

Zoning Docket from October 19, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-62	Joyner Commercial c/o Caleb Boyd for StoneMor South Carolina LLC Woodruff Road, East of Highway 14 0539030101700 R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Approval	Approval as Amended	
Public Comments	<p>Some of the general comments made by speakers at the Public Hearing on October 19, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Representative of the applicant <ul style="list-style-type: none"> • Immediate neighbors are okay with the proposal , neighborhoods have not offered feedback • After talking to Councilmen, reduced to R-15 from original request • Cluster development, 85 units proposed • Setbacks 25 feet • 50 ft. landscape buffer along Woodruff Rd. • \$450K homes proposed • Greenspace to be required is 4.5 acres • Within the prescription of the future land use map • Plan calls for infill, but less dense than prescribed • Linkages: 50 ft buffer along Woodruff Rd. connects church to cemetery • No connection back to Heritage Lane • Connection to Hwy 14: Cross easement discussed, but leaving that up to future discussion with PC due to working with the cemetery. 2) Engineer, Blue Water Civil Design <ul style="list-style-type: none"> • In contact with SCDOT, whom are limiting curb cuts on Woodruff, and requiring a direct lineup to Ashton Lakes entrance • Will discuss secondary access at Planning Commission • Can accommodate a secondary access as need be, and SCDOT would work with the development (but not a full access drive) • Decel/ accel lanes: These lanes were not discussed with SCDOT. Potential left turn and right turn lanes into community, but little ROW to do much additional lanes. 3) Representing Eastminster Church <ul style="list-style-type: none"> • 200 feet from proposed development • Support development of the property, but opposed to commercial <p><u>Speakers Against:</u> None</p>				<p>Petition/Letter For: 1</p> <p>Against: None</p>	
Staff Report	The subject parcel consists of approximately 29.82 acres of vacant wooded land located roughly 0.3 miles east of Highway 14. The subject parcel has approximately 1,430 feet of frontage along					

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	Woodruff Road. The applicant states the proposed land use is for Single-Family Residential Development.
P&D Committee	The Committee amended the requested rezoning according to the applicant's request from R-12 to R-15, which was then recommended for approval.