

**Zoning Docket from June 20, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-40	J. Coleman Shouse for Cedar Commons, LLC 200 Block of Crestwood Drive 0441000100102 and 0445000100300 (portion) R-15, Single-Family Residential to FRD, Flexible Review District	23	Denial	Denial 6/22/16	Held 7/11/16 Denial 8/29/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 20, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Coleman Shouse, applicant <ul style="list-style-type: none"> <li>• Explained ROWs over parcel, limitations to transmission lines</li> <li>• Townhomes are the new 'affordable housing'</li> <li>• Provide urban living at an affordable price</li> <li>• 5.96 un/ac density</li> <li>• Looked at the comprehensive plan for property</li> <li>• Sewer from Parker District</li> <li>• Limited to only one entrance due to limited proximity to public roads</li> <li>• Individually owned lots will be the ultimate product</li> <li>• The creek will be avoided</li> <li>• We know there is traffic, but can be addressed by a traffic engineer and SCDOT</li> </ul> </li> </ol> <p><u>Speakers Against:</u> 62 in attendance</p> <ol style="list-style-type: none"> <li>1) Buxton SD, resident <ul style="list-style-type: none"> <li>• Consulting engineer</li> <li>• Roadway congestion</li> <li>• Safety issues</li> <li>• Rezoning should be denied, maintaining the existing zoning</li> <li>• Additional housing may be beneficial</li> <li>• The 100 units would double existing traffic</li> <li>• Triples the density</li> <li>• Impact on waterways unknown</li> <li>• Impact on sewer unknown</li> </ul> </li> <li>2) Buxton SD, resident <ul style="list-style-type: none"> <li>• Not an appropriate land use</li> <li>• Only a single entrance/exit for development</li> <li>• Currently has sight issues at the Buxton entrance</li> <li>• Roads are narrow, difficult intersections to navigate</li> <li>• Requested a traffic light and realigning the intersection</li> <li>• Limited ability to correct these intersections and roadways due to natural features</li> <li>• Safety issue for pedestrians using the road</li> <li>• Limited lighting in this area</li> <li>• No way to include turn lanes to the entrance</li> </ul> </li> </ol>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> None</p>

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	<ul style="list-style-type: none"> <li>• Neighborhood has requested a traffic study and has decreased the speed limit</li> <li>• NaturalLand Trust has a preserved forest to the south; environmental study should be done</li> <li>• Langston River needs to maintain clean water</li> </ul> <p>3. Buxton SD, resident</p> <ul style="list-style-type: none"> <li>• Parking was insufficient as proposed</li> <li>• The eventual connection to Garden Terrace would not be a good alternative due to and old bridge</li> </ul> <p><b>List of meetings with staff: March 21, 2016 and April 4, 2016</b></p>	
<b>Staff Report</b>	<p>The subject parcel is 17 acres of property located on Crestwood Drive approximately 0.6 miles northeast of the intersection of Poinsett Highway and East Blue Ridge Drive. The parcel has approximately 370 feet of frontage along Crestwood Drive.</p> <p>The applicant states the proposed land use is for townhomes.</p> <p>Crestwood Drive serves as the primary access to the Buxton neighborhood which is characterized by single-family, detached homes. According to the development proposal, the site would have a single access: one ingress and egress point on Crestwood Drive. This limitation is mostly due to site restrictions including sewer and electrical transmission right-of-ways, existing developments, and floodways.</p> <p>Due to access constraints of the property, it is staff's opinion that the existing density allowed in the current R-15 zoning is appropriate and that a change to a higher density may further stress existing infrastructure and create safety concerns related to traffic and access.</p>	
<b>P&amp;D Committee</b>	<p>At the 7/11/2016 meeting, the Committee held the docket to allow additional time for the applicant to provide a completed traffic study, sewer capacity verification, and fire department access requirements.</p>	