

**Zoning Docket from August 15, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-49	Eric Hedrick for TCC Venture LLC, Townes at Cardinal Creek HOA, and Goldjin Company Inc. 225 Smith Hines Road 0547030105505 & 0547030105603 R-12, Single-Family Residential and PD, Planned Development to R-M9, Multifamily Residential and PD, Planned Development (Major Change)	28	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• R-M9 portions developed as a group development</li> <li>• Private drives</li> <li>• Approximately 46 additional homes</li> <li>• Access onto Smith Hines Road</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> June 28</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcels are 23.3 acres of property located on Smith Hines Road approximately 1.2 miles south of the intersection of I-385 and Woodruff Road. The parcel has approximately 530 feet of frontage along Smith Hines Road.</p> <p>The requested R-M9, Multifamily Residential is intended for one-family, two-family, and multiple-family dwellings. The Towns at Cardinal Creek Development to the north is approved for up to 172 townhomes. There are currently 119 townhomes built in the Planned Development.</p> <p>The applicant is proposing a major change at The Towns of Cardinal Creek to add an access drive to connect to the adjacent subject parcel. The applicant states that the R-M9 is intended to be an extension of The Towns of Cardinal Creek Planned Development, and will consist of 22 additional townhomes similar to those within the Planned Development.</p> <p>The applicant states the proposed land use is for single-family residential townhomes to match adjacent subdivision.</p> <p>The requested rezoning is an extension of the existing Towns at Cardinal Creek development and aligns with the original density of townhomes approved within the Planned Development. It is staff's opinion that this rezoning would have a minimal impact to surrounding properties. The requested residential density is supported by the Greenville County's Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the rezoning request to R-M9, Multifamily Residential and PD, Planned Development, Major Change.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-49

**APPLICANT:** Eric Hedrick for TCC Venture LLC, Townes at Cardinal Creek HOA, and Goldjin Company Inc.

**PROPERTY LOCATION:** 225 Smith Hines Road

**PIN/TMS#(s):** 0547030105505 and 0547030105603

**EXISTING ZONING:** R-12, Single-Family Residential and PD, Planned Development

**REQUESTED ZONING:** R-M9, Multifamily Residential and PD, Planned Development (Major Change)

**ACREAGE:** 23.3

**COUNCIL DISTRICT:** 28 – Payne

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. Parcel 0547030105603 was successfully rezoned R-12, Single-Family Residential in 1995, CZ-1995-31. Parcel 0547030105505 was successfully rezoned PD, Planned Development in 2004, CZ-2004-10.

**EXISTING LAND USE:** single-family residential and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Single-family residential (Townes at Cardinal Creek PD)
East	PD and R-12	Single-family residential (Townes at Cardinal Creek PD) (Glen Garry SD) (City of Mauldin)
South	R-12	single-family residential (Glen Garry SD) (City of Mauldin)
West	R-12	single-family residential (Cardinal Creek SD) (City of Mauldin)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	3.9	<i>14 units</i>
<i>Requested</i>	<i>R-M9</i>	<i>9 units/acre</i>		<i>35 units</i>

A successful rezoning may add up to 21 dwelling units.

**ROADS:**

Smith Hines Road: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2014</b>
Miller Road	2,200' W	N/A	6,000	6,900 15%

**SUMMARY:**

The subject parcels are 23.3 acres of property located on Smith Hines Road approximately 1.2 miles south of the intersection of I-385 and Woodruff Road. The parcel has approximately 530 feet of frontage along Smith Hines Road.

The requested R-M9, Multifamily Residential is intended for one-family, two-family, and multiple-family dwellings. The Towns at Cardinal Creek Development to the north is approved for up to 172 townhomes. There are currently 119 townhomes built in the Planned Development.

