

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-19	Chip Fogleman, FRF, Inc. for Lakewood Farms, LLC 100 Block of Lakewood Drive M013010100500, M013020100600 & M013020100601 R-S, Residential Suburban To R-15, Single-Family Residential	24	Approval	Approval 3/23/16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Planning a cluster development • Sewer and water are available • Density would allow 2.9un/ac, 391 allowed with R-15 • 369 unit, stick built, planned at this time • Multiple price points: \$150K-\$280K • Any property falling away from Reedy we would provide retention 2. Owners' representative <ul style="list-style-type: none"> • It's a large tract with direct access to ReWa • Pond and river are great amenities for a residential community • Access to Mauldin Rd four different ways, three with signals • No stressed roadway infrastructure like Woodruff Road <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: February 2, 2016 - applicant</p>					<p>Petition/Letter For: none</p> <p>Against: none</p>
Staff Report	<p>The subject parcels are 135 acre of property located on Lakewood Drive and Murphy Lane approximately 1.75 miles southwest of the intersection of West Butler Road and North Main Street in Mauldin. The parcels have approximately 400 feet of frontage along Lakewood Drive and 400 feet of frontage along Murphy Lane. The Reedy River, along with a floodplain runs along the western portion of the property. There are also blue line streams present on this property.</p> <p>The applicant states the proposed land use is for residential. The location of the proposed residential rezoning is supported by the future land use plan of the Imagine Greenville future land use plan. The site is located within close proximity to the City of Mauldin and the City of Greenville via roadways with available capacity. Site accessibility is facilitated by two existing roadways offering multiple access points. Other amenities and nearby points of interest are Conestee Park to the west, Reedy River to the south, Sunset Park to the east, and the SC Technology and Aviation Center (SCTAC) within three miles.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area. The proposal is consistent with future land use plan.</p> <p>Based on these reasons, staff recommends approval of the request for R-15, Single-Family Residential.</p>					

DOCKET NUMBER: CZ-2016-19

APPLICANT: Chip Fogleman, FRF, Inc. for Lakewood Farms, LLC

PROPERTY LOCATION: 100 Block of Lakewood Drive

PIN/TMS#(s): M013010100500, M013020100600 and M013020100601

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 135

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally 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	R-S	single-family residential / vacant wooded
East	R-S	single-family residential / vacant wooded
South	R-MA	modular home (Reedy Pointe SD)
West	R-S	single-family residential / vacant wooded

WATER AVAILABILITY: Greenville Water available within 700 feet.

SEWER AVAILABILITY: Closest sewer available is greater than 1000 feet.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 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	138.82	236 units
Requested	R-15	2.9 units/acre		403 units

A successful rezoning may add up to 167 units.

ROADS: Lakewood Drive: two-lane County-maintained local
Murphy Lane: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2007	2013	2014
West Butler Road	2,100' NE	23,700	24,500	23,300

TRAFFIC:

			3.4%	-4.9%
--	--	--	------	-------

SUMMARY:

The subject parcels are 135 acre of property located on Lakewood Drive and Murphy Lane approximately 1.75 miles southwest of the intersection of West Butler Road and North Main Street in Mauldin. The parcels have approximately 400 feet of frontage along Lakewood Drive and 400 feet of frontage along Murphy Lane. The Reedy River, along with a floodplain runs along the southwestern portion of the property. There are also blue line streams present within the property.

The subject parcels are 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. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

