

ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-32	Chip Fogleman Log Shoals Road R-S to R-12 M006030101000 and 0573020101601 (portion)	28	A	A		
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></p> <ul style="list-style-type: none"> (1) Will be Phase 2 of Shoally Ridge, tie into existing roads and create a new exit (2) Cluster development with homes priced from \$190,000 to \$235,000 (3) Public water and sewer are available and they will tie in to existing storm water basin <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Current resident of Shoally Ridge enjoys looking at the field (2) Not opposed, just concerned 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The Imagine Greenville County Future Land Use Map designation for this area is Residential Land Use 2, or 3-6 units per acre. This request is for R-12, a density of 3.6 units per acre. While the majority of properties in this area are zoned R-S and as such, require over double the minimum lot size of the proposed zoning classification, the area has transitioned since the time of zoning to a denser pattern of development. Although the uses are not changing significantly between the two districts, staff is of the opinion the requested zoning is appropriate and the change in density is suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-32

APPLICANT: Chip Fogleman

PROPERTY LOCATION: Log Shoals Road

PIN/TMS#(s): M006030101000 and 0573020101601 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-12, Single-Family Residential District

ACREAGE: 6.7

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The property was originally zoned R-S as part of Area 2 in 1971. The property to the adjacent east was rezoned in 2003 (CZ-2003-51).

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S	single-family residences
East	R-12	single-family residences
South	R-S	single-family residences
West	R-S	single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Log Shoals Road: 2-lane, SCDOT maintained road with sidewalks on the opposite side

TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. There is no traffic count station in the area.

SUMMARY

The property is zoned 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 11 in R-S. The request is for R-12, Single-Family Residential, which permits single-family residential development at a density of 3.6 dwelling units per acre, or a maximum of 24 lots.

CONCLUSION

The Imagine Greenville County Future Land Use Map designation for this area is Residential Land Use 2, or 3-6 units per acre. This request is for R-12, a density of 3.6 units per acre. While the majority of properties in this area are zoned R-S and as such, require over double the minimum lot size of the proposed zoning classification, the area has transitioned since the time of zoning to a denser pattern of development. Although the uses are not changing significantly between the two districts, staff is of the opinion the requested zoning is appropriate and the change in density is suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval.



