

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 Next 8/29/16	
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> <ol style="list-style-type: none"> 1) Coleman Shouse, applicant <ul style="list-style-type: none"> • Explained ROWs over parcel, limitations to transmission lines • Townhomes are the new 'affordable housing' • Provide urban living at an affordable price • 5.96 un/ac density • Looked at the comprehensive plan for property • Sewer from Parker District • Limited to only one entrance due to limited proximity to public roads • Individually owned lots will be the ultimate product • The creek will be avoided • We know there is traffic, but can be addressed by a traffic engineer and SCDOT <p><u>Speakers Against:</u> 62 in attendance</p> <ol style="list-style-type: none"> 1) Buxton SD, resident <ul style="list-style-type: none"> • Consulting engineer • Roadway congestion • Safety issues • Rezoning should be denied, maintaining the existing zoning • Additional housing may be beneficial • The 100 units would double existing traffic • Triples the density • Impact on waterways unknown • Impact on sewer unknown 2) Buxton SD, resident <ul style="list-style-type: none"> • Not an appropriate land use • Only a single entrance/exit for development • Currently has sight issues at the Buxton entrance • Roads are narrow, difficult intersections to navigate • Requested a traffic light and realigning the intersection • Limited ability to correct these intersections and roadways due to natural features • Safety issue for pedestrians using the road • Limited lighting in this area • No way to include turn lanes to the entrance 					<p>Petition/Letter For: none</p> <p>Against: none</p>

DOCKET NUMBER: CZ-2016-40

APPLICANT: J. Coleman Shouse for Cedar Commons, LLC

PROPERTY LOCATION: 200 Block of Crestwood Drive

PIN/TMS#(s): 0441000100102 and 0445000100300 (portion)

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 17

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in April 1972, as part of Area 3. The application to rezone 0441000100102 and 0445000100300 (portion) from R-M to R-15 was approved in 1978, CZ-1978-29.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10, R-12 and R-15	single-family residential (Buxton SD) and vacant wooded
East	R-10 and R-15	single-family residential and vacant wooded
South	R-M20 and C-2	apartment complex (Crestwood Forest Apartments) and vacant wooded
West	R-10	single-family residential (Paris Mountain Gardens SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 3* which prescribes 6 or more 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
<i>Current</i>	<i>R-15</i>	<i>2.9 units/acre</i>	<i>16.97</i>	<i>49 units</i>

A successful rezoning may add up to 52 units.

ROADS: Crestwood Drive: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Poinsett Highway	2,500' S	32,900	30,900 -6.1%	28,600 -7.4%

SUMMARY:

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.

The subject parcel is zoned 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 applicant is requesting to rezone the property to FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The applicant states the proposed land use is for townhomes. The application proposes the following characteristics:

- 101 units
- 2, 3, 4 bedroom homes
- Townhomes, 2 and 3 story
- 210 parking spaces
- Building materials brick and cementitious siding, façade depths will be staggered, colors will vary
- Sidewalks will be provided with the development
- Signage will include an entrance monument sign on Crestview Drive
- Lighting will comply with County Ordinances
- Landscaping and screening will comply with County Ordinances.
- Single vehicular entrance on Crestwood Drive, secondary access provided for future development to the north via a stub street
- Construction to begin in third quarter of 2017

Characteristics of the property include the following:

- Currently vacant, forested
- Significant electrical and sewer Right- of-Ways on the property
- Topography is significant
- Floodplain is present on the site

