

**Zoning Docket from August 14, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-50	Dave Jones for Davdon Group, LLC Woodland Drive 0438000101001 R-10, Single-Family Residential to R-M20, Multifamily Residential	19	Denial	Denial 8-23-17		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Only 4 acres of the property is developable</li> <li>• Roadway capacity available</li> <li>• Will build stick built in place house</li> <li>• Wants to put in a private drive</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about details in the drawings</li> <li>• Concerned that multifamily apartments could go in</li> <li>• Not opposed to single-family homes</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Kimbrel Court was there in 1968</li> <li>• Kimbrel Court is all rental properties</li> <li>• Proposed homes do not fit with the community</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Questioning applicants integrity</li> <li>• Told resident it would be apartments</li> <li>• Believes he is requesting multifamily not to do single-family homes</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about the number of residents allowed on this property</li> <li>• Wants to maintain the quiet community</li> <li>• Concerned about traffic increase for kids and dogs in the area</li> </ul> <p>5) Resident</p> <ul style="list-style-type: none"> <li>• Afraid the development will increase traffic</li> <li>• Wants to preserve the quiet community</li> </ul> <p>6) Resident</p> <ul style="list-style-type: none"> <li>• Wants to preserve the trees in this area</li> <li>• Concerned about traffic for children</li> <li>• Believes it will not fit into this area</li> </ul> <p>7) Resident</p> <ul style="list-style-type: none"> <li>• Area is too small for this type of development</li> <li>• No sidewalks</li> <li>• Safety hazard for anyone walking, biking or running</li> </ul>				<p><b>Petition/Letter For:</b> 1 Present</p> <p><b>Against:</b> 12 Present 21 Petitions</p>	

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	<p>8) Resident</p> <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> plan the applicant has submitted</li> <li>• No drainage or curb cuts on this road</li> <li>• Concerned construction will destroy road and cause excess runoff</li> </ul> <p><b>List of meetings with staff:</b> None</p>	
<p><b>Staff Report</b></p>	<p>The subject parcel zoned R-10, Single-Family Residential, is 6.42 acres of property located on Woodland Drive approximately 1.15 miles northwest of the intersection of State Park Road and Poinsett Highway. The parcel has approximately 90 feet of frontage along Woodland Drive. Floodplain is present in the rear of the subject site. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states the proposed land use is for single-family separated detached-home residential.</p> <p>The subject site is surrounded by single-family residences. Staff is of the opinion the subject site is located in a predominantly single-family residential area. The Cherrydale Area Plan recommends medium density with a recommendation of 4 to 6 units per acre. Staff believes the current zoning of R-10, Single-Family Residential with a density of 4.4 units per acre is an appropriate zoning for this area and it is consistent with the Cherrydale Area Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.</p>	

**DOCKET NUMBER:** CZ-2017-50

**APPLICANT:** Dave Jones for Davdon Group, LLC

**PROPERTY LOCATION:** Woodland Drive

**PIN/TMS#(s):** 0438000101001

**EXISTING ZONING:** R-10, Single-Family Residential

**REQUESTED ZONING:** R-M20, Multifamily Residential

**ACREAGE:** 6.42

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

**EXISTING LAND USE:** vacant wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	R-10 and R-M20	single-family residential and planned residential development
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Cherrydale Area Plan and is designated as *Medium Residential Density* which prescribes 4 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	Acres	Total Units
<i>Current</i>	<i>R-10</i>	<i>4.4 units/acre</i>	6.42	<i>28 units</i>
Requested	R-M20	20 units/acre		128 units

A successful rezoning may add up to 100 dwelling units.