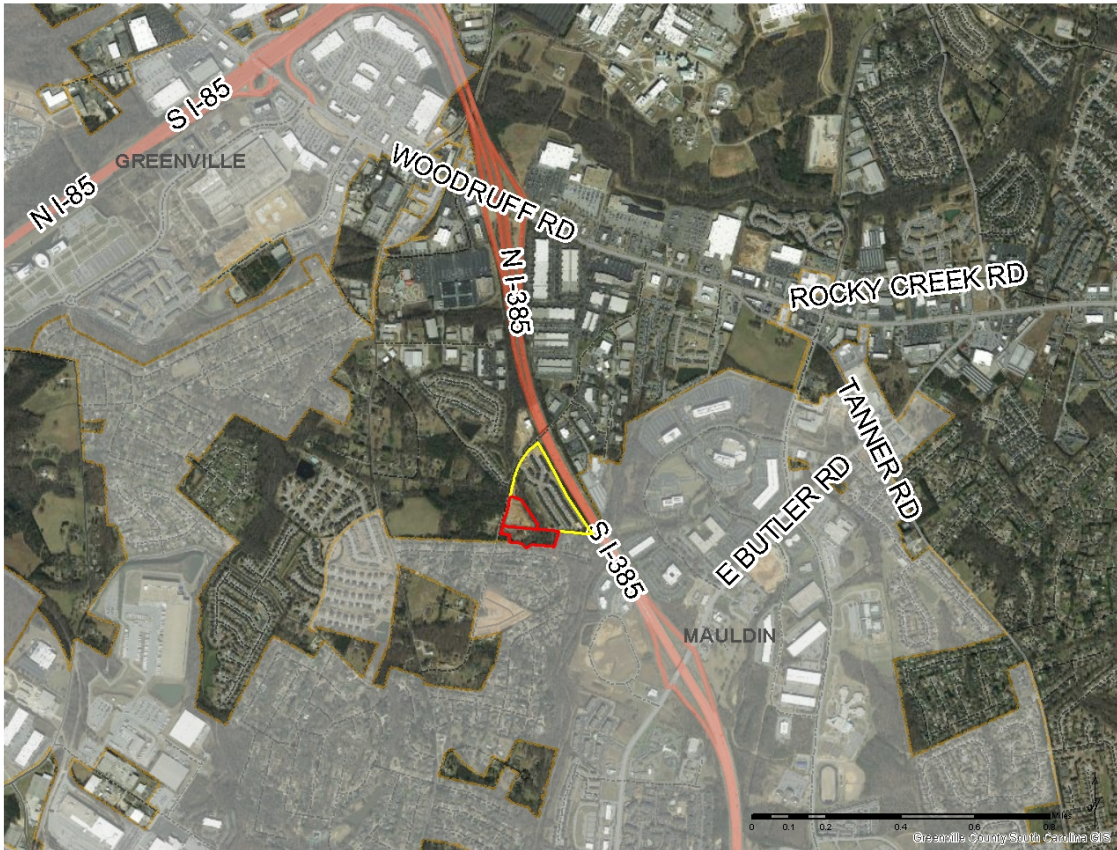
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**CONCLUSION:**

The requested rezoning is an extension of the existing Towns at Cardinal Creek development and aligns with the original density of townhomes approved within the Planned Development. It is staff's opinion that this rezoning would have a minimal impact to surrounding properties. The requested residential density is supported by the Greenville County's Imagine Greenville Comprehensive Plan.

