

**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><b>Some of the general comments made by Speakers at the Public Hearing on April 14, 2014 were:</b></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><b>Petition/Letter</b></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>					

**DOCKET NUMBER:** CZ-2014-14

**APPLICANT:** John Beeson with Mark III Properties, Inc. for Ellis O. Meredith, Sr., (P.O.A), Ellis O. Meredith, Jr., and Flavelia Morton

**PROPERTY LOCATION:** Morton Road and McKinney Road

**PIN/TMS#(s):** 0559030100901 and 0559030100900

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 20.1

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcels were originally zoned R-S in June of 1991 (Area 7)

**EXISTING LAND USE:** Single-family homes on large tracts of land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Right-of-way for Morton Road; then farther north is Summer Walk Subdivision
East	R-S	Single family residences
South	R-S	Single family residences on a large tracts of land
West	R-S	Undeveloped land

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** None

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2

**ROADS:** Morton Road: 2-lane County-maintained local road (not considered to be a major road);  
 McKinney Road: 2-lane County-maintained local road (not considered to be a major road)

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase by virtue of developing the site. No traffic count stations were found within a mile radius of the subject property. The closest traffic count was conducted on Scuffletown Road in 2012, approximately 6,000 feet northeast of the subject site. The station counted

8,900 average daily traffic trips, which represented a 4.5% increase from the previous year and 7.8% increase over the last five (5) years.

## **SUMMARY**

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.

The properties across Morton Road to the north of the subject properties have been developed as a subdivision of single-family homes named Summer Walk. The properties to the east as well as across McKinney Road are large single family lots. The properties to the south are large single family lots. The property to the west is undeveloped.

According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The properties to the north are zoned R-15 (Residential 15,000 sf minimum). Properties to the east, south, and west are zoned R-S (Residential Suburban).

A portion of the subject property lies within the "AE" FEMA designated flood plain. This flood plain portion bisects the property from northeast to southwest. The AE designation signifies a 1% annual chance of a flood event.

Sewer is available on the northern side of Morton Rd in the Summerwalk subdivision. The properties to be rezoned are not within the Metropolitan Sewer district boundaries and would need to be annexed into the district before Metropolitan could accept any new sewer system for ownership & maintenance.

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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 of R-15, the subject properties yield a maximum of 58 single family lots, or 2.89 DU/acre. These figures do not take into account potential undevelopable land or the loss of potential developable land due to infrastructure improvements.

## **CONCLUSION**

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. The Planning Commission recommended approval.

