

**ZONING DOCKET FROM May 28, 20124 GCPC MEETING**

| Docket Number          | Applicant   | CC DIST. | STAFF REC. | GCPC REC.         | P&D REC. | COUNCIL ACTION  |
|------------------------|---|----------|------------|-------------------|----------|---|
| <b>CZ-2014-20</b>      | Caroline Richardson Mahaffey<br>for Shirley L. Whitmire<br>1803 E Georgia Road, King<br>Road, and Lee Vaughn Road<br>0559020101100<br>R-S to R-15   | 27       | Denial     | Denial<br>5-28-14 |          |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</b></p> <p><u>Speakers For:</u><br/>Traffic will dump on E Georgia Road, rather than Lee Vaughn Road. Last remaining asset of owner, proceeds of this sale would finance her living.</p> <p><u>Speakers Against</u><br/>Will create traffic congestion. King Road is too narrow. Too high of a density for area.</p> <p>Traffic concerns due to pending build out of existing subdivisions.</p> <p>Density is main complaint.</p> <p>Multiple accidents along roads. This will exasperate traffic. Too much density.</p>  |          |            |                   |          | <p><b>Petition/Letter</b></p> <p><u>For:</u><br/>None</p> <p><u>Against:</u><br/>None</p> |
| <b>Staff Report</b>    | <p>The subject parcel contains a mix of uses; a single-family residence located north of East Georgia Road, a horse pasture located north of East Georgia Road, and undeveloped land. The subject parcel is quadrisected by three roads (Lee Vaughn Road, East Georgia Road, and King Road).</p> <p>The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-15 (Single-Family Residential). The R-15 residential districts are 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 these districts 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 parcel is located within the Scuffletown Area Plan adopted in 2006. A Future Land Use (FLU) map was developed for this area plan, providing detail at the parcel level for recommended land use density and zoning. As such, the Scuffletown Area Plan recommended this parcel for "Rural Residential" land use, which recommends a density of 1-2 dwelling units per acre; and R-S (Residential Suburban) zoning. R-S zoning yields a maximum of 1.7 DU's/acre. R-15 zoning yields a maximum of 2.9 DU's/acre.</p> <p>A rezoning request for R-15 was made in 2004 (CZ-2004-090) on a parcel roughly 2,000 feet east of the subject property, now known as Clear Springs subdivision. The rezoning request was denied by County Council on April 19, 2005.</p> |          |            |                   |          |   |

**Planning Report**

**DOCKET NUMBER:** CZ-2014-20

**APPLICANT:** Caroline Richardson Mahaffey for Shirley L. Whitmire

**PROPERTY LOCATION:** 1803 East Georgia Road, Simpsonville, SC 29680

**PIN/TMS#(s):** 0559020101100

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

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

**ACREAGE:** 40.98

**COUNCIL DISTRICT:** 27 - Kirven

**ZONING HISTORY:** The parcel was zoned in March 1996 as part of Area 11.

**EXISTING LAND USE:** Single family residence, horse pasture, and undisturbed land

**AREA CHARACTERISTICS:**

| Direction | Zoning        | Land Use   |
|-----------|---------------|--|
| North     | R-S           | Large lot single-family residences and undeveloped land                              |
| East      | R-S and R-R1  | Large lot single-family residences and undeveloped land                              |
| South     | R-R1          | Large lot single-family residences and undeveloped land                              |
| West      | R-S and R-MHP | Large lot single-family residences and manufactured home park (Copper Knoll Estates) |

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** The portion of the parcel located on the northern side of East Georgia Rd would need to be annexed into the Metro District in order for the property to be served by sewer. The southern portion of the parcel below East Georgia Rd is currently located within the Metro Sewer District and could be served by a ReWa trunk line (available capacity unknown).

**IMAGINE GREENVILLE PLAN:** Residential Land Use 1

**SCUFFLETOWN AREA PLAN:** Rural Residential (1-2 DU's/acre)

**ROADS:**  
Lee Vaughn Road: Two lane State-maintained major collector  
East Georgia Road: Two lane County-maintained minor arterial  
King Road: Two lane County-maintained local

**TRAFFIC IMPACT:** Traffic generated from the site would be expected to increase. No traffic count station was found in the immediate area. The closest relevant traffic count was

conducted on Scuffletown Road in 2012, approximately 3,800 feet northeast of the subject site. The station counted 2,600 average daily traffic trips, which represented a 4% decrease from the previous year and an 8% decrease over the previous five (5) years.

**SUMMARY:**

The subject parcel contains a mix of uses; a single-family residence located north of East Georgia Road, a horse pasture located north of East Georgia Road, and undeveloped land. The subject parcel is quadrisected by three roads (Lee Vaughn Road, East Georgia Road, and King Road).

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-15 (Single-Family Residential). The R-15 residential districts are 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 these districts 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 subject parcel is located within the Scuffletown Area Plan adopted in 2006. A Future Land Use (FLU) map was developed for this area plan, providing detail at the parcel level for recommended land use density and zoning. As such, the Scuffletown Area Plan recommended this parcel for "Rural Residential" land use, which recommends a density of 1-2 dwelling units per acre; and R-S (Residential Suburban) zoning. R-S zoning yields a maximum of 1.7 DU's/acre. R-15 zoning yields a maximum of 2.9 DU's/acre.

A rezoning request for R-15 was made in 2004 (CZ-2004-090) on a parcel roughly 2,000 feet east of the subject property, now known as Clear Springs subdivision. The rezoning request was denied by County Council on April 19, 2005.

**CONCLUSION:**

It is staff's opinion the requested zoning of R-15 does not conform to the area's general rural characteristics. As well, the requested zoning is in conflict with the Scuffletown Road Area Plan's recommendations for land use density and zoning. Therefore, based on these reasons, staff recommends denial of the application to rezone from the R-S district to the R-15 district. The Planning Commission recommended denial.