**ROADS:** Woodland Drive: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Tindale Road	2,400' NW	1,200	1,000	950
			-16.6%	-5%

**SUMMARY:**

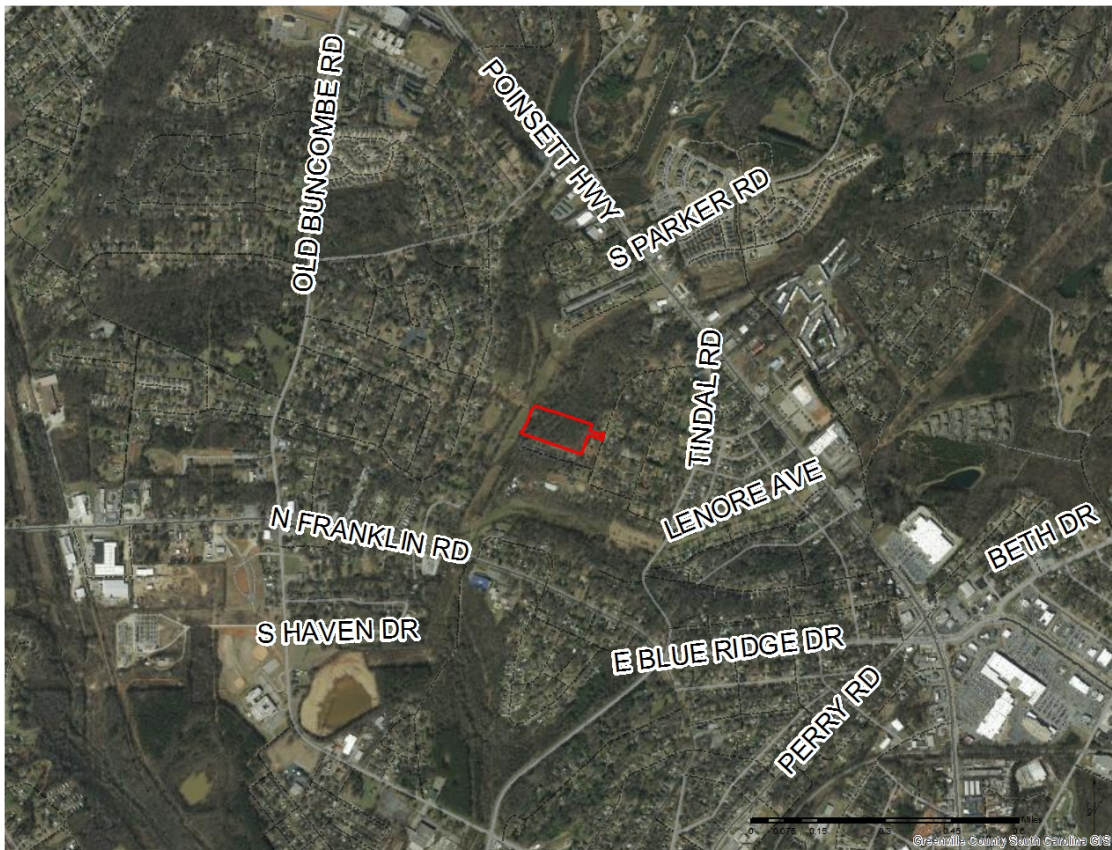
