

STAFF REPORT

COUNCIL MEETING: August 11, 2022

DATE: August 4, 2022
TO: Thomson City Council
FROM: Chase N. Beggs, Planning & Zoning Director *CNB*
ISSUE: Consideration to approve a request to rezone from S (Special) to R-2 (Multi-Family) for a proposed 140-unit townhome development, called The Retreat at Thomson, on Kingstown Way, Thomson GA 30824, parcel OT330119.

CURRENT ZONE: S (Special)

PROPOSED ZONE: R-2 (Multi-Family/High-Density Residential)

ACREAGE: 30 acres

PROPOSED # OF UNITS: 140 townhomes

BACKGROUND: Robert Wilson submitted an application to rezone parcel OT330119 off of Wrens Highway to build a senior living townhome development called The Retreat at Thomson. The development would adjoin an existing senior apartment complex, Kingstown Gardens. The development would contain 140 townhome units, with a gated entrance, walking trail, greenspace, pool and clubhouse. The development will contain all of the required improvements of our zoning ordinance such as sidewalks, street lighting, a common mailbox unit, parking, water and sewer.

PLANNING BOARD RECOMMENDATION: Yays 5, Nays 0 -- One board member was absent. The Planning Board made a recommendation to approve the request as submitted with the conditions that amenities are installed as proposed, maximum of 140 units, and the development will be a senior development for ages 55 and older.

FACTS AND FINDINGS:

1. The development would be a senior townhome community with rental units. Units would rent for \$1,200-1,500 a month.
2. The subdivision would have sidewalks, curb and gutter, street lighting, central mailbox units, overflow parking, and garbage enclosures.
3. Proposed amenities submitted by the developer are attached.

ALTERNATIVES:

1. City Council approves the Planning Board's recommendation to **approve** the rezoning and development layout as approved by the planning board with conditions.
2. City Council **denies** the rezoning and development layout.

STAFF RECOMMENDATION: Staff recommends council adopt alternative #1 and approve the subdivision as recommended by the planning board with the conditions listed above.

ATTACHMENTS:

1. Tax map aerial
2. Planning Board Minutes

- 3. Subdivision Lot Layout
- 4. Front elevation of units



able Line Table



SENIOR APARTMENT COMPLEX
TIDWATER, GA.



LEODHAM
ARCHITECTURE, P.A.
1000 W. BROAD ST., SUITE 200
ATLANTA, GA 30334
404.525.1111
www.leodham.com