

ZONING DOCKET FROM THE 6-25-14 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-27	CCAD, LLC on behalf of Tango Alpha Management Company Hunter Road 0555020101000 (portion) R-S to R-12	27	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2014 were:</p> <p><u>Speakers For:</u> Part of Fox Run Golf Course. Golf club aware of plan. Sewer is available across street. Smaller lots across along GC. Want to work with Fox Run to eliminate retention pond. Spoke with Mr. Kirven.</p> <p><u>Speakers Against</u></p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a 6.85 acre portion of a 208 acre parcel, containing a golf course which is bisected by Hunter Road.</p> <p>The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 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 "Private Recreation" land use, which represents areas used by golf courses. The Scuffletown Area Plan recommends "Rural Residential Use" for property on either side of the "Private Recreation" area. Rural Residential use has a recommended density of 1-2 units per acre, and R-S zoning.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-27

APPLICANT: CCAD, LLC on behalf of Tango Alpha Management Company

PROPERTY LOCATION: Hunter Road near Simpsonville

PIN/TMS#(s): 0555020101000 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 6.85

COUNCIL DISTRICT: 27 - Kirven

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

EXISTING LAND USE: Undisturbed land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Hunter Road ROW, then further north golf course (Fox Run Country Club)
East	R-S	Large tract single-family residence (97.8 acres)
South	R-S	Large tract single-family residence (97.8 acres), further south is
West	R-S	Golf course (Fox Run Country Club)

WATER AVAILABILITY: Greenville Water System (8" main on Club Drive, no water on Hunter Road)

SEWER AVAILABILITY: As per Metro Connects "New sewer lines installed to serve this property would connect to ReWa's trunk line. Capacity unknown".

IMAGINE GREENVILLE: Residential Land Use 1

SCUFFLETOWN PLAN: Private Recreation

DENSITY:

Zoning	R-S (Current)	R-12 (Requested)
Allowable Units	11	24
Density	1.74/acre	3.63/acre

ROADS: Hunter Road: Two lane County-maintained minor collector

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 Howard Drive in 2012, approximately 4,500 feet southwest of the

subject site. The station counted 2,600 average daily traffic trips, which represented no change from the previous year and a 4% decrease over the previous five (5) years.

SUMMARY:

The subject property is a 6.85 acre portion of a 208 acre parcel, containing a golf course which is bisected by Hunter Road.

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 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 "Private Recreation" land use, which represents areas used by golf courses. The Scuffletown Area Plan recommends "Rural Residential Use" for property on either side of the "Private Recreation" area. Rural Residential use has a recommended density of 1-2 units per acre, and R-S zoning.

CONCLUSION:

It is staff's opinion the requested zoning of R-12 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 nearby 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-12 district. The Planning Commission recommends denial.

