

**ZONING DOCKETS FROM SEPTEMBER 25, 2013 GCPC 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-2013-41</b>	Eric Hedrick Smith Hines Road R-S and PD to PD (Major Change) 0547030105505 and 0547030105400	28	A w/ conditions	A without conditions allowing up to 187 units		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 2013 were:</b></p> <p><u>Speakers For</u> (1) Would like to add units to project</p> <p><u>Speakers Against</u> (1) Too much traffic already on road (2) Subdivisions to the south are against it (3) People already disobey traffic laws and use this as a cut through to Woodruff Road and Miller Road</p>					Petition/Letter  For –  Against –
<b>Staff Report</b>	<p>This area is characterized by single-family residential uses. The rezoning for development of townhomes on this property was contingent upon completion of a turning lane into the development. While this has not been possible due to right of way constraints, a widening of the road was completed and approved by Greenville County Roads and Bridges. However, adding 76 units is not an acceptable density increase without a turning lane. However, there is currently only one entrance and exit into the property and adding the property currently zoned R-S would permit an additional emergency access point for the development. This is desirable and the small number of units that can be placed on this property is acceptable given these circumstances. However, the second area of new development to the south at the current location of the planned amenities area will create a development that is too dense for this area given the current traffic situation and also eliminate the planned amenities area that was approved as part of the original concept plan. Based on the aforementioned reasons, staff is of the opinion a portion of the request is appropriate at this location and recommends approval with the following conditions:</p> <p>1. Adding additional units, limited to 38 units, or half of the proposed addition, is acceptable on the piece of property currently zoned R-S provided the emergency access is provided in the area shown.</p>					
<b>GCPC</b>	The Planning Commission approved the applicants request without staff's recommendation, allowing up to 187 units.					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-41

**APPLICANT:** Eric Hedrick

**PROPERTY LOCATION:** Smith Hines Road

**PIN/TMS#(s):** 0547030105505 and 0547030105400

**EXISTING ZONING:** R-S, Residential Suburban, and PD, Planned Development

**REQUESTED ZONING:** PD, Planned Development (Major Change)

**ACREAGE:** 18.79

**COUNCIL DISTRICT:** 28 – Payne

**ZONING HISTORY:** The property was originally zoned R-S as part of Area 2 in May 1971. A portion of the property was rezoned to PD in 2004 (CZ-2004-10).

**EXISTING LAND USE:** Undeveloped and Single-family residential

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	O-D	Undeveloped
East	N/A	Interstate (I-385)
South	R-12	Single-family residential
West	R-12	Single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

