

ZONING DOCKETS FROM APRIL 23, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-14	John Beeson with Mark III Properties, Inc. for Ellis O. Meredith, Sr (P.O.A.), Ellis O. Meredith, Jr., and Flavelia Morton Morton Rd and McKinney Rd Simpsonville, SC 29681 0559030100901 and 0559030100900 R-S to R-15	27	Approval	Approval 4-23-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 14, 2014 were:</p> <p><u>Speakers For:</u> High end single family residential planned. Water available. Sewer will come from Summerwalk subdivision. Total of 58 lots with R-15, likely cluster. Not much traffic expected. Vegetation along floodplain will be preserved.</p> <p><u>Speakers Against:</u> From Los Angeles. Area rated top 1% on neighborhoodscout.com. Scenic views are important to this area. New development affects values of homes in the area and lifestyle. Traffic concerns on Spring Forest Drive. Bikers use that loop. Rural character should be preserved.</p> <p>Everyone knows one another down there. Photos are deceiving and were taken for the benefit of the developer. Only land with big subdivisions left in Simpsonville. Original owners tricked into selling the property.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The property is comprised of two (2) parcels zoned R-S, Residential Suburban. The applicant is requesting to rezone both to R-15, Single-Family Residential. The R-15 district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p> <p>The subject properties are located within the Scuffletown Area Plan, completed in 2006. The properties were identified as ‘Transitional Residential’, with a density range of 2-4 dwelling units (DU) per acre. The Transitional Residential land use classification represents suburban/rural fringe areas that are transitioning or recently developed transitioned from rural land uses to single family residential subdivisions. As currently zoned R-S, the subject properties yield a maximum of 35 single family lots, or 1.74 DU/acre. With the requested zoning classification, the subject properties yield a maximum of 58 single family lots, or 2.89 DU/acre.</p> <p>It is staff’s opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because adjacent properties to the north are already zoned R-15. Furthermore, the subject properties were identified in the Scuffletown Area Plan as capable of supporting 2-4 DU/acre. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the R-15 district.</p>					