

Zoning Docket from June 20, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-42	Josh Hoover Demsey for Evelyn Rice (L-est) 1205 East Georgia Road 0560030100400 R-15, Single-Family Residential to R-M10, Multifamily Residential	27	Denial	Denial; Approval if Amended 6/22/16	Approval as Amended 7/11/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2016 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Representative for applicant <ul style="list-style-type: none"> • 66 unit townhomes, not apartments • 3-4 units/ building • \$200K price range • Distributed a conceptual plan • The entire development is shown on the plan • Only one entrance/exit • The plan is only in conceptual and can be changed, adding another entrance as needed • Appears to be garages included • Multifamily development is across the street, but not directly adjacent • The creek would be avoided and preserved • Sewer and water are available, but unknown where <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: none</p>					<p>Petition/ Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 14.2 acres of property located on East Georgia Road approximately 2 miles east of the intersection of West Georgia Road and I-385. The parcel has approximately 450 feet of frontage along East Georgia Road.</p> <p>The applicant states the proposed land use is for Multifamily Residential.</p> <p>The applicant states the site would be used for 66 townhouse units, however the requested R-M10 zoning would permit 142 multifamily apartment units. On this size of property, the density and product would be better reflected in a single-family zoning category.</p> <p>The site is located outside of the center of the City of Simpsonville in an area predominantly characterized by 1.7 to 3.6 dwelling units per acre. Three multifamily zoned sites are located on the south side of E. Georgia Road but they are either vacant or developed with single-family housing products.</p> <p>All of these developments commit traffic directly to E. Georgia Road, which is currently meeting</p>					

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	<p>acceptable levels of service. To better preserve that service level, residential zoning in this area should favor lower density. Directing larger amounts of traffic to E. Georgia Road will quickly reduce the roadway level of service.</p> <p>It is staff's opinion that the site's current zoning best reflects the surrounding development pattern and better maintains roadway level of service.</p>
Planning Commission	Planning Commission denied the original request; then proposed a recommendation of a request for R-M5.
P&D Committee	The Committee amended the application to R-M5 and recommended approval.