on SR 12/US 278
 - Site Driveway 2: Full access (northern) driveway on SR 142
 - Site Driveway 3: Full access (middle) driveway on SR 142, aligned with the northern end of Ridgeway Road
 - Site Driveway 4: Full access (southern) driveway on SR 142, aligned with the southern end of Ridgeway Road

b. Recommendations for Site Access Configurations:

SR 12/US 278 @ SR 36 / SR 142

- Add a third southbound left turn lane on SR 142
- Add “Permissive Overlap” phase for all four right turn approaches.
- Adjust signal timing.

C. i. The following access configuration is recommended for the proposed site driveway intersections:

ii. Site Driveway 1: Full access driveway on SR 12/US 278

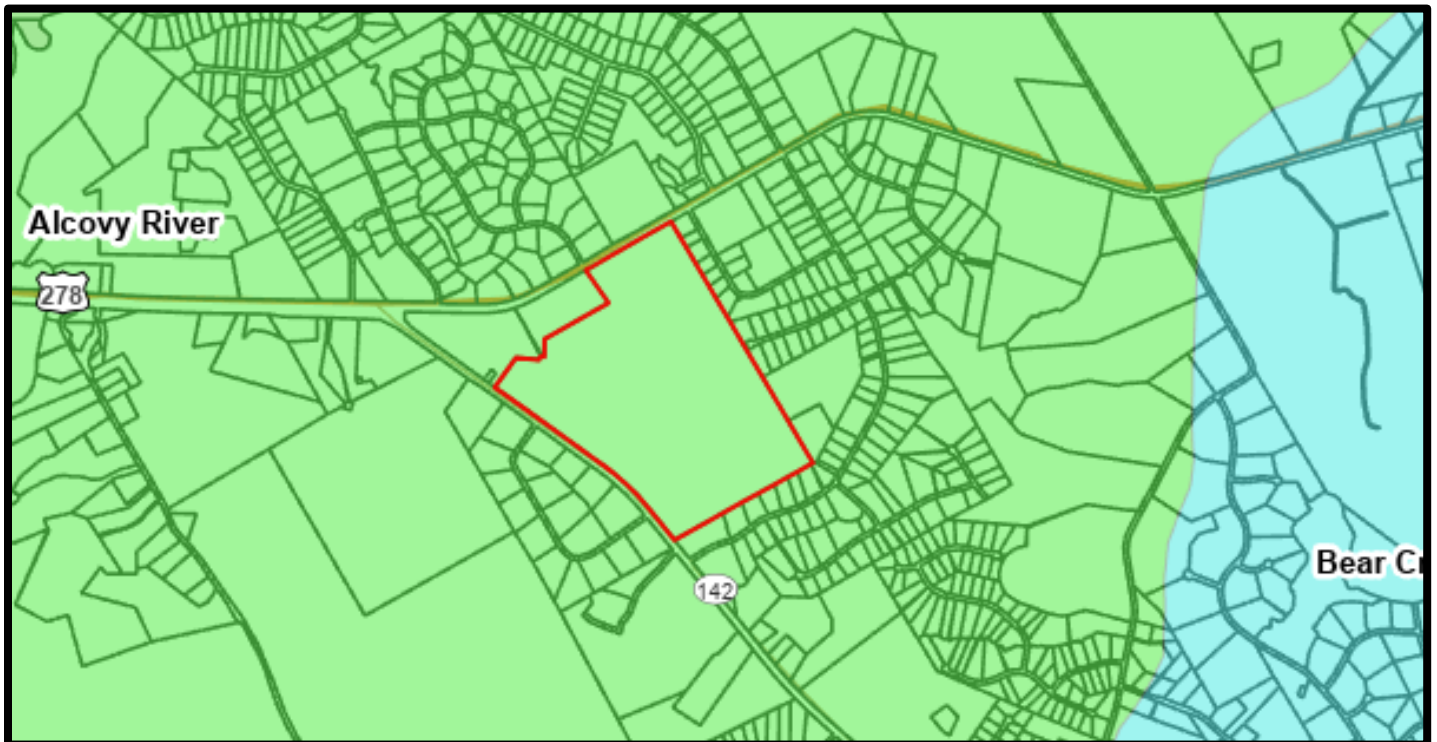
- One entering and one exiting lane.
- Stop-sign controlled on the driveway approach with SR 12/US 278 remaining free flow.
- Left-turn Lane and Right Turn Lane on SR 12/US 278 for entering traffic.