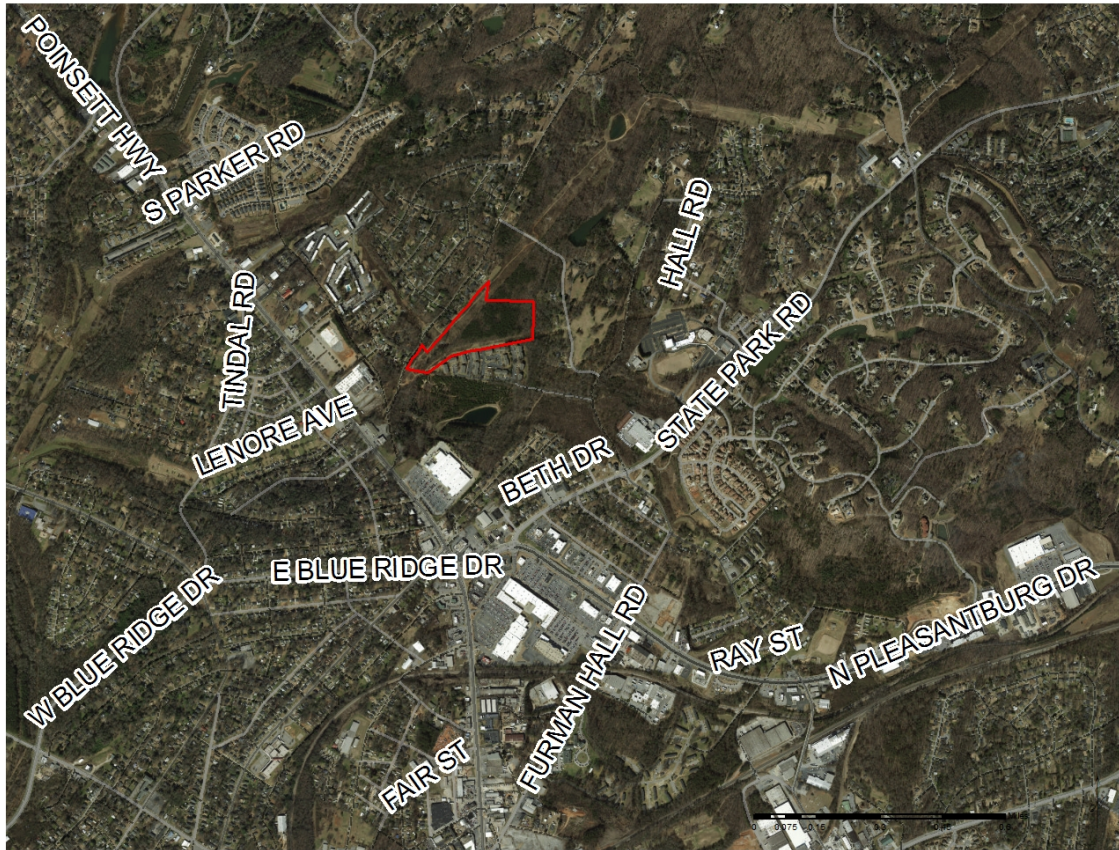
Crestwood Drive serves as the primary access to the Buxton neighborhood which is characterized by single-family, detached homes. According to the development proposal, the site would have a single access: one ingress and egress point on Crestwood Drive. This limitation is mostly due to site restrictions

including sewer and electrical transmission right-of-ways, existing developments, and floodways.

