

**Zoning Docket from March 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-20	Keith Garrett for Barbara Elaine Bonds, Willie M. Bonds, et.al. 850 Scuffletown Road 0559010100903 R-S, Residential Suburban To R-12, Single-Family Residential	27	Denial	Denial 3/23/16		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Keith Garrett, Applicant</p> <ul style="list-style-type: none"> <li>• Currently two mobile homes reside on the property</li> <li>• Developer needs 20 lots to make the project viable</li> <li>• Request reflects other zoning in the area</li> <li>• Water and sewer at site</li> <li>• Development would follow all County standards</li> <li>• Over \$300,000 price point</li> <li>• A new subdivision would improve upon current site conditions</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident, Simpsonville, VP of Stillwood Assn.</p> <ul style="list-style-type: none"> <li>• Against the request</li> <li>• Traffic is making it unsafe, create 500 additional cars on the road</li> <li>• Belks Crossing, Scuffletown USA site, and other developments increasing traffic</li> <li>• Making Scuffletown Rd. unsafe for the school</li> <li>• Water runoff is a problem</li> <li>• House values need new developments to have at least \$200K</li> <li>• New community plan in Scuffletown Area is not supporting the rezone</li> </ul> <p>2) Resident at Stillwood</p> <ul style="list-style-type: none"> <li>• Zoning doesn't guarantee what it will look like</li> <li>• Privacy is a potential issue</li> <li>• Special exceptions and conditional uses may accompany the development</li> </ul> <p>3) Resident of Stillwood</p> <ul style="list-style-type: none"> <li>• Concerned about privacy</li> <li>• Uncertain of the home price point</li> <li>• Didn't think that the site would be developed</li> <li>• Other development in the area is leading to higher traffic</li> <li>• Left turn onto Scuffletown creates too much congestion</li> <li>• Drainage issue, yard floods during the storm</li> </ul> <p>4) Adjacent resident</p> <ul style="list-style-type: none"> <li>• Planted pines to lower taxes</li> <li>• Love the neighbors but against a SD next to my property</li> <li>• Near wrecks while exiting driveway</li> <li>• With school built, now flooding his property</li> </ul>					<p><b>Petition/Letter For:</b> none</p> <p><b>Against:</b> 4</p>

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	<b>List of meetings with staff:</b> none	
<b>Staff Report</b>	<p>The subject parcel is 7.4 acre of property located on Scuffletown Road approximately 2.5 miles south of the intersection of Scuffletown Road and Woodruff Road. The parcel has approximately 600 feet of frontage along Scuffletown Road. The floodplain is within close proximity to the south of this property.</p> <p>The applicant states the proposed land use is for a residential subdivision. The current R-S zoning is appropriate and the Scuffletown Area Plan emphasizes the maintenance of the current zoning.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The request is in conflict with the updated Scuffletown Area Plan.</p> <p>Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.</p>	

**DOCKET NUMBER:** CZ-2016-20

**APPLICANT:** Keith Garrett for Barbara Elaine Bonds, Willie M. Bonds, et.al.

**PROPERTY LOCATION:** 850 Scuffletown Road

**PIN/TMS#(s):** 0559010100903

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-12, Single-Family Residential

**ACREAGE:** 7.4

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential/agricultural
East	R-S and R-15	vacant wooded and single-family residential (The Overlook at Bell’s Creek SD)
South	R-15	single-family residential (Stillwood at Bell’s Crossing SD)
West	R-15	single-family residential (Stillwood at Bell’s Crossing SD)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Not available

**FUTURE LAND USE:** The subject property is part of the Scuffletown Road Area Plan Update and designated as *Rural Residential* which prescribes 1 to 2 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	7.44	13 units
Requested	R-12	3.6 units/acre		27 units

A successful rezoning may add up to 14 units.

**ROADS:** Scuffletown Road: two-lane State-maintained minor collector

**TRAFFIC:**

No traffic counts in the proximity of Scuffletown Road.

**SUMMARY:**

The subject parcel is 7.4 acre of property located on Scuffletown Road approximately 2.5 miles south of the intersection with Woodruff Road. The parcel has approximately 600 feet of frontage along Scuffletown Road.

Stormwater management for the western portion of this property may be challenging. The western portion of this site drains through an existing culvert under Ridgeleigh Way to the south. An engineer must prove that development of this site will not negatively impact existing development and that all stormwater through a 100-year storm will utilize the existing culvert without overtopping. Being in the Gilder Creek Basin the site will have to attenuate a 50-year storm at a minimum.

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. 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-12, 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 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 this district.

The applicant states the proposed land use is for a residential subdivision. The current R-S zoning is appropriate and the Scuffletown Area Plan emphasizes the maintenance of the current zoning.