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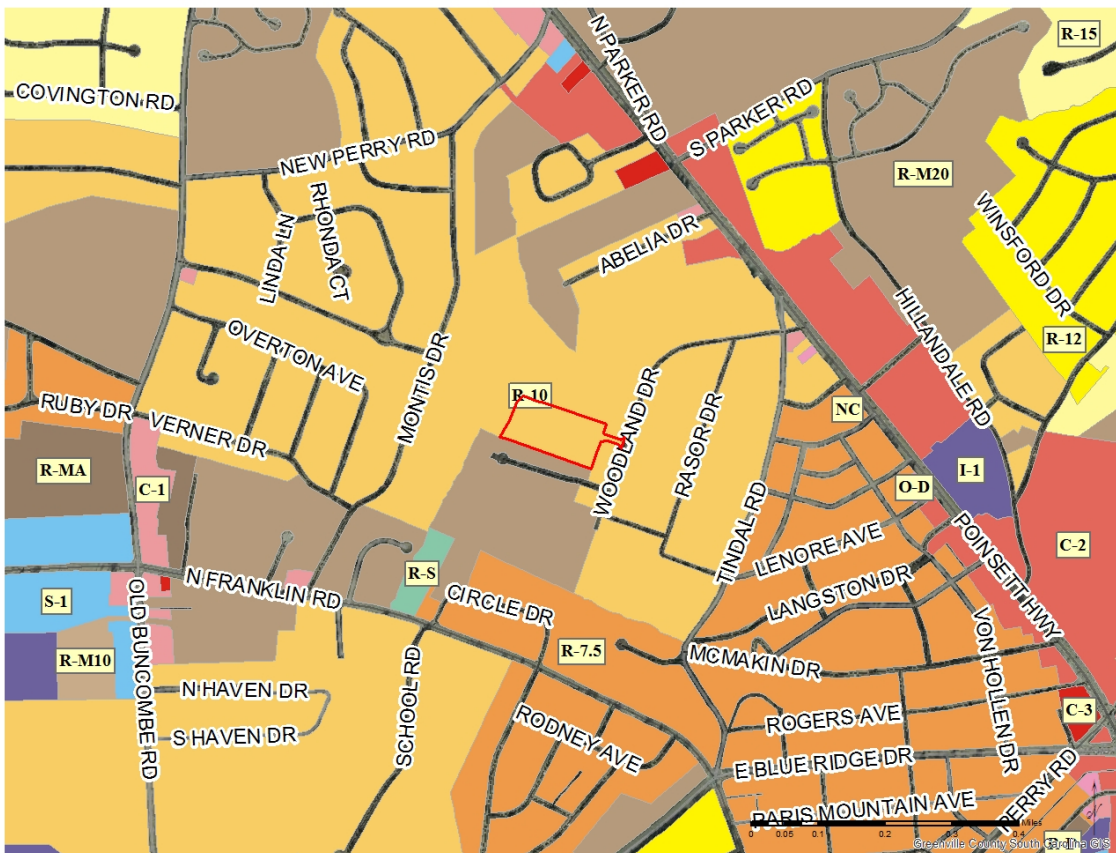
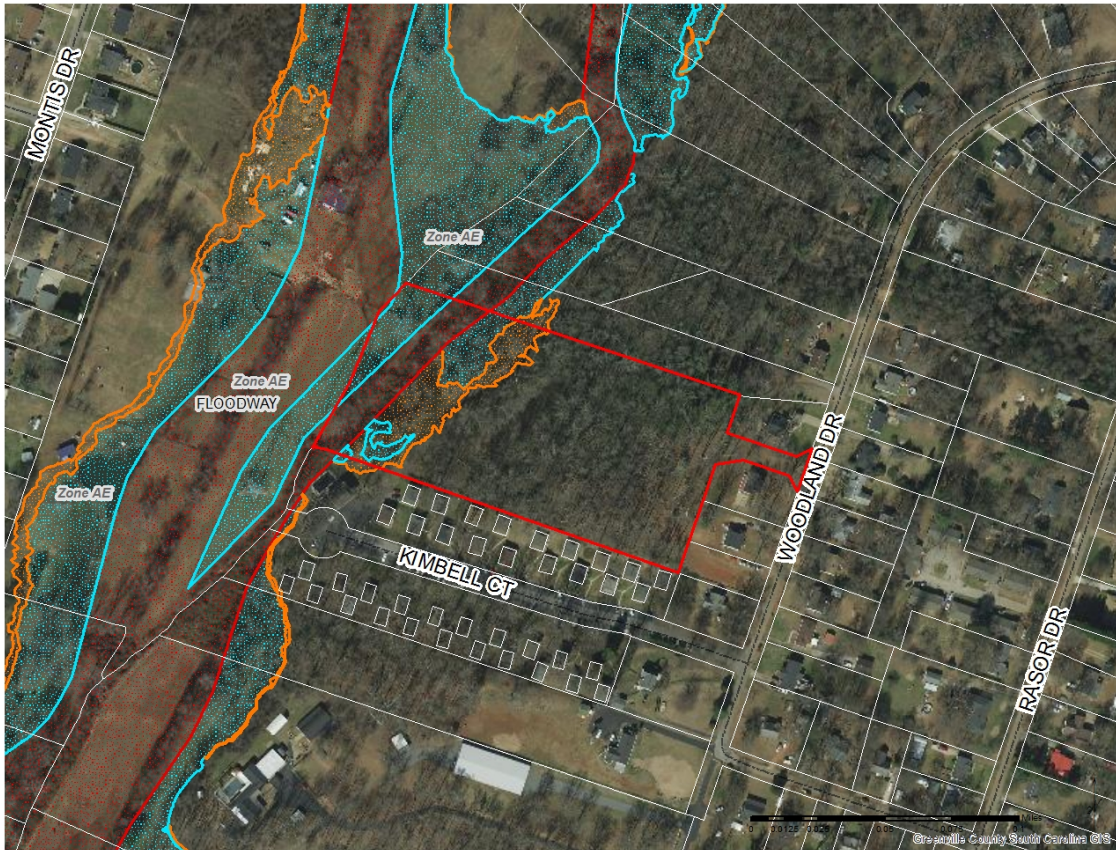
**CONCLUSION:**