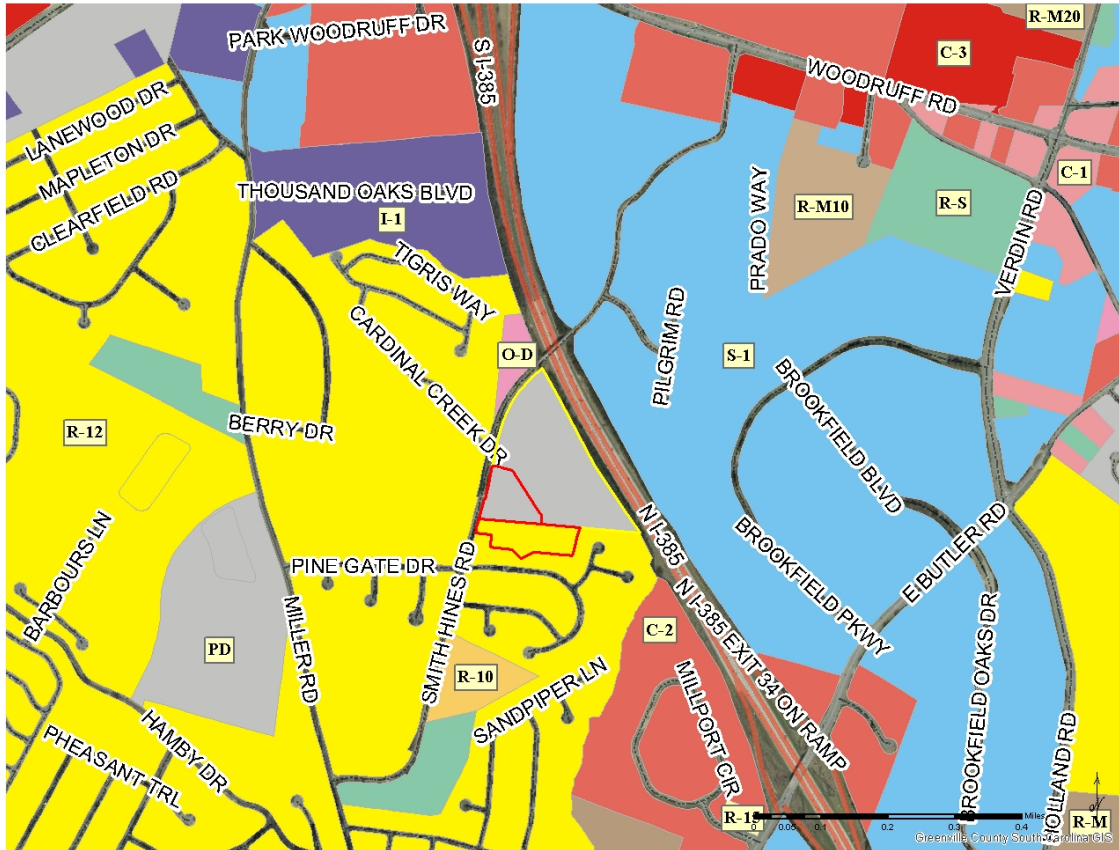
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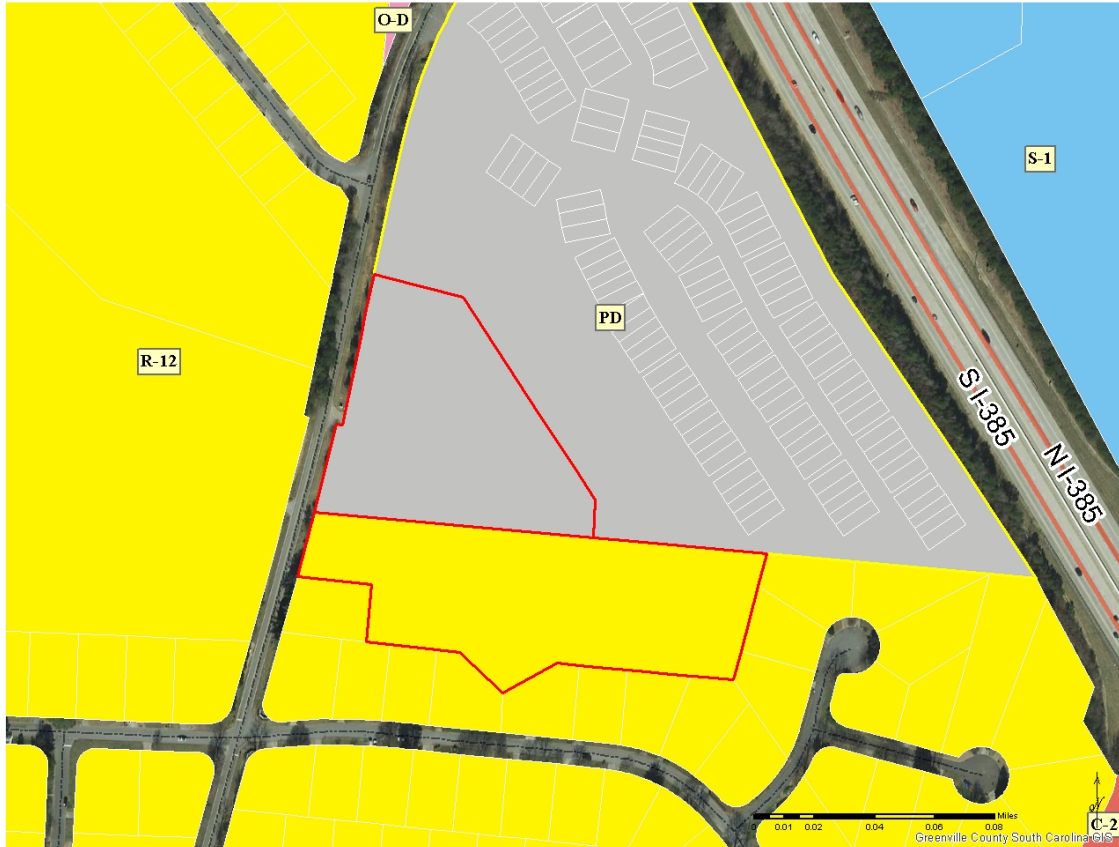
Aerial Photography, 2016