- o Provide adequate sight distance per AASHTO standards.
- iii. Site Driveway 2: Full access (northern) driveway on SR 142
 - o One entering and two (one left turn and one right turn) exiting lane.
 - o Stop-sign controlled on the driveway approach with SR 142 remaining free flow.
 - o Left-turn Lane and Right Turn Lane on SR 142 for entering traffic.
 - o Provide adequate sight distance per AASHTO standards.
- iv. Site Driveway 3: Full access (middle) driveway on SR 142, aligned with the northern end of Ridgeway Road
 - o One entering and one exiting lane.
 - o Stop-sign controlled on Ridgeway Road and the driveway approach with SR 142 remaining free flow.
 - o Left-turn Lane and Right Turn Lane on SR 142 for entering traffic.
 - o Provide adequate sight distance per AASHTO standards.
- v. Site Driveway 4: Full access (southern) driveway on SR 142, aligned with the southern end of Ridgeway Road
 - o One entering and one exiting lane.
 - o Stop-sign controlled on Ridgeway Road and the driveway approach with SR 142 remaining free flow.
 - o Left-turn Lane and Right Turn Lane on SR 142 for entering traffic.
 - o Provide adequate sight distance per AASHTO standards.
- e. Stormwater plan to be reviewed and approved by County Engineer.
- f. The following uses shall not be permitted on the subject property:
 - a. Convenience stores, with or without gasoline pumps
 - b. Gas stations
 - c. Vape shops
 - d. Adult novelty stores
 - e. Pawn shops
 - f. Massage parlors
 - g. Tattoo parlors
 - h. Automobile sales and service
 - i. Automobile repair, oil change, emissions facilities
 - j. Car Washes
- I. Comply with all development standards as required Sec. 300-020, A. through P.
- J. Incorporate design standards as submitted in the Sockwell- Eastside Village Design standards. The conditions of zoning and the zoning ordinance shall supersede any conflicting standards.

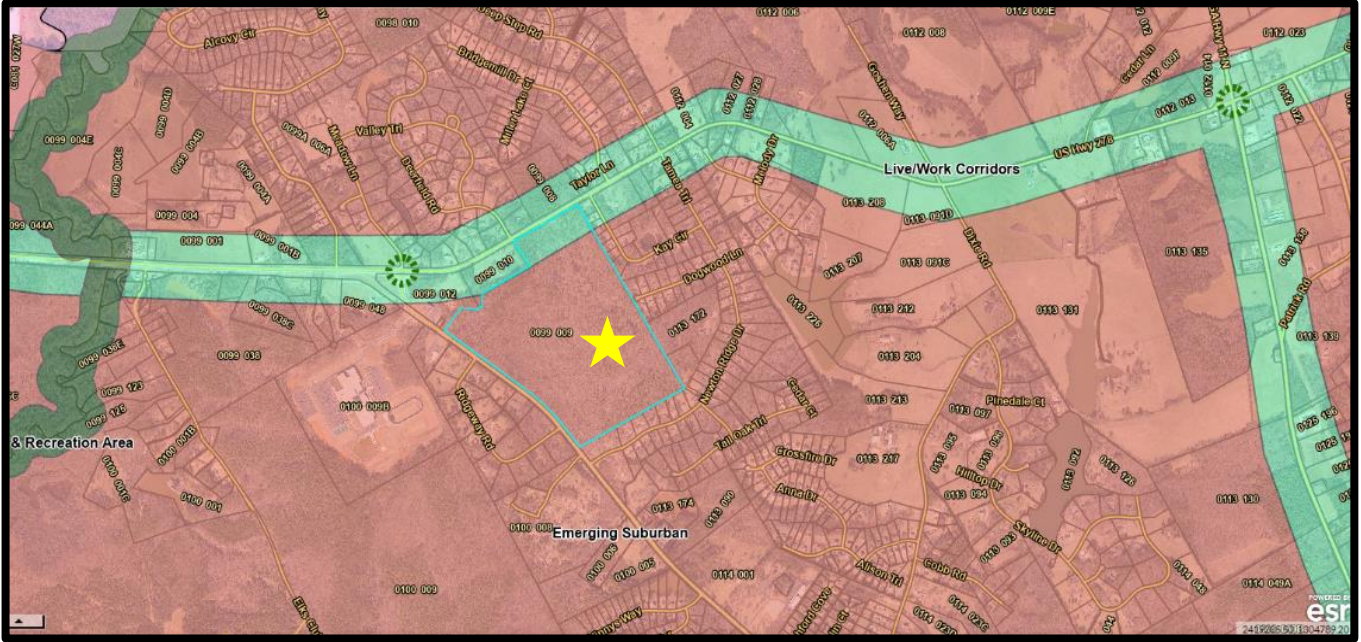
Future Land Use Map RR (Rural Residential)



