

ZONING DOCKET FROM May 28, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-12	John Beeson with Mark III Properties for Lewis E. McDonald Woodruff Road and S. Bennetts Bridge Road 0548020100400 (portion) R-S to R-M6	27	Denial	Denial 5-28-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</p> <p><u>Speakers For:</u> Focused on surveys from EWRAP. Traffic is biggest concern. They can produce product that will be well received. Have addressed traffic along Woodruff. Extending sewer. Property under contract and applicant wants to move forward.</p> <p><u>Speakers Against:</u> Planned growth is healthy. Questions rezoning without infrastructure. EWRAP needs to be revisited. Epidemic road congestion. More density adds to problem.</p> <p>Library will already increase traffic. Cut through issues on Woodruff.</p> <p>Not opposed to growth, want it managed appropriately. Three principles: establish infrastructure, community involvement in development, pedestrian safety.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 1) 91 signatures 2) 29 signatures</p>
Staff Report	<p>The subject property is currently zoned R-S, Residential Suburban, and the applicant is requesting to rezone to the R-M6, Multifamily Residential district. The R-M6 district was established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. The proposed R-M6 district would provide a maximum density of six (6) dwelling units per acre. Many of the parcels within the immediate vicinity of the subject property are zoned for single-family homes. It should be noted that the northwest portion of the subject lot is located within the GPATS Setback Area.</p> <p>The subject property is comprised of two (2) separate lots (37+ acres), a northern lot and a southern lot, both of which are separated from each other by approximately 350 feet. The southern lot, which is nearly 19 acres, has frontage on Woodruff Road and Dusty Lane, while the northern lot fronts on S. Bennetts Bridge Road. The applicant is requesting to rezone the southern lot to R-M6 and retain the current zoning for the northern lot.</p> <p>In 1996, an application was submitted to rezone 110 acres along Woodruff Road and S. Bennetts Bridge Road. This application (CZ-96-120) included the southern lot, proposing to rezone it from R-S to R-M1, Mixed Residential zoning – now an obsolete district. The rezoning application was approved by County Council, but amended to exclude the southern lot and its accompanying R-M1 zoning.</p> <p>In 2007, an attempt was made to rezone the subject parcel (CZ-2007-57). This application requested PD, Planned Development district (The Village at Clear Spring), in order to accommodate a mixed use project consisting of office, retail, and residential uses on the southern lot. The</p>					

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	<p>rezoning application was denied.</p> <p>The current rezoning request for R-M8 on this parcel was received February 21, 2014. The applicant officially requested amendment of the application to R-M6 on March 25, 2014. The item was reverted back to Public Hearing by the Planning and Development Committee for public comment and further staff review on March 31, 2014.</p>
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Planning Report

DOCKET NUMBER: CZ-2014-12

APPLICANT: John Beeson with Mark III Properties, Inc. for Lewis E. McDonald

PROPERTY LOCATION: Woodruff Road and S. Bennetts Bridge Road

PIN/TMS#(s): 0548020100400 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-M8, Multifamily Residential

ACREAGE: 18.90

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S in June of 1991 (Area 7). Since then, two unsuccessful attempts (1996 and 2007) were made to rezone the property.

EXISTING LAND USE: Undeveloped residential

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S R-12	Right-of-way for Woodruff Rd; farther north is developed residential
East	R-S	Undeveloped residential
South	R-S S-1	Right-of-way for Dusty Lane; farther south is a mix of partially developed residential and industrial services (fabrication)
West	R-S	Government/institutional; farther west is right-of-way for Woodruff Rd; still farther west is undeveloped residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Woodruff Road: 3-lane State-maintained major arterial; Dusty Lane: 2-lane County-maintained residential access road; and S. Bennetts Bridge Road: 3-lane State-maintained major collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase. The closest and most relevant traffic count was conducted on Woodruff Road in 2012, approximately 1,850 feet west of the

intersection of Woodruff Road and S. Bennetts Bridge Road. The station counted 18,500 average daily traffic trips (ADT), which represented a 6.32% change (increase) from the previous year and an overall 14.19% increase over the last five (5) years. Another traffic count was conducted on S. Bennetts Bridge Road, approximately 2,900 feet northeast of the subject site. This station counted 6,300 ADT, which represented a 4.54% decrease from the previous year, but a 14.54% increase over the last five (5) years.

SUMMARY

The subject property is currently zoned R-S, Residential Suburban, and the applicant is requesting to rezone to the R-M8, Multifamily Residential district. The R-M8 district was established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. The proposed R-M8 district would provide a maximum density of eight (8) dwelling units per acre. Many of the parcels within the immediate vicinity of the subject property are zoned for single-family homes. It should be noted that the northwest portion of the subject lot is located within the GPATS Setback Area.

CONCLUSION

The subject property is comprised of two (2) separate lots (37+ acres), a northern lot and a southern lot, both of which are separated from each other by approximately 350 feet. The southern lot, which is nearly 19 acres, has frontage on Woodruff Road and Dusty Lane, while the northern lot fronts on S. Bennetts Bridge Road. The applicant is requesting to rezone the southern lot to R-M8 and retain the current zoning for the northern lot.

In 1996, an application was submitted to rezone 110 acres along Woodruff Road and S. Bennetts Bridge Road. This application (CZ-96-120) included the southern lot, proposing to rezone it from R-S to R-M1, Mixed Residential zoning – now an obsolete district. The rezoning application was approved by County Council, but amended to exclude the southern lot and its accompanying R-M1 zoning.

In 2007, another unsuccessful attempt was made to rezone the subject lot (CZ-2007-57 – The Village at Clear Spring). This application requested PD, Planned Development district, in order to accommodate a mixed use project consisting of office, retail, and residential uses on the southern lot. However, it too was denied.

In 2008, the East Woodruff Road Area Plan was adopted, which recommended a residential density of 2-4 units per acre for the southern lot. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. With this application, the proposed density (up to 8 dwelling units per acre) would conflict with maximum allowable density recommended in the aforementioned East Woodruff Road Area Plan. Therefore, staff recommends denial of this application to rezone from the R-S district to the R-M8 district. The Planning Commission recommended denial.

