

ZONING DOCKETS FROM FEBRUARY 27, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAF F REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-2	Reichert Consulting, LLC 499 Blacks Drive R-20 to FRD 0540040102200 (portion)	22	A	A on 1/23/13 Returned to P and D Committee 2-27-13 With a request for additional citizen input	Returned to Planning Commission for further public input 2-4-13	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Submitting an FRD so the community knows what they are getting (2) Project meets density of Imagine Greenville County Future Land Use Map (3) More housing of this type is needed for the area (4) Will buffer as desired in the rear by homeowners (i.e. fence) and has included an additional setback from Dove Tree <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Concerned about traffic (2) Precedent setting for remaining large tracts (3) Density is not appropriate (4) Woodland habitat will be reduced (5) Drainage and sewer concerns (6) Safety of road is already a concern 					<p>Petition/Letter</p> <p>For – PowerPoint</p> <p>Against – Petition (300+), density handout</p>
Staff Report	<p>The subject property is in a suburban residential area primarily characterized by single-family homes and subdivisions. The <i>Imagine Greenville County Comprehensive Plan</i> designates these parcels as Residential Land Use 2, which proposes future densities of 3-6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, show a density of a maximum of 4 units per acre therefore complying with the Future Land Use Plan. One of the objectives of the plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the site plan for the project complies with the standards for FRD, Flexible Review District. For these reasons, Staff recommends approval of the rezoning request.</p>					
P and D	<p>The Committee members voted to return the item to the Planning Commission for further public input. The Committee members suggested the developer and citizens in the area get together to discuss the concerns of the citizens and attempt to work out a solution which could be satisfactory to all. The public input will be heard at the February 27, 2013 Planning Commission meeting.</p>					
GCPC	<p>The Planning Commission allowed for additional public input and also received from the Developer a letter stating the applicants request was amended to allow for a density of 54 units rather than the original 75 units. After some discussions the Commission members voted to return the item to the Planning and Development Committee with a request for additional public input.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-2

APPLICANT: Reichert Consulting, LLC

PROPERTY LOCATION: 499 Blacks Drive

PIN/TMS#(s): 0540040102200 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 18.9

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The subject parcel was zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: One single-family residence and undeveloped

AREA CHARACTERISTICS: Suburban area with single-family and recreational uses
North: R-12, Single-Family Residential, and R-20, Single-Family Residential, single-family residential
East: R-20, Single-Family Residential, single-family residential
South: R-20, Single-Family Residential, single-family residential
West: R-20, Single-Family Residential, single-family residential (Dove Tree subdivision)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub-District

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (3-6 units per acre)

ROADS: Blacks Drive: 2-lane, undivided County maintained, with no sidewalks

TRAFFIC IMPACT Traffic generated from the site will increase based on the requested density change proposed in the FRD, Flexible Review District. Under current zoning at full build out, the site could generate approximately 420 average daily trips. The proposed use could generate 750 average daily trips. The closest traffic count station on Blacks Drive is directly in front of the Greenville County Recreation District property. The 2011 traffic count was 2,600 average daily trips. Traffic volumes have decreased at this location by 7% over the past five years.

SUMMARY

The parcel is zoned R-20, Single-Family Residential, which provides for single-family residences at a maximum density of 2.2 dwelling units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, designate the property will be developed into a single-family residential development with a maximum of 75 units at a maximum density of 4 units per acre.

The Statement of Intent for this site also details signage, lighting, and architectural standards for the development (see attached SOI).



CONCLUSION

The subject property is in a suburban residential area primarily characterized by single-family homes and subdivisions. The *Imagine Greenville County Comprehensive Plan* designates these parcels as Residential Land Use 2, which proposes future densities of 3-6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, show a density of a maximum of 4 units per acre therefore complying with the Future Land Use Plan. One of the objectives of the plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the site plan for the project complies with the standards for FRD, Flexible Review District. For these reasons, Staff recommends approval of the rezoning request.