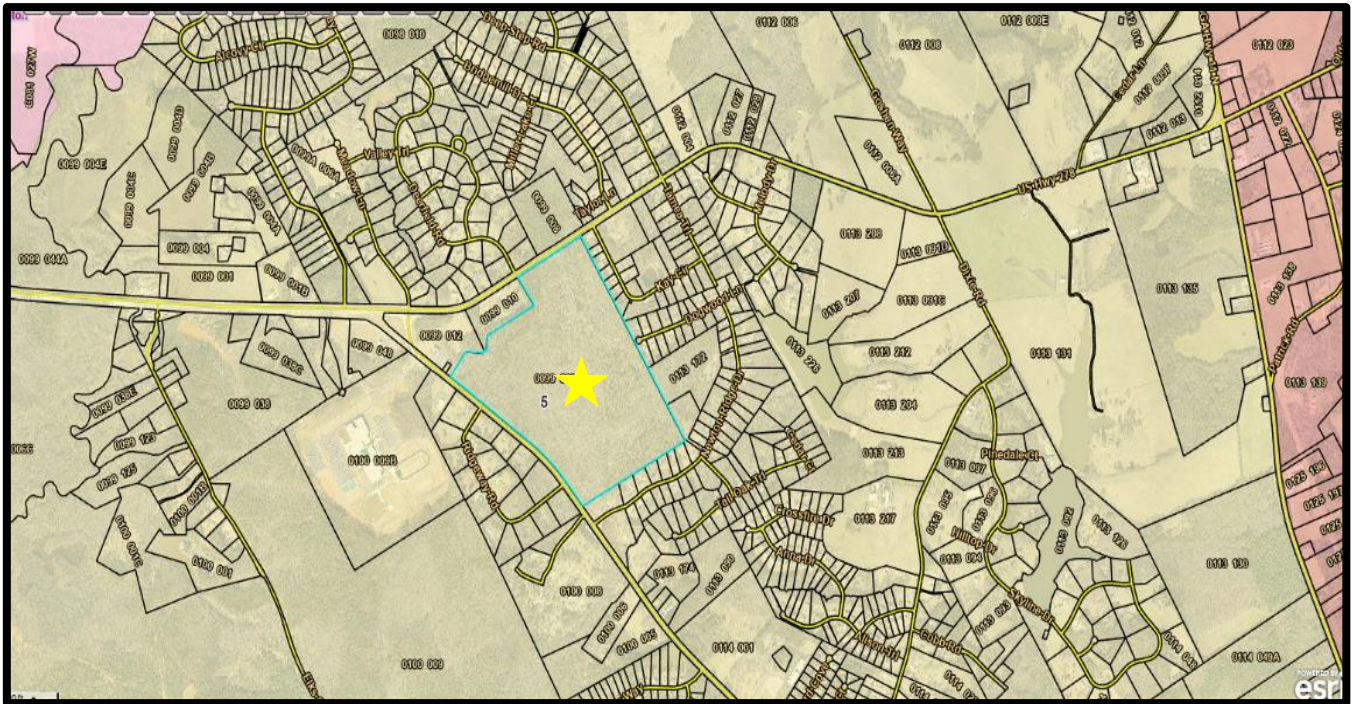
Watershed Map (Alcovy River)



Character Area Map



Commissioner District Map (5)



IMPACT ANALYSIS FOR REZONING APPLICATIONS

- 1. Map and Parcel # 00990009000
- 2. Road Name(s) HWY 278 AND HWY 142
- 3. Zoning Request: From A-R to CORD
- 4. Petitioner's Name: ED HUTTER
Address: 155 CORNISH MTN CIRCLE
Daytime Telephone No.: 678-222-8165

