

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		
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</p> <p><u>For:</u> 1</p> <p><u>Against:</u> None</p>
Staff Report	<p>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 Woodruff Road.</p> <p>The applicant states the proposed land use is for Single-Family Residential Development.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-62

APPLICANT: Joyner Commercial c/o Caleb Boyd for StoneMor South Carolina LLC

PROPERTY LOCATION: Woodruff Road, East of Highway 14

PIN/TMS#(s): 0539030101700

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 29.82

COUNCIL DISTRICT: 28 - Payne

ZONING HISTORY: This parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	single-family residential (Asheton Lake SD)
East	R-12	church (Eastminster Presbyterian Church)
South	R-15	single-family residential (Heritage Glen SD)
West	R-S	cemetery (Graceland East Memorial Park)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer available, possible capacity issues

FUTURE LAND USE: The subject property is a part of the East Woodruff Road area plan and is designated as *Suburban Residential* which prescribes 2-4 units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-S	1.7 units/acre	29.81	50 units
Requested	R-12	3.6 units/acre		107 units

A successful rezoning may add up to 57 units.

ROADS: Woodruff Road: five-lane State-maintained minor arterial

TRAFFIC: No traffic counts exist within the vicinity of the subject parcel.

SUMMARY:

The subject parcel consists of approximately 29.82 acres of vacant wooded land located on the south side of roughly 0.3 miles east of Highway 14. The subject parcel has approximately 1,430 feet of frontage along Woodruff Road.

The subject parcel is zoned R-S, Residential 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

This application is requesting to rezone the property to R-12, Single-Family Residential. This district is established as an area 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 is 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.

The applicant states the proposed land use is for single-family residential development. A subsequent request from the applicant has focused on rezoning to R-15, Single-Family Residential, instead; however, the official request remains at R-12 district since the public hearing was already advertised.

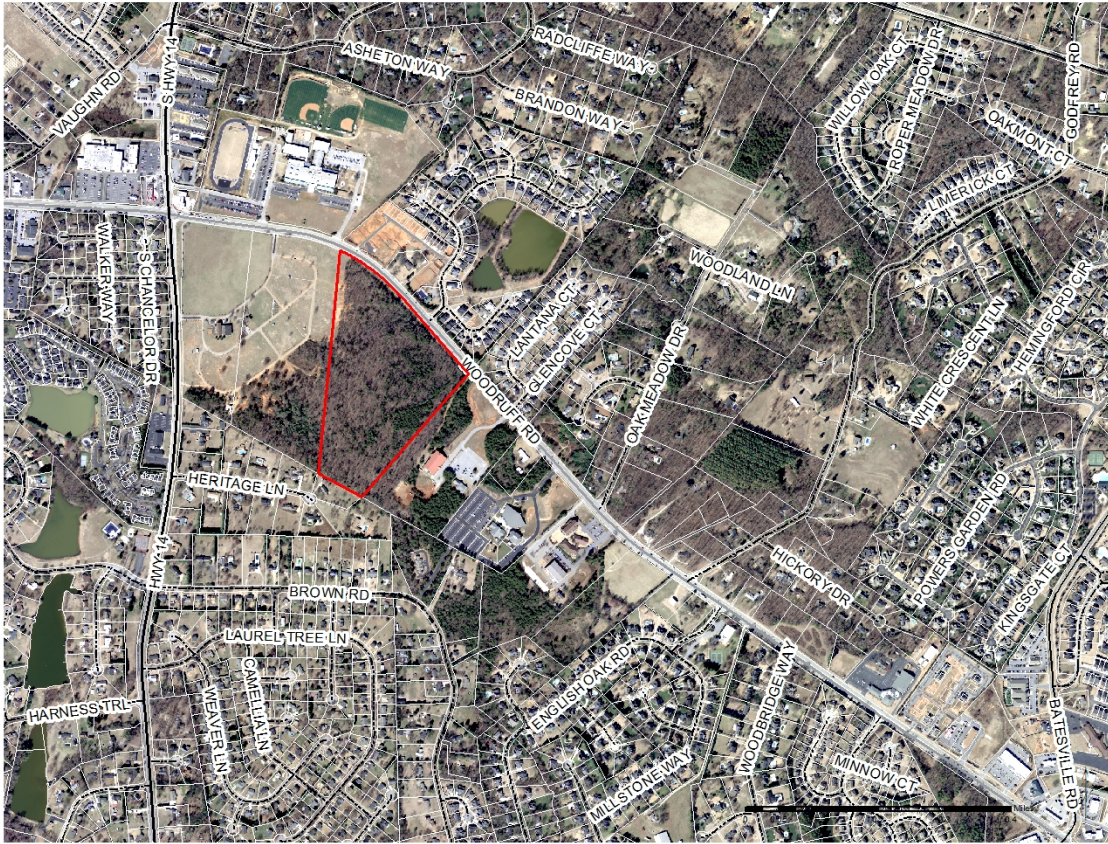
CONCLUSION:

It is staff's opinion that this requested rezoning is consistent with the East Woodruff Road Area Plan; however, staff recognizes the need for additional access opportunities due to significant, existing vehicular traffic in the area.