The subject site is surrounded by single-family residences. Staff is of the opinion the subject site is located in a predominantly single-family residential area. The Cherrydale Area Plan recommends medium density with a recommendation of 4 to 6 units per acre. Staff believes the current zoning of R-10, Single-Family Residential with a density of 4.4 units per acre is an appropriate zoning for this area and it is consistent with the Cherrydale Area Plan.

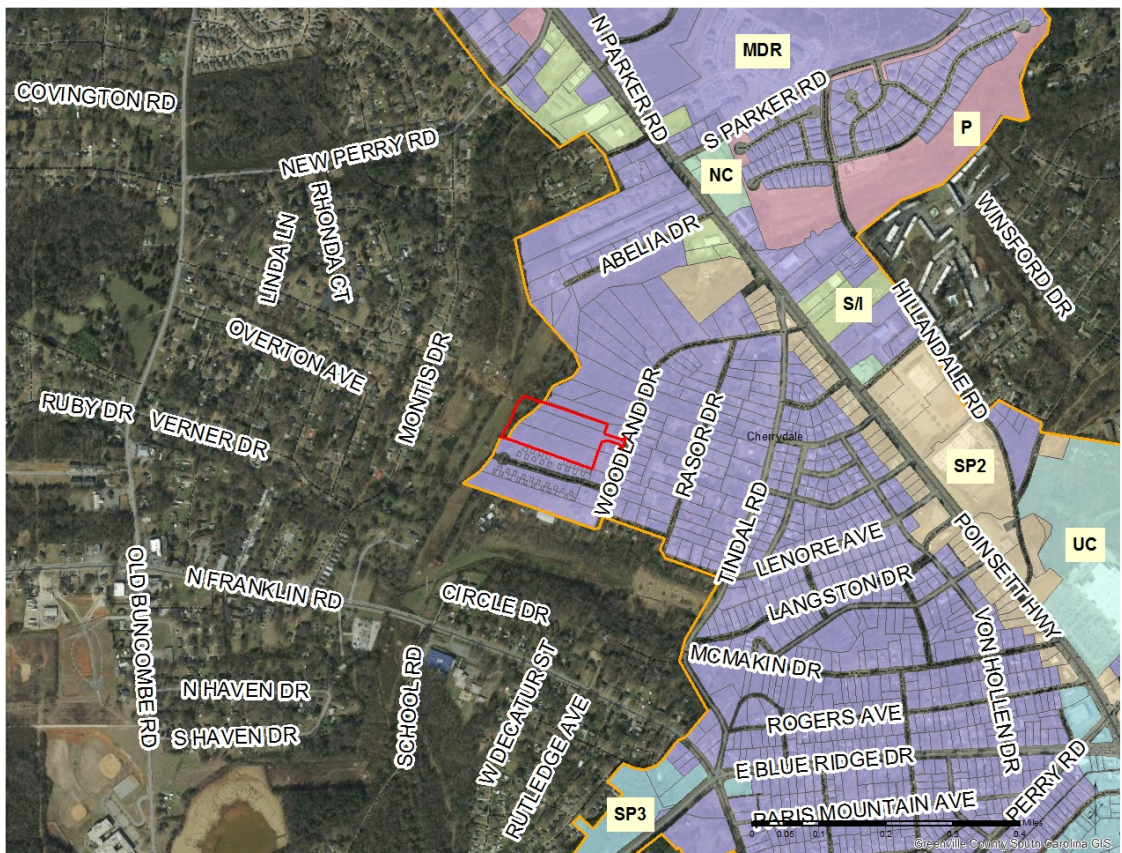
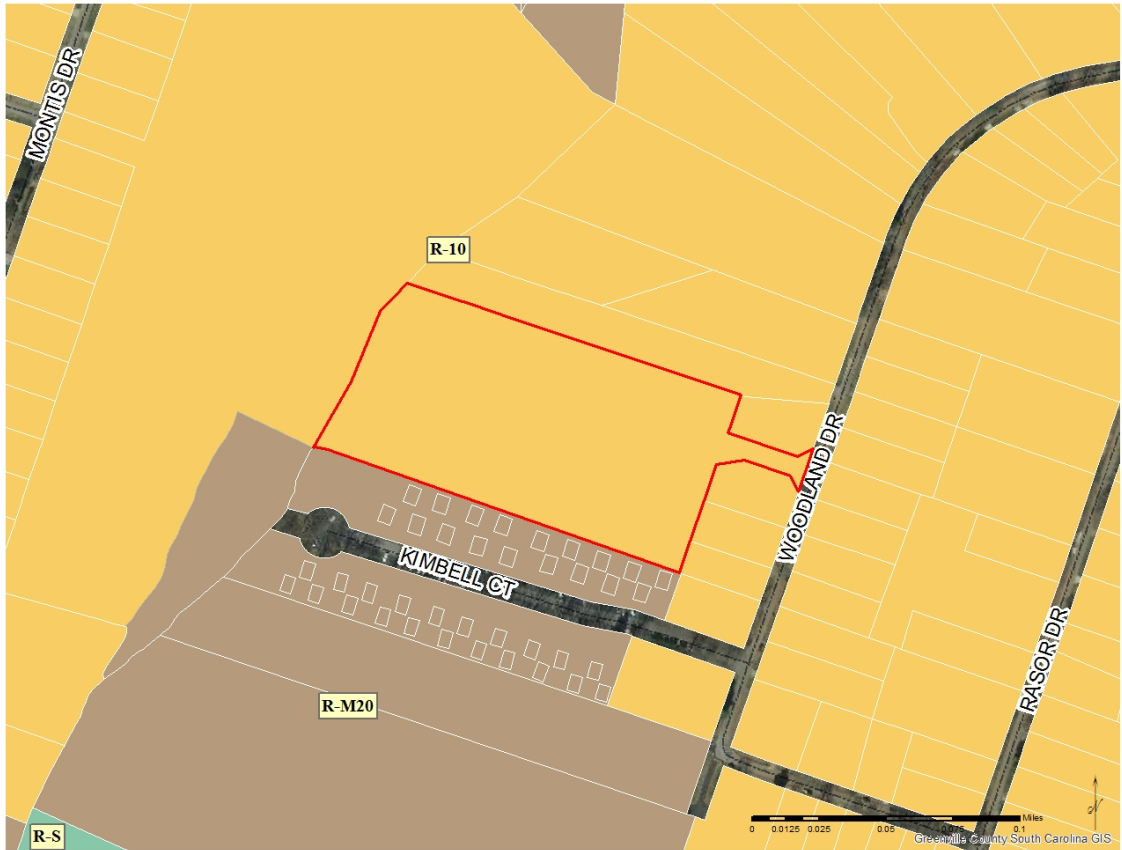
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Aerial Photography, 2016



Zoning Map



Future Land Use Map