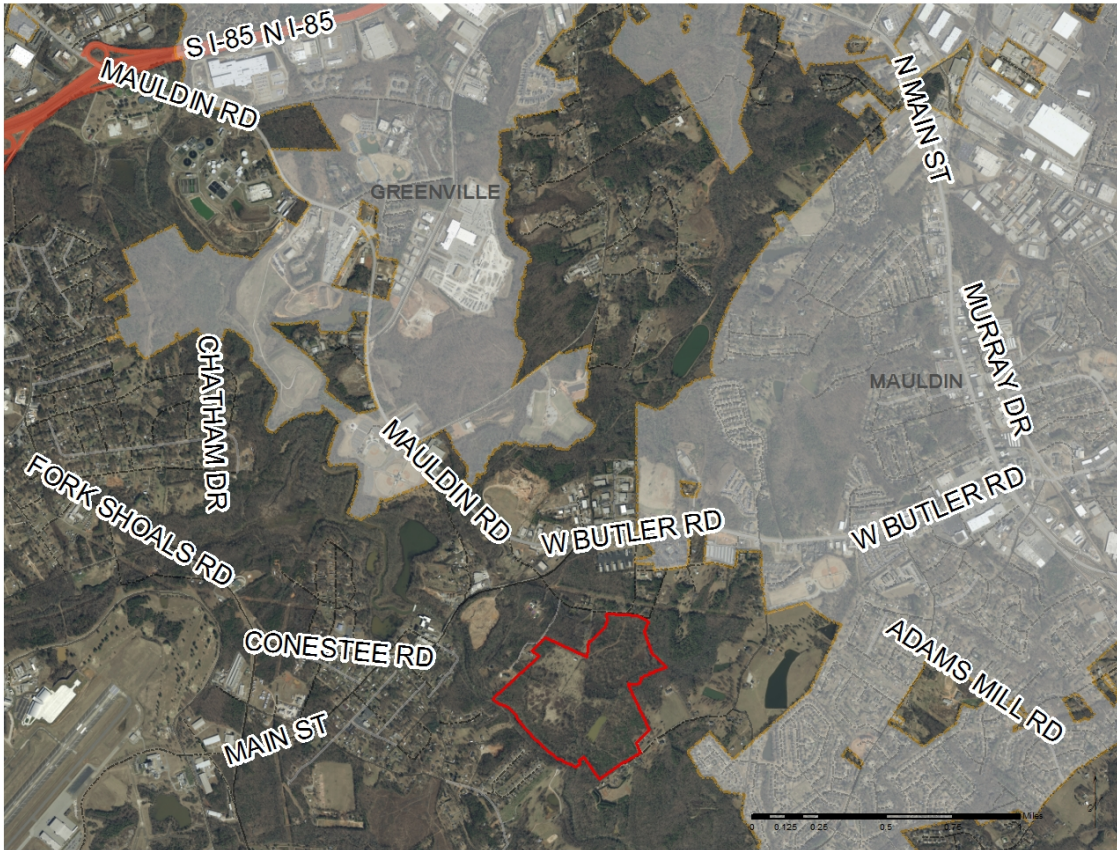
The applicant is requesting to rezone the property to R-15, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in this district.

The applicant states the proposed land use is for residential. The location of the proposed residential rezoning is supported by the future land use plan of the Imagine Greenville future land use plan. The site is located within close proximity to the City of Mauldin and the City of Greenville via roadways with available capacity. Site accessibility is facilitated by two existing roadways offering multiple access points. Other amenities and nearby points of interest are Conestee Park to the west, Reedy River to the south, Sunset Park to the east, and the SC Technology and Aviation Center (SCTAC) within three miles.

CONCLUSION:

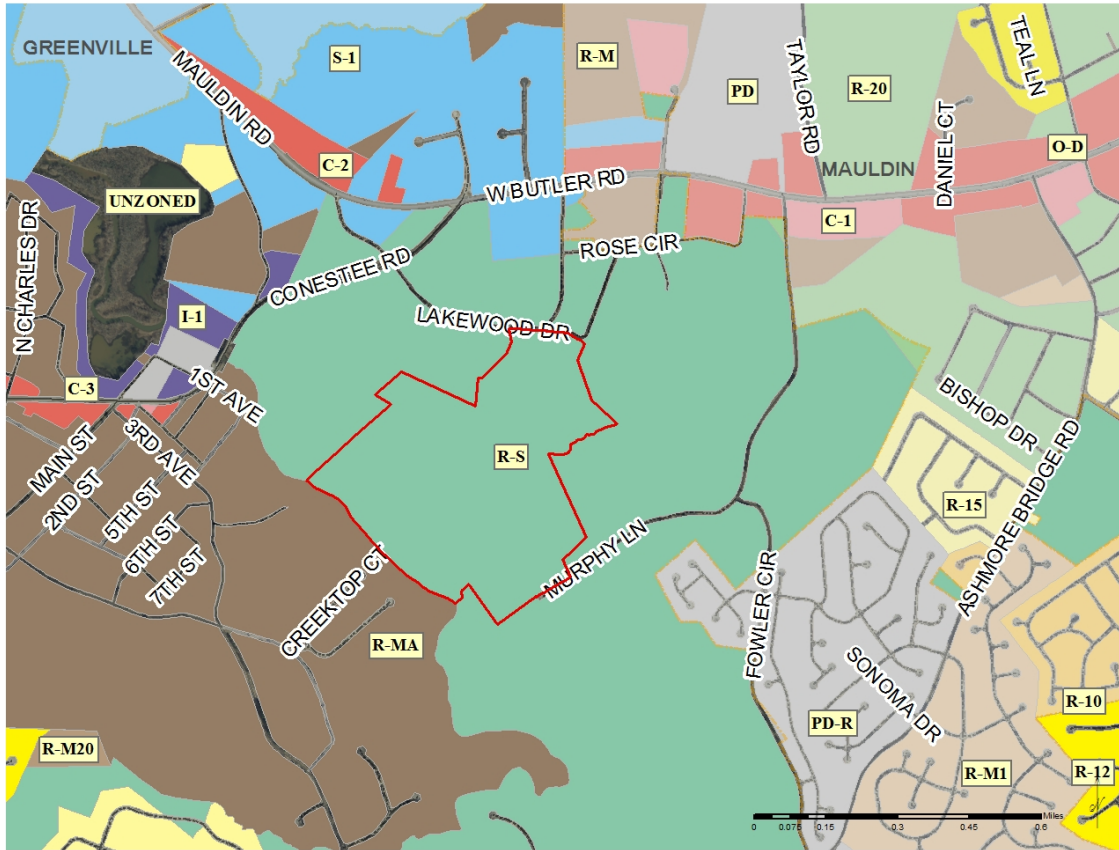
It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area. The proposal is consistent with future land use plan.

Based on these reasons, staff recommends approval of the request for R-15, Single-Family Residential. The Planning Commission recommends approval.