Analyze the impact of the proposed rezoning and answer the following questions:

Complete the following questions 1 through 7

- 1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? THE NEW EASTSIDE HIGH SCHOOL RECENTLY BUILT ACROSS 142 FROM THE SUBJECT PROPERTY MAKES THIS AN IDEAL LOCATION FOR A NEW VILLAGE CENTER WHICH WILL BECOME A RELATED NEW ADDITION TO THE COUNTY.
- 2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? NO. THE PROPOSED PROJECT WILL INCREASE TAX REVENUES FOR THE COUNTY AND ENHANCE THE AREA WITH NEW RECREATIONAL TRAILS AND BUSINESSES.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned? NOT AS A-R. THIS IS A GROSS UNDER UTILIZATION OF THIS LOCATION AND DESIGNATION AS A VILLAGE CENTER IN THE 2023 COMP PLAN.
- 4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? NO. SEE TRAFFIC STUDY REPORT. THE EXISTING STREETS ADJACENT TO THE PROPERTY ARE STATE HIGHWAYS 278 AND 142. THE NEIGHBORHOOD IS DESIGNED TO BE A PEDESTRIAN FRIENDLY MIXED-USE DEVELOPMENT ENCOURAGING WALKING TO SOME DAILY NEEDS.
- 5. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? WITH THE CONSTRUCTION OF THE NEW EASTSIDE HIGH SCHOOL ACROSS 142 FROM THE SUBJECT PROPERTY AND THE 2023 COMP PLAN SUGGESTING THAT THIS AREA SHOULD BE A VILLAGE CENTER, WE BELIEVE WE ARE PROPOSING A PERFECT PROJECT FOR THE CONDITIONS AS THEY ENST TODAY.
- 6. Does the zoning proposal permit a use that can be considered environmentally averse to the natural resources, environment and citizens of Newton County? THE PROPOSAL ACTUALLY PRESERVES OVER 40% OF THE SITE AS UNDISTURBED FOREST. THE CREEK RUN THROUGH THE UNDISTURBED AREAS.
- 7. Any other standards of review that may be relevant to your petition, pursuant to Section 620-020, Newton County Zoning Ordinance? THE PROPOSED PROJECT CHECKS ALMOST EVERY GOAL IN THE 2023 COMP PLAN. THIS IS THE RIGHT PROJECT IN THE RIGHT PLACE.



HUTTER & ASSOCIATES

Commercial / Industrial
Proj. Managers • Consultants •
Mech / Elect / General Contractors

Letter of Intent

June 1, 2023

It is the intent of Ed Hutter to rezone 159.0 acres, parcel 0099 00900 from A-R (agricultural residential) to CORD (Community Oriented Residential Development) in order to develop a mixed-use, pedestrian friendly village center with single family detached lots, attached townhomes, office & commercial with loft residential and recreational amenities in the form of soccer fields, tennis courts, swimming pool, clubhouse, village square and several formal pocket parks scattered throughout the site. A minimum of 35% will be preserved as protected greenspace and not more than 50% impervious surface over the entire 159 acres.

An undisturbed 100' buffer is proposed adjacent to existing residential parcels as well as along all of the Hwy 278 frontage and half of the Hwy 142 frontage.

ED Hutter

Hutter & Associates, LLC



2194 Emory Street N.W. * P.O. Box 1527
Covington, Georgia 30015

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton - Mayor
E.F. (Tres) Thomas, III - City Manager

Date: 12-13-23

To: Whom it may concern

RE: Sockwell Development Sanitary Sewer Availability Letter

Sanitary sewer service delivery for the subject property is assigned to the City of Covington. As of this date, the City of Covington has treatment capacity available within its system to treat sewer that may be discharged from the subject property in the future at the loads estimated by the developer (179,800 GPD). The City of Covington does not currently have sewer infrastructure abutting the subject property. The infrastructure is located on the west side of the Alcovy River and approximately 8000 feet west of the subject property. While the City does not reserve sewer treatment capacity for future potential developments, the City would provide sewer service to the subject property in the event acceptable sewer infrastructure is extended from the subject property in the future to the City's existing conveyance system and the City has sufficient treatment capacity not committed to existing customers and permitted developments at the time actual service is applied for.

If you have any additional questions or need any additional information, please feel free to contact me for clarification.