**CONCLUSION:**

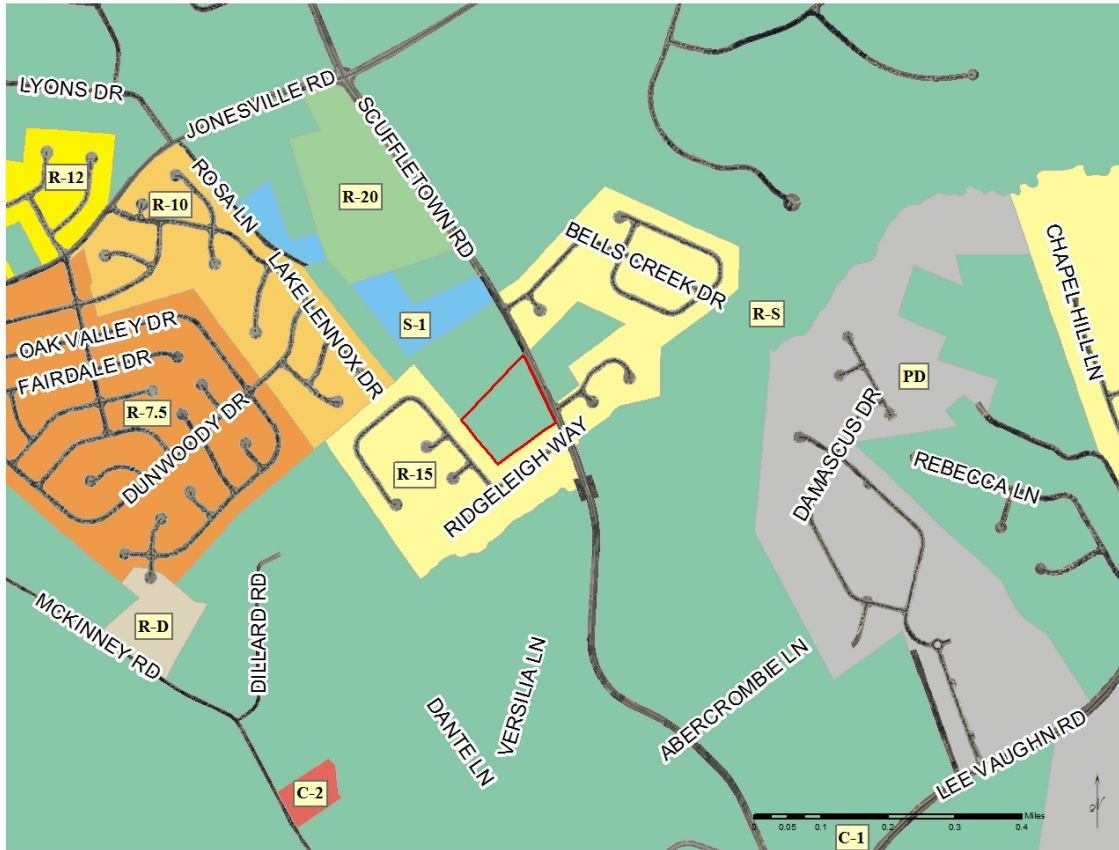
It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The request is in conflict with the updated Scuffletown Area Plan.

Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential. The Planning Commission recommends denial.