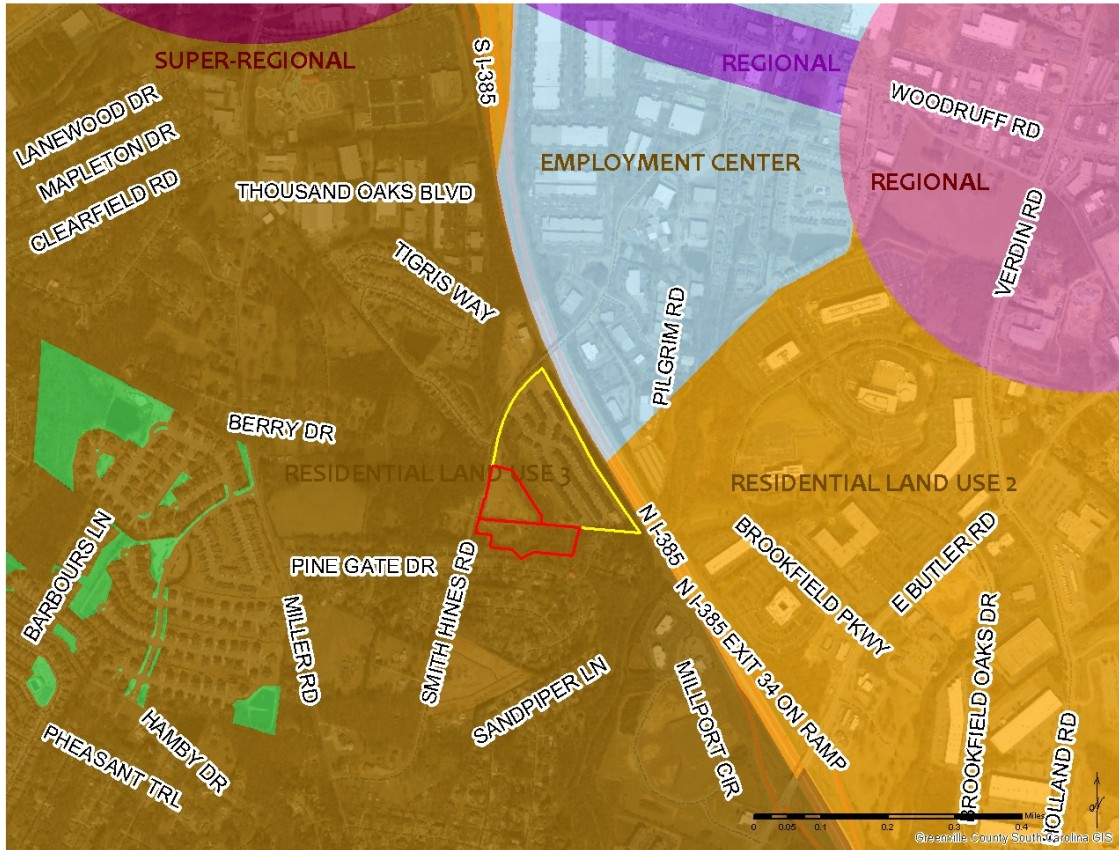






Zoning Map





Future Land Use Map