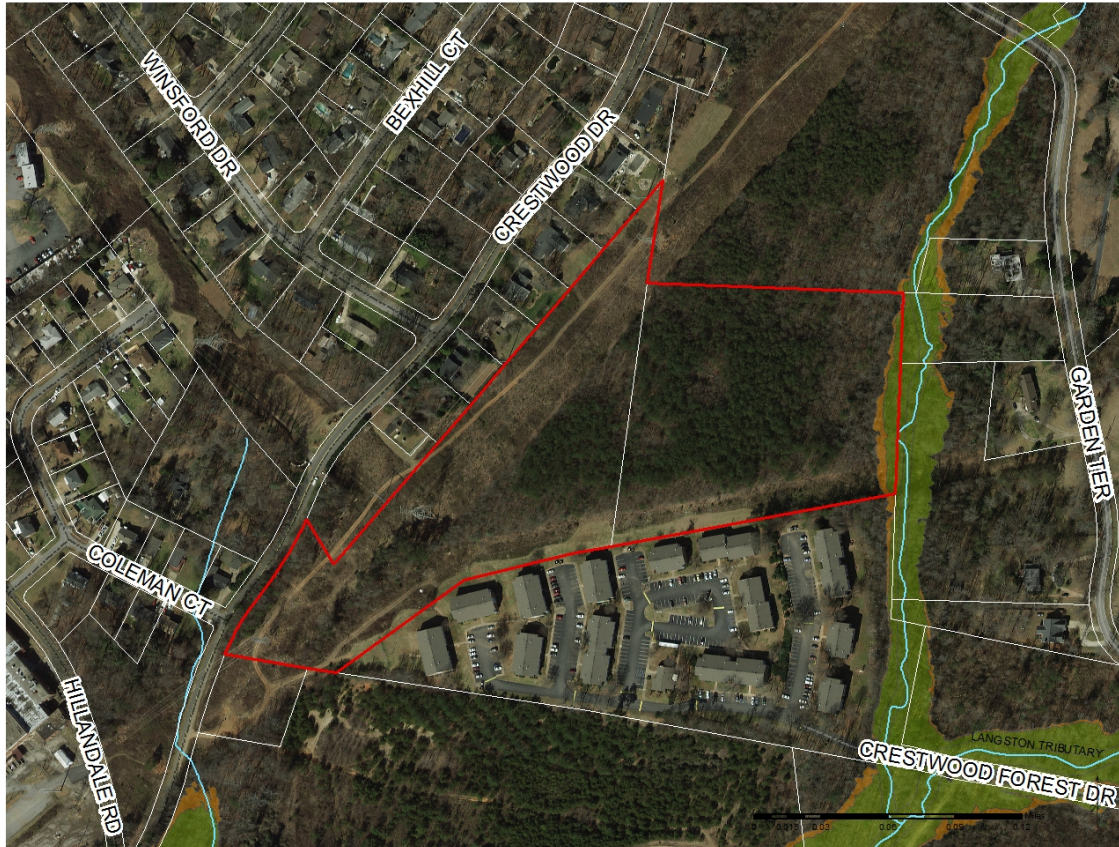
CONCLUSION:

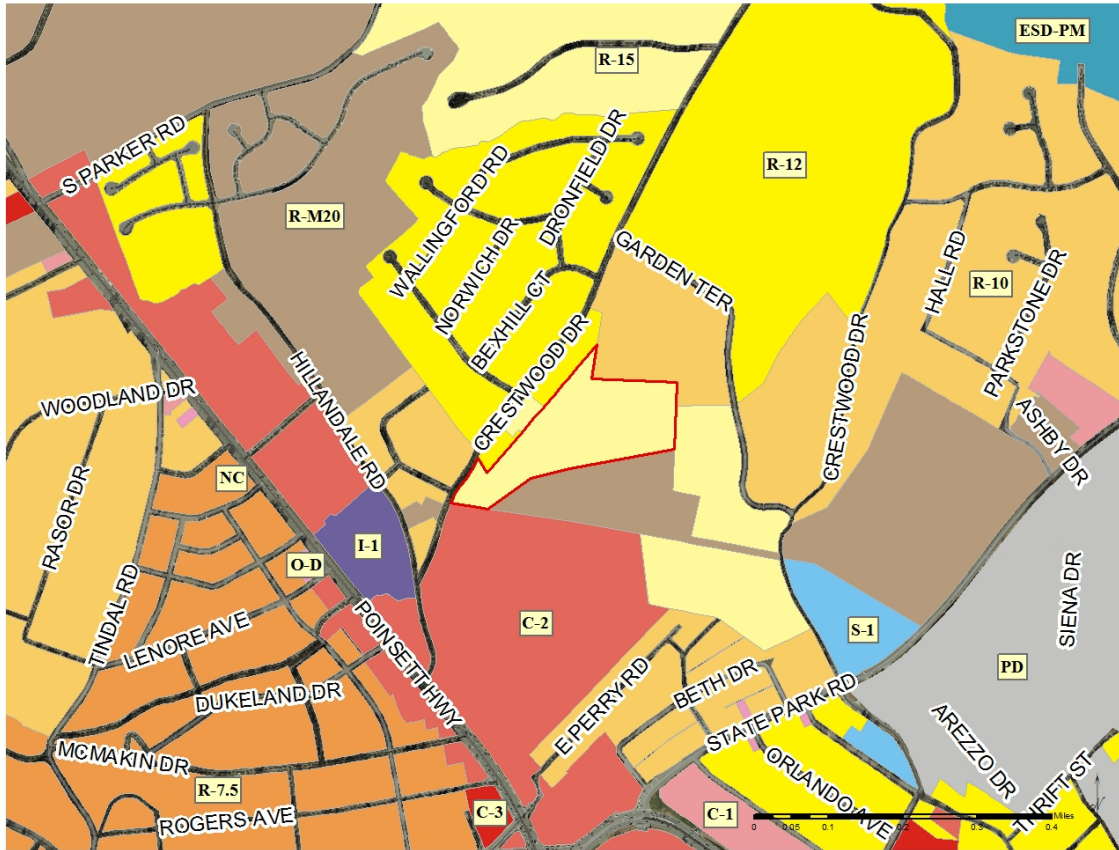
Due to access constraints of the property, it is staff's opinion that the existing density allowed in the current R-15 zoning is appropriate and that a change to a higher density may further stress existing infrastructure and create safety concerns related to traffic and access.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommends denial.