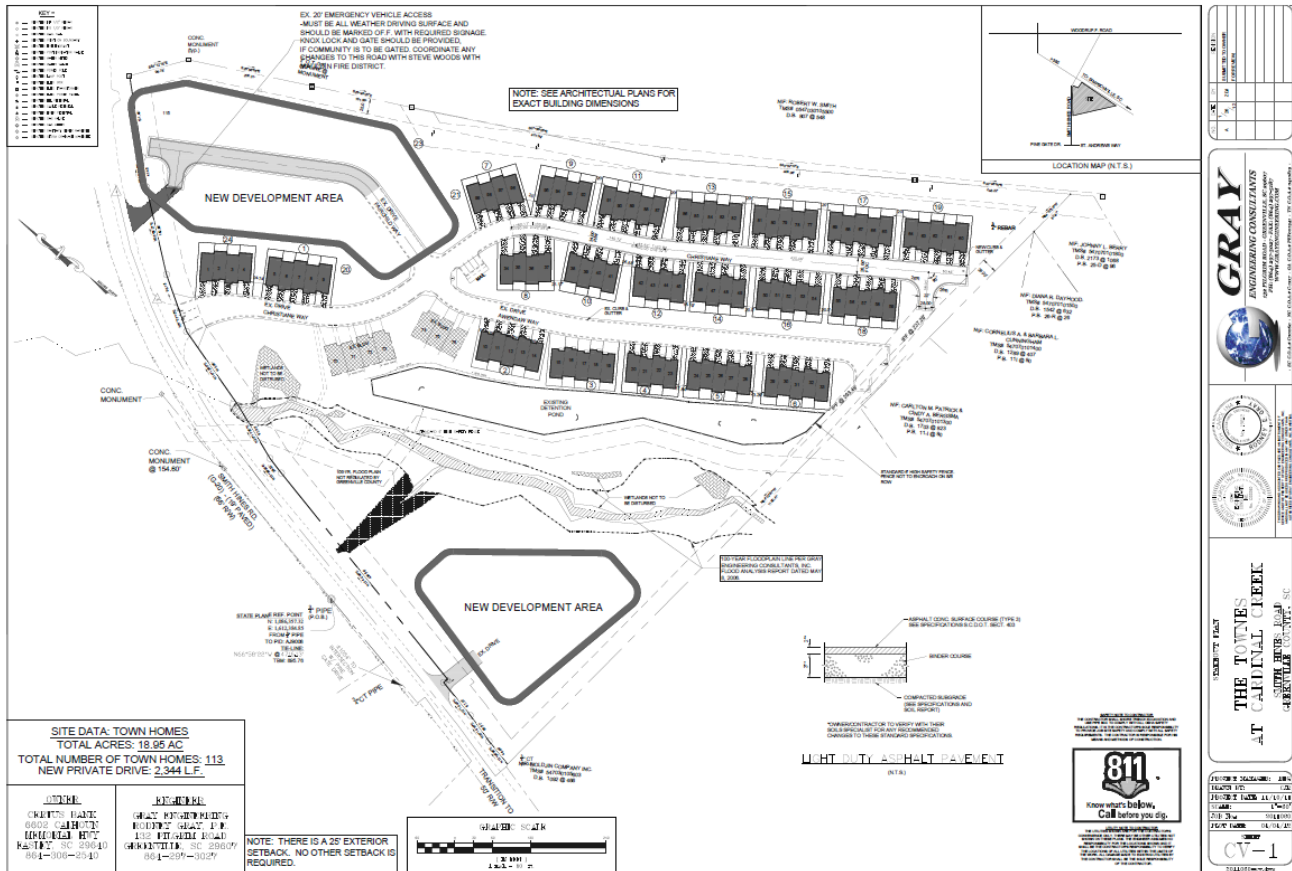
**IMAGINE GREENVILLE PLAN:** Residential Land Use 3

**ROADS:** Smith Hines Road: 2-lane, County maintained road

**TRAFFIC IMPACT:** Traffic may increase on site if additional units are added. There is no traffic count available on Smith Hines Road.

## SUMMARY

The property is zoned PD and R-S. The Statement of Intent and Concept Plan for the existing PD, The Townes at Cardinal Creek, permits up to 114 townhomes. The requested change would allow up to 190 units and eliminate the planned amenities area for the development. A concept plan is shown below:



## CONCLUSION

This area is characterized by single-family residential uses. The rezoning for development of townhomes on this property was contingent upon completion of a turning lane into the development. While this has not been possible due to right of way constraints, a widening of the road was completed and approved by Greenville County Roads and Bridges. However, adding 76 units is not an acceptable density increase without a turning lane. However, there is currently only one entrance and exit into the property and adding the property currently zoned R-S would permit an additional emergency access point for the development. This is desirable and the small number of units that can be placed on this property is acceptable given these circumstances. However, the second area of new development to the south at the current location of the planned amenities area will create a development that is too dense for this area given the current traffic situation and also eliminate the planned amenities area that was approved as part of the original concept plan. Based on the aforementioned reasons, staff is of the opinion a portion of the request is appropriate at this location and recommends approval with the following conditions:

1. Adding additional units, limited to 38 units, or half of the proposed addition, is acceptable on the piece of property currently zoned R-S provided the emergency access is provided in the area shown.

The Planning Commission approved the applicant's request without staff's recommendation, allowing up to 187 units.