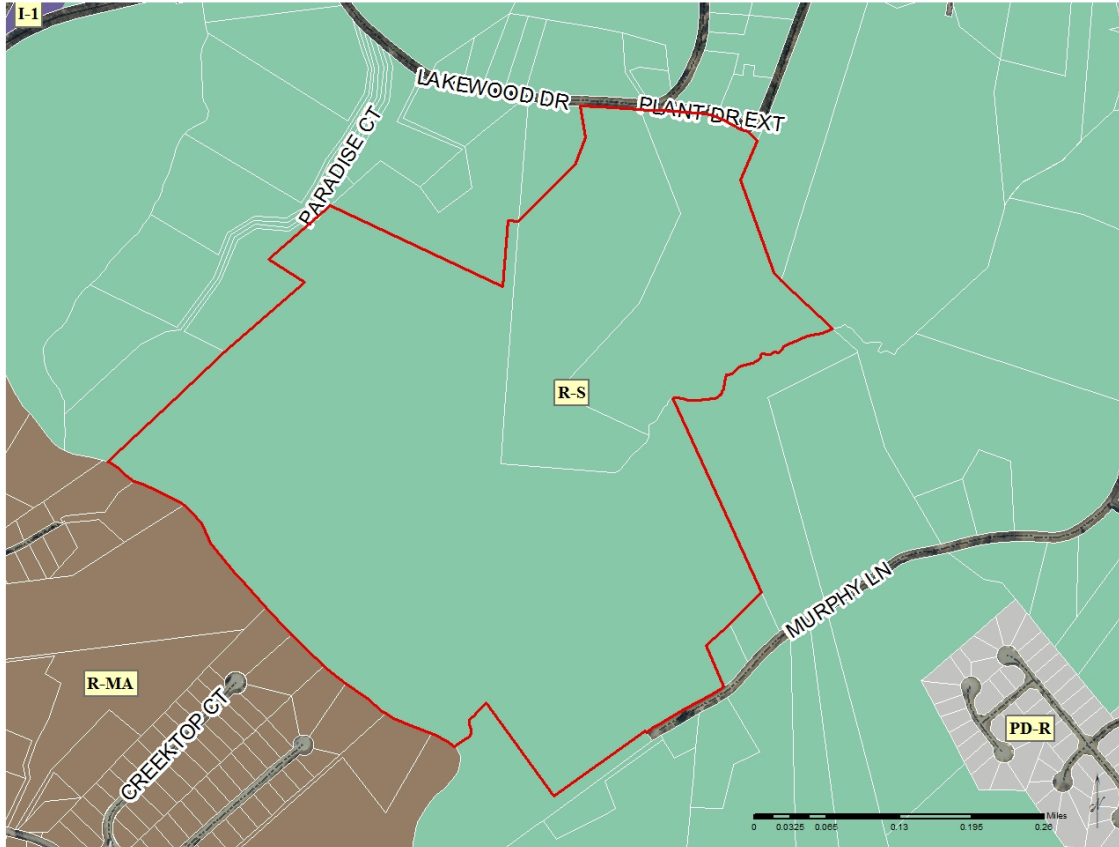


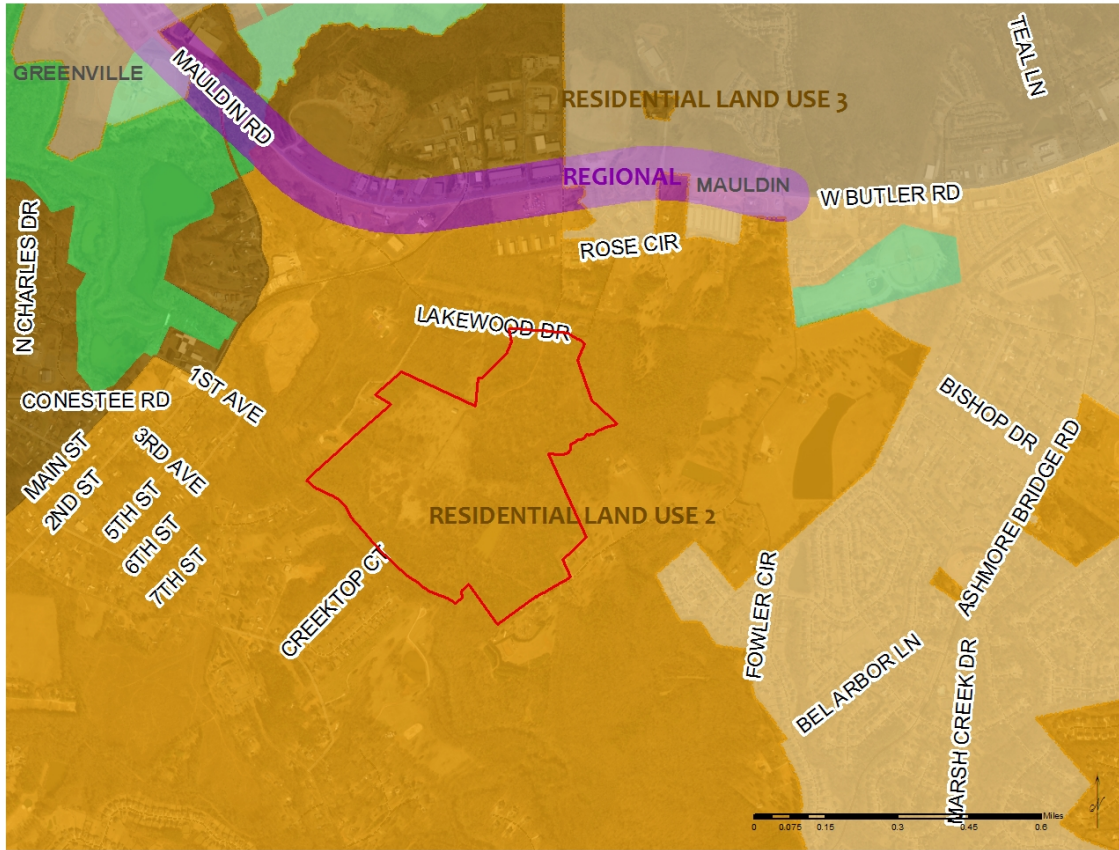
Aerial Photography, 2014





Zoning Map





Future Land Use Map