Thank You,

Kevin Sorrow

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org

cityofcovington.org



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255

MEMORANDUM

Date: *January 02, 2024*

A&R Project #: 23-167

From: *Abdul K. Amer, PE*

To: *Ed Hutter, Integral Enterprises, LLC*

Subject: *Access to Sockwell Property Mixed-Use Development – SR 142 and SR 12, Newton, GA*

The purpose of this document is to notify the County / City that A&R Engineering has been engaged by Integral Enterprises to design and permit the right of way improvements along SR 12 and SR 142 that are being proposed by Sockwell Property Mixed-Use Development. A&R does significant amount of work with the Georgia Department of Transportation (GDOT) and foresees a favorable response based on the traffic study that was completed. We fully anticipate obtaining driveway approvals for Sockwell Property, pending formal design review and approval.

For your reference, the proposed Sockwell Property mixed-use development will be located to the southeast of the intersection of SR 12 and SR 142 / Meadow Lane in Covington, Newton County, Georgia. The site will consist of one full access driveway on SR 12 and three full access driveways on SR 142.

The process for the DOT is a slow and methodical one but all tasks will be done with proper application of the Georgia DOT standards and engineering principles. I will be happy to speak with any of your representatives if needed in order to provide comfort regarding this situation.

Sincerely,

Abdul K. Amer, PE
President
A&R Engineering, Inc.
770.690.9255



Concept site Plan



SITE AREA	
TOTAL PROPERTY AREA	116.46
DEVELOPMENT PROPOSAL	
SINGLE FAMILY DETACHED LOTS	284 UNITS
FUTURE HOME SITES	188 UNITS
PUD SPACE UNITS	188 UNITS
COMMERCIAL	30,000 SF
LANDSCAPED GREEN SPACE	65 AC
NOTES	
1. THIS PLAN IS A CONCEPTUAL DEVELOPMENT PLAN AND IS NOT A FINAL ENGINEERING PLAN. IT IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA.	

APRIL 29, 2023
**HUTTER &
 ASSOCIATES**

SOCKWELL PROPERTY
 NEWTON COUNTY, GEORGIA



REZ24-000002
 Planning Commission Meeting
 February 27, 2024

Examples of homes



Greek Revival
1825 – 1860



Waynesboro Historical Precedent



Sockwell-Eastside Village Design Guidelines



Inspired initially by the classic form of the Parthenon, the Grecian Style was popular with young architects of the era who quickly adapted the classical Greek orders for residential designs and is credited for establishing the side-entry, gable fronted house that flourished in the U.S. throughout the 19th century.



Queen Anne Victorian
1880 – 1910



Waynesboro Historical Precedent



Sockwell-Eastside Village Design Guidelines



Influenced by “Old English” vernacular, Elizabethan cottages, the style was popular in the late 19th century in the U.S. and broadly built due to the mail order plan books that were used by carpenters of that time. The style used turned columns, ornate spindles, brackets, and multiple textures via shingles, clapboard siding, and bric-a-brac to create shadows and allow for complex color schemes. It is considered cheerful and uniquely American.



American Craftsman Style
1880 – 1910



Waynesboro Historical Precedent



Sockwell-Eastside Village Design Guidelines



Influenced by the English Arts & Crafts Movement of the late 19th century and made popular in the U.S. by furniture maker Gustav Stickley who used his magazine, *Craftsman*, to discuss and influence a simpler lifestyle based on “wholesome country life” rather than “restless and feverish ambition.” The style exposed the wooden construction details by leaving the rafter tails and beam ends un-boxed. Extended overhangs and eaves accentuate the horizontal.





Examples of new houses that are in keeping with the historic architectural character of Covington++.



Townhomes



Townhome



Architectural Character



Sockwell-Eastside Village Design Guidelines



Townhomes may be built in T-4 and T-5 zones and should not exceed four floors. Attached townhomes should be composed of clusters not exceeding six units in a single composition. When townhomes are delivered in the T-5 zones, corner units should be built as Live/Work - Flex units.



Flex Units



LiveWork Flex Unit



Architectural Character



Sockwell-Eastside Village Design Guidelines



Live/Work - Flex Units should be built at corners within the T-4 zones in order to enable small scale commercial in these areas as demand dictates. These spaces can be residential in the early stages of the neighborhood before there is enough critical mass that will sustain small commercial uses.

