

ZONING DOCKET FROM May 28, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-21	Chip Fogleman, FRF, Inc. for Rosewood Communities, McDade Allie Lena, and Cornerstone National Bank Batesville Road, Anderson Ridge Road, and Godfrey Road 0531010101300 and 0531010100920 R-S and R-20 to R-15	21	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> Wants 31 cluster lots, 2.38 DU/acre. 4500 square foot lots. \$300,000 range. Similar to Waterstone Cottages. Zoning is in line with adjacent properties.</p> <p><u>Speakers Against</u> SCDOT said Anderson Ridge Road will be teed in and take much of the property near Batesville Road. Questions about septic and traffic.</p> <p>Concerns about density and other future improvements to the area.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcels contain two uses; a single-family residence located on the north parcel, on the southeast corner of Batesville Road and Anderson Ridge Road, and undeveloped land on south parcel, on the northeast corner of Batesville Road and Godfrey Road.</p> <p>The subject parcels are currently zoned R-S (Residential Suburban) on the north parcel and R-20 (Single-Family Residential 20,000 sf minimum) on the south parcel; this application is requesting to rezone both parcels to R-15 (Single-Family Residential 15,000 sf minimum). R-15 Single-Family 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 subdivision to the south across Godfrey Road, known as Orchard Farms, was rezoned PD as Docket CZ-1994-073. The request was approved by County Council in September 1994. The subdivision to the north across Anderson Ridge Road, known as Batesville Ridge, was rezoned R-20 as Docket CZ-2000-060. The request was approved by County Council January 30, 2001.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-21

APPLICANT: Chip Fogleman, FRF, Inc. for Rosewood Communities, McDade Allie Lena and Cornerstone National Bank

PROPERTY LOCATION: Intersections of Batesville Road, Anderson Ridge Road, and Godfrey Road

PIN/TMS#(s): 0531010101300 and 0531010100920

EXISTING ZONING: R-S, Residential Suburban and R-20 Single-Family Residential

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 13.35

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: Both parcels were zoned R-S in June 1991 as part of Area 7
The parcel to the south was rezoned R-20 in 2007 (CZ-2007-063)

EXISTING LAND USE: Single-family residence and undeveloped land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Batesville Ridge Subdivision
East	R-S	Large lot single-family residences
South	PD	Orchard Farms subdivision
West	R-S	Large lot single-family residences and Bellagio subdivision

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Sewer runs along Anderson Ridge Road; however capacity for the development or any upgrades is unknown

IMAGINE GREENVILLE PLAN: Residential Land Use 2

EAST WOODRUFF ROAD AREA PLAN: Residential Low Density (1-2 Units/acre)

ROADS: Batesville Road: Two lane State-maintained major collector
Anderson Ridge Road: Two lane State-maintained minor arterial
Godfrey 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 Anderson Ridge Road in 2012, approximately 1,600 feet southeast

of the subject site. The station counted 3,600 average daily traffic trips, which represented a 3% decrease from the previous year, yet a 33% increase over the previous five (5) years.

SUMMARY:

The subject parcels contain two uses; a single-family residence located on the north parcel, on the southeast corner of Batesville Road and Anderson Ridge Road, and undeveloped land on south parcel, on the northeast corner of Batesville Road and Godfrey Road.

The subject parcels are currently zoned R-S (Residential Suburban) on the north parcel and R-20 (Single-Family Residential 20,000 sf minimum) on the south parcel; this application is requesting to rezone both parcels to R-15 (Single-Family Residential 15,000 sf minimum). R-15 Single-Family 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 subdivision to the south across Godfrey Road, known as Orchard Farms, was rezoned PD as Docket CZ-1994-073. The request was approved by County Council in September 1994. The subdivision to the north across Anderson Ridge Road, known as Batesville Ridge, was rezoned R-20 as Docket CZ-2000-060. The request was approved by County Council January 30, 2001.

CONCLUSION:

In 2008, the East Woodruff Road Area Plan (EWRAP) was adopted, which recommended a residential low density density of 1-2 units per acre for the subject lots. With this application, the proposed density would conflict with maximum allowable density recommended in the aforementioned EWRAP. R-15 zoning allows for a density of 2.9 units per acre. Allowing for R-15 zoning on the subject parcels would increase the density by 33% (on that parcel currently zoned R-20) and 67% (on that parcel currently zoned R-S). It is staff's opinion that the requested density does not conform to the recommended Residential Low Density land use identified on the subject parcels. Therefore, based on these reasons, staff recommends denial of this application to rezone from the R-S and R-20 districts to the R-15 district. The Planning Commission recommended denial.

