

Zoning Docket from February 22, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CP-2016-01	Greenville County Scuffletown Area Plan Update Comprehensive Plan Amendment	27	Approval	Approval 2/24/16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 22, 2016 were:</p> <p><u>Speakers For:</u> 25 present and recognized</p> <p>1) Resident</p> <ul style="list-style-type: none"> • Thanks for the plan, and the smart growth objective • A once in a lifetime chance to get it right • It's a win-win with hard politics <p>2) Resident</p> <ul style="list-style-type: none"> • 25-year resident to area • Thank you for the plan and the presentation • Want to preserve the rural character would allow additional residential development • But a great opportunity to make a unique place • The market will reward this type of development • No scorched earth way of development • Like the greenspace to allow future green amenities • Maintain area with acreage and animals • Two challenges: traffic already bad at 7:30, nearly impossible at Jones and McKinney Rd.; drainage and water flow while and after development is going in. Wants to put photos into the record <p>3) Resident</p> <ul style="list-style-type: none"> • Why the new rule is important: to fight endless urban sprawl that has plagued other areas (like Houston). This sprawl is destructive of a quality of life. The amendment will give an opportunity to build in a smart way. Not to adopt the plan would be a mortal sin to making a good development. Thanks to staff <p>4) Resident</p> <ul style="list-style-type: none"> • Talked about the earth stripped on subdivisions <p>5) President of Carolina Springs HOA</p> <ul style="list-style-type: none"> • Hand off between city and county needs to be cleaner for road maintenance <p><u>Speakers Against:</u> None</p> <p>List of meetings/ online activity</p> <ul style="list-style-type: none"> • Public Meeting: April, 14 2015 – 124 attended • Public Meeting: May 10, 2015 – 129 attended • Public Meeting: December 15, 2015 – 82 attended <p>Online survey, forums, comments</p>					<p>Petition/Letter</p> <p><u>For:</u> 4</p> <p><u>Against:</u> 0</p>
Staff Report	The proposed amendment will revise the Future Land Use Map for the Imagine Greenville County Comprehensive Plan for the Scuffletown Area.					



Greenville County Community Planning & Development

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Memorandum

To: Planning and Development Committee
cc: Paula Gucker, Eric Vinson, Tom Meeks, Helen Hahn
From: Patrea St John, AICP, LEED AP, RLA
Date: February 26, 2016
Re: CP-2016-01: Scuffletown Area Plan 2015

Scuffletown Area Plan

Over the past year, community residents, stakeholders, planners, and public officials participated in a series of meetings to update the Scuffletown Area Plan which was originally adopted in 2006.

The Scuffletown Area Plan 2015 is a statement of the community's vision, and seeks to address both the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders, and the development community and serves as a guide for where and how future development should occur.

Therefore, staff is requesting that the Planning & Development Committee recommend for approval as an amendment to the Greenville County Imagine Greenville Comprehensive Plan, the Scuffletown Area Plan 2015 and forward it to County Council for consideration.

A copy of the plan is located on the Greenville County Planning website at <http://www.greenvillecounty.org/apps/LongRangePlanning/uploads/ScuffyAreaPlanReview.pdf>

Scuffletown Area Plan Update Summary

Since the Scuffletown Area Plan was adopted in 2006, there has been continued growth and development in this part of Greenville County. The economic slowdown reduced the amount and rate of residential development to some extent. However, the pace of development in this area is now starting to accelerate. Greenville County Council has asked the planning staff to update the plan by soliciting input from area residents and property owners to determine if the 2006 Plan has been effective in meeting its goals, and if there are any other issues that should be addressed.

The planning staff reviewed the goals and strategies recommended in the 2006 Scuffletown Area Plan and analyzed the intensity of development that has occurred since the plan was adopted. Rezoning activity, subdivision activity, transportation conditions, demographic changes and their impacts were identified and documented. The future land use map was reviewed as well to provide a snapshot of the existing conditions in the area. Public outreach, a key component of the planning process, included three advertised Community Meetings held in the area and broader citizen outreach efforts through social media and digital surveys.

The study area, which has expanded a bit beyond the 2006 plan encompasses approximately 11,680 acres in size with the majority still undeveloped. Scattered throughout the area are horse farms and large fields; in general, a mixture of agricultural and residential uses dominate the area and is characterized as one of the last rural areas in such close proximity to some of the high intensity, suburban commercial areas of the County.

The current zoning is predominately R-S, Residential Suburban, a zoning designation that provides for single family, detached dwelling developments. Nearly 1,000 acres in the area remains un-zoned. Although the potential for high density housing is currently unfeasible due to the lack of available water or sewer services and further, the area lacks ready access to significant transportation routes.

FUTURE LAND USE

The public outreach conducted for this update has reinforced the vision that was developed for the 2006 Scuffletown Area Plan. This vision is to protect and enhance the area's distinctive rural charm and beauty of the landscape as development occurs. This area can accommodate growth without sacrificing these qualities and The Future Land Use Plan has been revised from the 2006 Scuffletown Area Plan in a few areas to reflect the community's vision for the area.

- Transitional Residential land use category has been reduced and redrawn to help maintain the rural landscape character and lower density residential for the majority of the planning area.
- The Scuffletown USA site has been reclassified from Commercial to the Transitional Residential category.
- The Jonesville Road Neighborhood Center located at the intersection of Jonesville Road and Scuffletown Road would include limited professional offices and residential uses only.
- Lee Vaughn Road Rural Community Center is located at the intersection of Lee Vaughn Road, Scuffletown Road and Bethany Road. This is a small, low to medium density commercial center that is intended to provide small scale convenient commercial for the larger rural community.