Regardless if R-12 or R-15 zoning is successful, a full access to Highway 14 would provide improved opportunities for future residents for this and future parcel development.

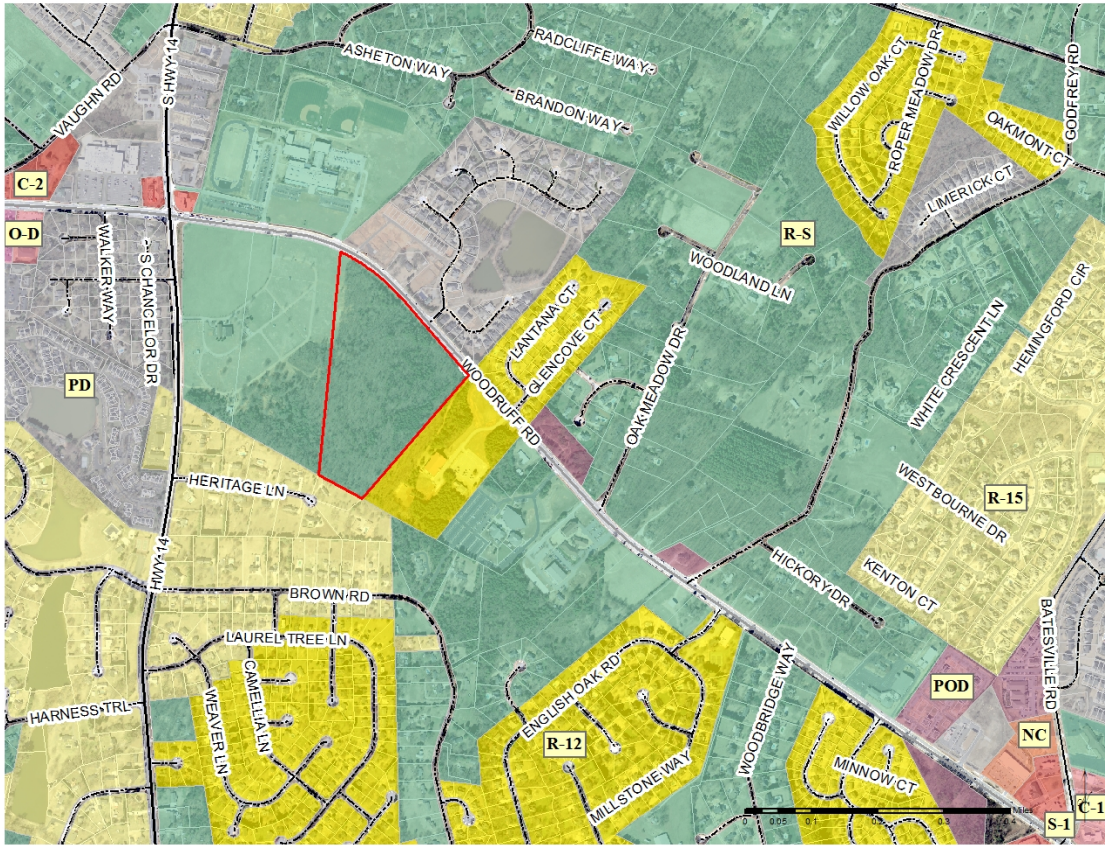
Based on these reasons, and in support to the applicant's updated request to reduce the proposed density request, staff recommends approval to rezone the site, with a strong consideration for an additional full access to Highway 14, from R-S, Residential Suburban, to R-15, Single-Family Residential.