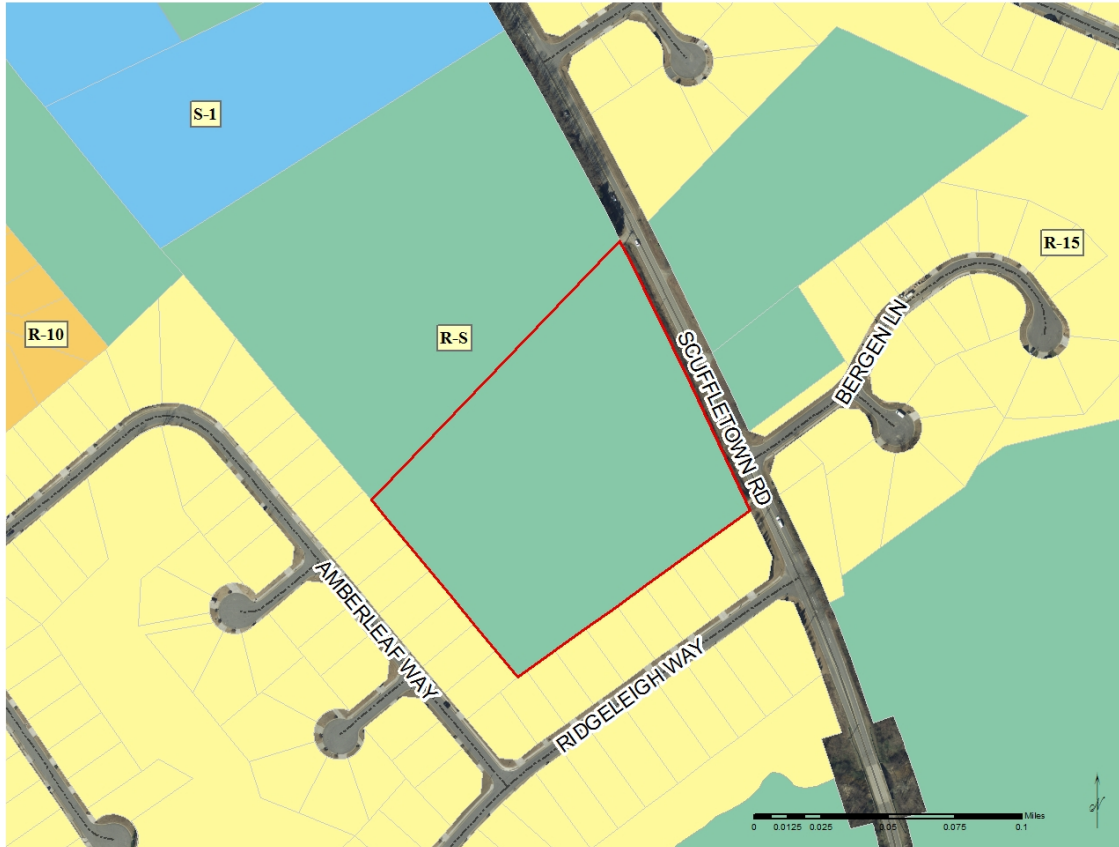


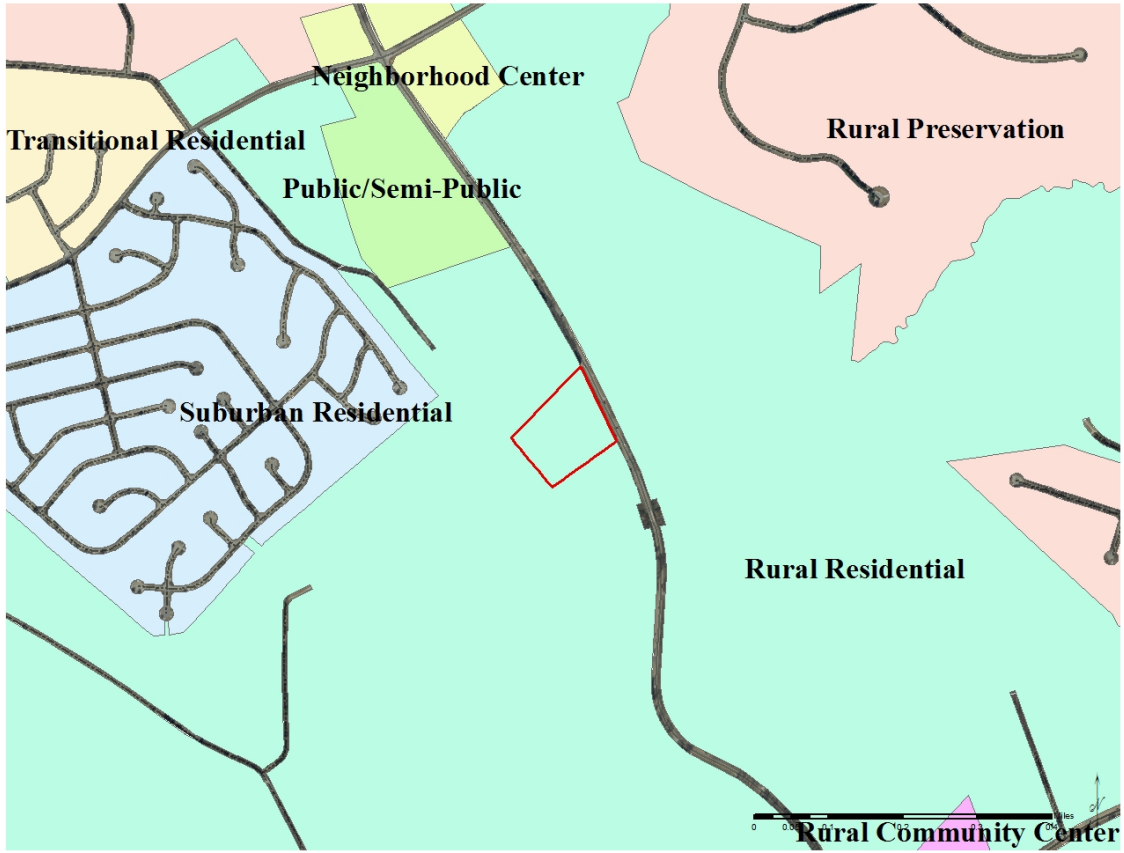
Aerial Photography, 2014





Zoning Map





Future Land Use Map, Scuffletown Road Area Plan Update