

ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-30	Faby Broce Reedy Fork Road R-R1 to R-S 0595010101400	25 and 26	D	D		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</p> <p><u>Speakers For</u> (1) Would like to rezone in order to develop a subdivision with smaller lots</p> <p><u>Speakers Against</u> (1) Residents speak in opposition (2) Would like to keep the area rural (3) Does not mind a subdivision, but one like The Farm with large lots and open space (4) Woodmont High is already at capacity (5) Police, fire, etc. are good now, but could be overused with more density (6) Keep zoning as is (7) Concerned about runoff and lake, sewer, watersheds, and septic tanks polluting ground water</p>					Petition/Letter For – Against – 185 names on petition
Staff Report	All of the properties surrounding this site are zoned for low density residential development, R-R1, requiring one acre minimum lots. When the zoning of this area was established in 2000, the residents in the area felt strongly that maintaining the rural character of the area was imperative. Land use patterns have not changed in this area since that time. While the uses allowed in the proposed zoning district are the same as those in the current zoning district, the density is higher than what is currently allowed. The permitted density in the R-R1 district remains appropriate and based on the aforementioned reasons, staff recommends denial.					

Planning Report

DOCKET NUMBER: CZ-2013-30

APPLICANT: Faby Broce

PROPERTY LOCATION: Reedy Fork Road

PIN/TMS#(s): 0595010101400

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: R-S, Residential Suburban District

ACREAGE: 52.8

COUNCIL DISTRICT: 25 – Gibson and 26 – Rawls

ZONING HISTORY: The property was originally zoned R-R1 as part of Area 14 in August 2000.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-R1	single-family residences
East	R-R1	single-family residences
South	R-R1	single-family residences
West	R-R1	single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 1

ROADS: Reedy Fork Road: 2-lane, SCDOT maintained road with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. The closest traffic count station is located to the south approximately ½ mile in front of Trollingwood Subdivision. The 2011 traffic count was 1,650 average daily trips. Traffic volumes have not changed over the past 5 years at this location.

SUMMARY

The property is zoned R-R1, a district established to provide a low density housing option in areas that are rural in character and not necessarily served by public water or sewer. The maximum number of lots is 52 in R-R1. The request is for R-S, a district established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. The maximum number of lots is 91 in R-S.

CONCLUSION

All of the properties surrounding this site are zoned for low density residential development, R-R1, requiring one acre minimum lots. When the zoning of this area was established in 2000, the residents in the area felt strongly that maintaining the rural character of the area was imperative. Land use patterns have not changed in this area since that time. While the uses allowed in the proposed zoning district are the same as those in the current zoning district, the density is higher than what is currently allowed. The permitted density in the R-R1 district remains appropriate and based on the aforementioned reasons, staff recommends denial. The Planning Commission recommends denial.