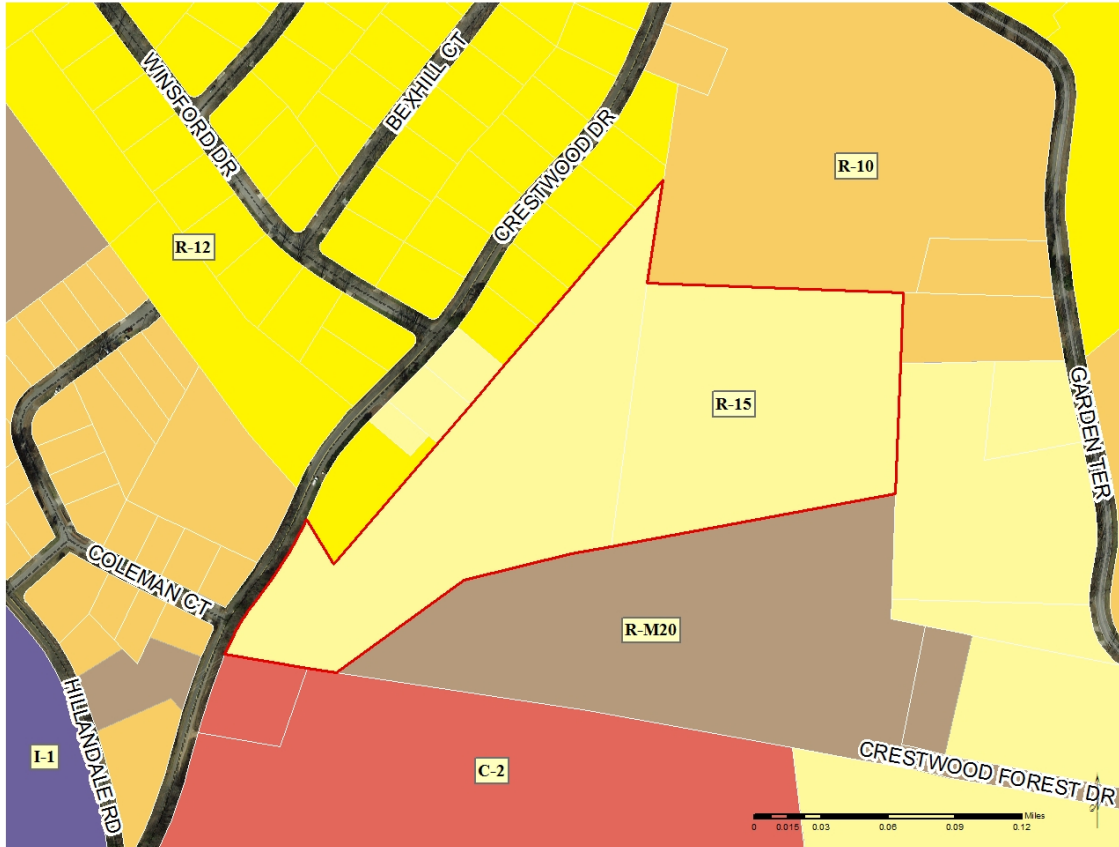


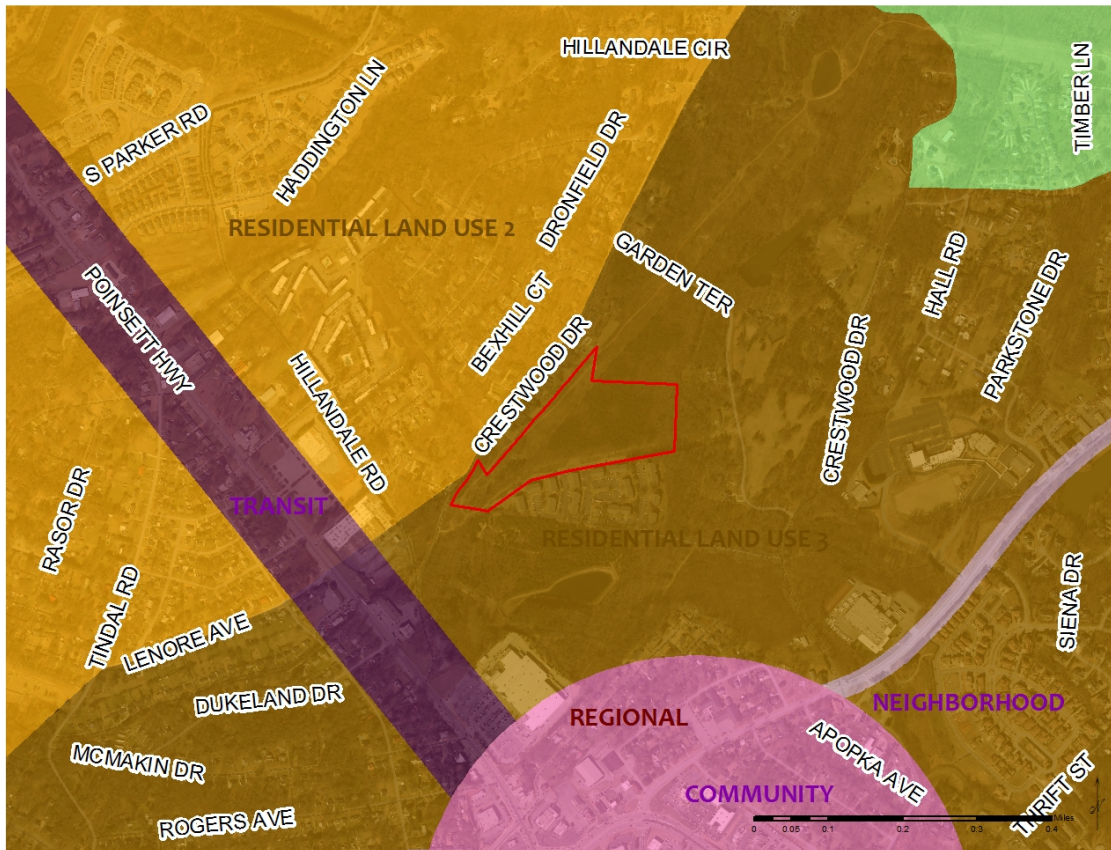
Aerial Photography, 2016





Zoning Map





Future Land Use Map

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	<ul style="list-style-type: none"> • Neighborhood has requested a traffic study and has decreased the speed limit • NaturalLand Trust has a preserved forest to the south; environmental study should be done • Langston River needs to maintain clean water <p>3. Buxton SD, resident</p> <ul style="list-style-type: none"> • Parking was insufficient as proposed • The eventual connection to Garden Terrace would not be a good alternative due to and old bridge <p>List of meetings with staff: March 21, 2016 and April 4, 2016</p>	
Staff Report	<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>	
P&D Committee	<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>	