STAFF RECOMMENDATION: Approval

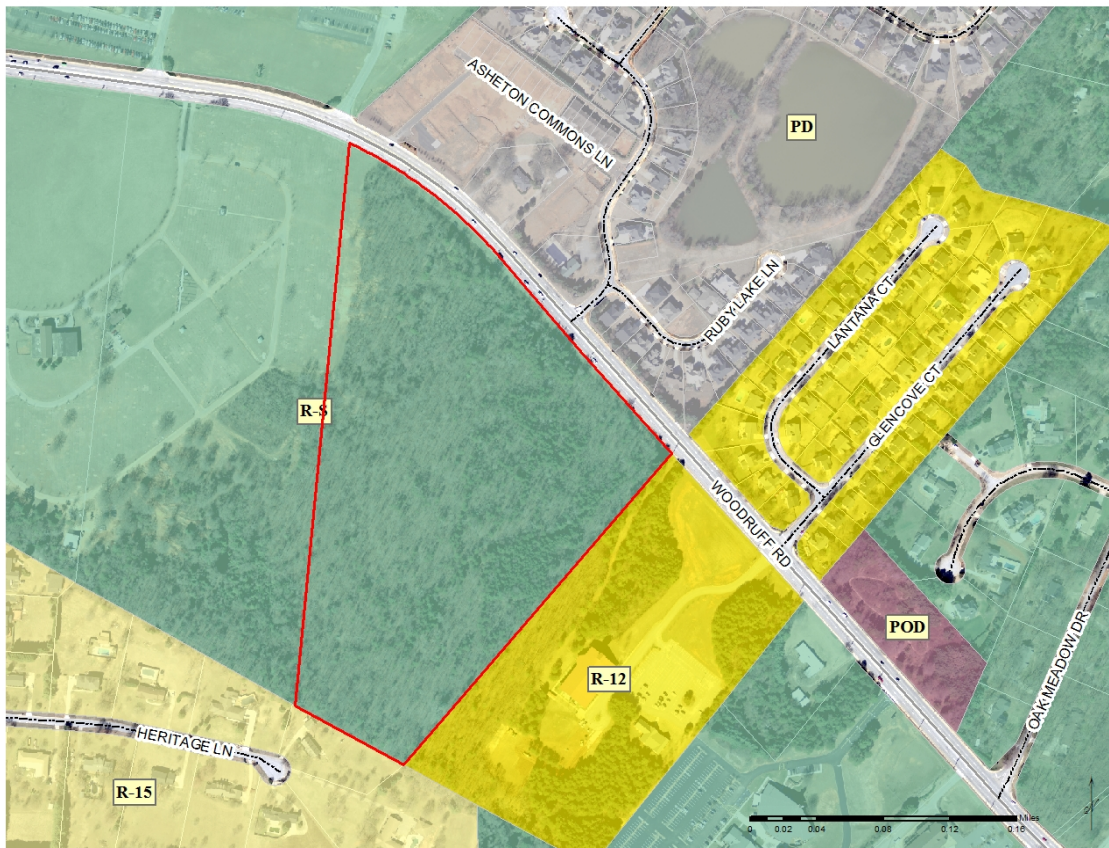


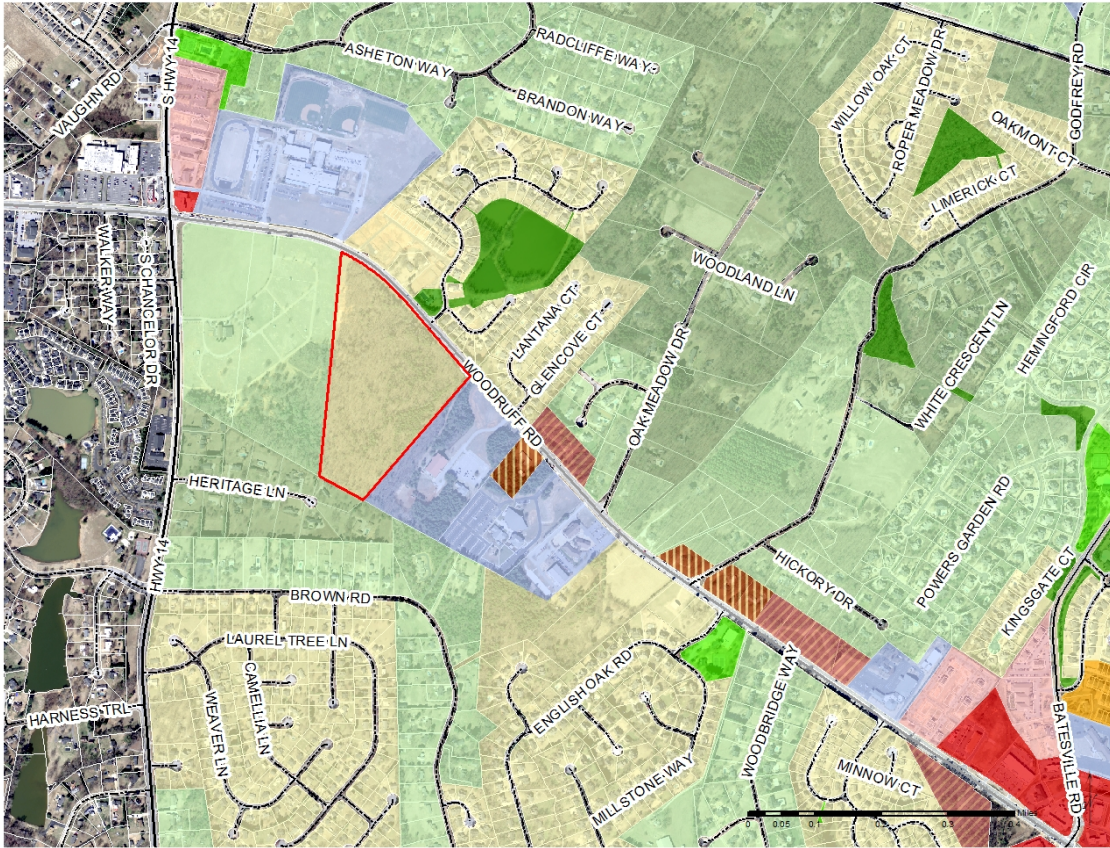
Aerial Photography, 2014





Zoning Map





Future Land Use Map