TRANSPORTATION

Mitigation of traffic congestion is planned for in several ways. The first is to identify and improve “chokepoints” in the network where bottlenecks occur. By upgrading road segments or intersections, the congestion can be lessened.

For the Scuffletown Area, at this time the current transportation plans have a number of improvements planned and can be classified into several categories:

- Intersection Projects – Programmed by GPATS to add traffic signals and/or turning lanes.
- Road Projects – Programmed by GPATS to widen a road, or to place a new road.
- Bridge Projects – Programmed by SCDOT or Greenville County to replace bridges that are structurally deficient or weight restricted
- Resurfacing Projects – Programmed by SCDOT or Greenville County to repair aging pavement to improve safety. At this time SCDOT does not have any resurfacing projects for the Scuffletown Area listed.

IMPLEMENTATION

Zoning and Land Development Regulations are critical to implement this plan and will need to be expanded and amended in some areas to provide specific design and development standards.

Rural Conservation Design Standards

In addition to recommending maintaining current residential densities in the area south of Jonesville Road including the entire Horsepen Creek basin, special design and development standards have been created to supplement the existing zoning and land development regulations.

- To preserve agricultural and forestry lands, natural and cultural features and rural community character that might be lost through conventional development approaches;
- To provide for recreational needs of county residents;
- To provide greater efficiency in the location of services and infrastructure;

- To provide connectivity of subdivisions to existing and proposed street networks; and,
- To create an interconnected network of open space that promotes livable communities and supports wildlife habitat and corridors.

The Rural Conservation District (RCD) will allow two residential development options; a Conservation Subdivision or an Rural Estate Lot Development. These standards as outlined below are Conservation Subdivision Design, Stream Protection Buffers and Rural Scenic Road Buffers. It is recommended that these standards be applied through out the Scuffletown Area Plan boundary.

Conservation Subdivision

- At least 50% of the total acreage to be subdivided, including developable and undevelopable land shall be required to be set aside as protected open space. This open space shall be configured to create and maintain interconnected networks of protected conservation lands.
- Open space set aside to fulfill the a required Stream Protection Buffer and Rural Scenic Road Buffers As outlined below would be credited toward meeting the 50% open space requirement.

Stream Protection Buffer

A minimum 50 foot buffer established along each side of all blue line streams draining 50 acres or more shall be included in a developments required open space where applicable.

Rural Scenic Road Buffers

The following roads shall be designated as rural Scenic Roads and subject to the standards below.

- Jonesville Road
- Scuffletown Road
- Lee Vaughn Road
- East Georgia Road
- Bethany Road
- Jones Mill Road
- Hunter Road
- League Road

Major subdivisions within Scuffletown Area that adjoin a designated Rural Scenic Road shall provide a minimum vegetative buffer of 150' feet width between the road right of way and any lot within a new subdivision development. Within this buffer area there shall be minimal disturbance of existing trees.

A RESOLUTION

A RESOLUTION TO APPROVE THE SCUFFLETOWN AREA PLAN 2015 AND TO RECOMMEND THAT GREENVILLE COUNTY COUNCIL ADOPT THE PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, the Scuffletown Area Plan 2015 is the result of a community-led effort including numerous stakeholders and residents; and

WHEREAS, the Scuffletown Area Plan 2015 is organized around improvements in Transportation and Housing, Public Safety, Natural Resources and Community Identity; and

WHEREAS, the Greenville County Planning Commission recognizes that the Scuffletown Area Plan 2015 is intended to serve as a statement of the community's vision and recommendations for its future. The goals and actions contained herein will be used to guide decisions directing public and private improvements in the future; and

WHEREAS, the Greenville County Planning Commission recognizes the value of having an understanding of the purpose and direction of this planning effort.

NOW, THEREFORE, BE IT RESOLVED that the Greenville County Planning Commission hereby approves the Scuffletown Area Plan 2015 as a guide for change and development in the Scuffletown Community, and further recommends that Greenville County Council adopt the Scuffletown Area Plan 2015 as an amendment to the County's Comprehensive Plan.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2016.

Milton Shockley, Jr, Chairman
Greenville County Planning Commission

ATTEST:

Paula Gucker,
Assistant County Administrator for Community Planning, Development and Public Works

AN ORDINANCE

AN ORDINANCE TO ADOPT THE SCUFFLETOWN AREA PLAN 2015 AS AN AMENDMENT TO THE IMAGINE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, in 2009, the Greenville County Council adopted “Imagine Greenville County” as the Greenville County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with Section 6-29-510, et seq., of the *Code of Laws of South Carolina*, 1976, as amended; and

WHEREAS, the Greenville County Planning Commission has acted pursuant to S. C. Code Ann. 6-29-520(B), by Resolution to recommend that Greenville County Council amend the County’s Comprehensive Plan with the adoption of the Scuffletown Area Plan 2015, attached hereto and incorporated herein by reference as Exhibit “A”, and

WHEREAS, three community meetings were held between April and December 2015, at which community residents and stakeholders worked extensively with Planning staff to develop their vision for the future of the Scuffletown Area; and

WHEREAS, the Scuffletown Area Plan , completed in 2015, was jointly developed by Greenville County and numerous residents and stakeholders,

NOW, THEREFORE, BE IT ORDAINED by the Greenville County Council:

Section 1. Adoption of the Scuffletown Area Plan.

The County Council of Greenville County, South Carolina, hereby adopts an amendment to the Comprehensive Plan, as set forth in Exhibit “A” attached hereto, in accordance with Section 6-29-510, et seq., of the *Code of Laws of South Carolina*, 1976, as amended.

Section 2. Effective Date.

The Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2016.

Bob Taylor, Chairman
Greenville County Council

ATTEST:

Theresa B. Kizer
Clerk to Council

Joseph M. Kernell
County Administrator