

**ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-31</b>	Shawn Kruglewicz Sandy Springs Road R-R1 to R-S 0594020101900 and 0594020101901	25	A	D		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to change zoning for a subdivision similar to The Farm</li> <li>(2) Zoning needs to be reduced for a higher density</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Residents speak in opposition</li> <li>(2) Would like to keep the area rural</li> <li>(3) Does not mind a subdivision, but one like The Farm with large lots and open space</li> <li>(4) Keep zoning as is</li> <li>(5) Concerned about septic tanks because of their wells</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against – 40 names on petition</p>
<b>Staff Report</b>	<p>When the zoning of this area took place in 2000, known as Area 14, the residents wanted to keep a rural feel to the area. However, along Augusta Road there are a variety of uses and zoning classifications that support the residential uses in the area. There are also residential zoning classifications directly adjacent to this site higher in density than R-R1, including R-7.5, R-S, and R-MA. The permitted density in the proposed R-S district would create a transition to the R-R1 district from the denser development on Augusta Road. As such, staff recommends approval.</p>					
<b>GCPC</b>	<p>The Planning Commission was of the opinion the property could be developed as a subdivision in the R-R1 district like adjacent subdivision, The Farm at Sandy Springs, and that the current zoning should remain in place.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-31

**APPLICANT:** Shawn Kruglewicz

**PROPERTY LOCATION:** Sandy Springs Road

**PIN/TMS#(s):** 0594020101900 and 0594020101901

**EXISTING ZONING:** R-R1, Rural Residential District

**REQUESTED ZONING:** R-S, Residential Suburban District

**ACREAGE:** 117

**COUNCIL DISTRICT:** 25 – Gibson

**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-S	single-family residences
East	R-R1	single-family residences
South	R-R1	single-family residences
West	FRD	undeveloped

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**IMAGINE GREENVILLE PLAN:** Residential Land Use 1

**ROADS:** Sandy Springs Road: 2-lane, County 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 directly in front of the site. The 2011 traffic count was 2,700 average daily trips. Traffic volumes have decreased approximately 13% 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 117 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 203 in R-S.

## **CONCLUSION**

When the zoning of this area took place in 2000, known as Area 14, the residents wanted to keep a rural feel to the area. However, along Augusta Road there are a variety of uses and zoning classifications that support the residential uses in the area. There are also residential zoning classifications directly adjacent to this site higher in density than R-R1, including R-7.5, R-S, and R-MA. The permitted density in the proposed R-S district would create a transition to the R-R1 district from the denser development on Augusta Road. As such, staff recommends approval. The Planning Commission recommends denial.

