

**Zoning Docket from April 6, 2015 P and D Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-23	John Beeson for Mark III Properties, Inc. Griffin Mill Road and Reedy Fork Road 0593030103904, 0593030104000, and 0593030104200 R-S to R-15 81.5 acres	28	Approved	Approval	Approval	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant               <ol style="list-style-type: none"> <li>a) Subdivision of 212 properties single family housing. 35-40% common area.</li> <li>b) House prices range from \$170-225k</li> <li>c) One location for egress and ingress off Griffin Mill Road with a back drive for emergency vehicles coming off Reedy Fork Road. SCDOT needs to approve drive locations and their maybe a second drive location unknown at this time.</li> <li>d) Developer has spoken to Reedy Fork Baptist Church and few other property owners.</li> <li>e) Property has restrictions due to existing watershed and flood areas are being addressed.</li> </ol> </li> </ol> <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> <li>1) Adjacent property owner               <ol style="list-style-type: none"> <li>a) Moved to country because of large development.</li> <li>b) Concerned with runoff to property and may cause undue stress to pond and dam located on his property.</li> <li>c) Developer needs to address the emergency road that is near his pond and property.</li> </ol> </li> </ol>					<p><b>Petition/Letter</b></p> <p><u>For:</u> 1</p> <p><u>Against:</u> 1</p>
Staff Report	<p>The subject property is 81.5 acres over four parcels of undeveloped property on the south side of I-185 with a small portion of a parcel (0593030104000) on the North side of I-185. The subject property has 3,920 feet of road frontage. It is unclear if the portion of parcel on north side of I-185 is to be developed, if so proper access will need to be provided.</p> <p>The subject properties is zoned R-S, Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. This application is requesting to rezone the property to R-15, Residential, with a maximum of 2.9 dwellings units per acre. This residential 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 district.</p>					