

ZONING DOCKETS FROM June 2, 2014 P and D Committee Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-21	Chip Fogleman, FRF, Inc. for Rosewood Communities, McDade Allie Lena, and Cornerstone National Bank Batesville Road, Anderson Ridge Road, and Godfrey Road 0531010101300 and 0531010100920 R-S and R-20 to R-15	21	Denial	Denial 5-28-14	Forward without recommendation 6-2-14	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</p> <p><u>Speakers For:</u> Wants 31 cluster lots, 2.38 DU/acre. 4500 square foot lots. \$300,000 range. Similar to Waterstone Cottages. Zoning is in line with adjacent properties.</p> <p><u>Speakers Against</u> SCDOT said Anderson Ridge Road will be teed in and take much of the property near Batesville Road. Questions about septic and traffic.</p> <p>Concerns about density and other future improvements to the area.</p>					<p>Petition/ Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcels contain two uses; a single-family residence located on the north parcel, on the southeast corner of Batesville Road and Anderson Ridge Road, and undeveloped land on south parcel, on the northeast corner of Batesville Road and Godfrey Road.</p> <p>The subject parcels are currently zoned R-S (Residential Suburban) on the north parcel and R-20 (Single-Family Residential 20,000 sf minimum) on the south parcel; this application is requesting to rezone both parcels to R-15 (Single-Family Residential 15,000 sf minimum). R-15 Single-Family Residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are 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 the districts.</p> <p>The subdivision to the south across Godfrey Road, known as Orchard Farms, was rezoned PD as Docket CZ-1994-073. The request was approved by County Council in September 1994. The subdivision to the north across Anderson Ridge Road, known as Batesville Ridge, was rezoned R-20 as Docket CZ-2000-060. The request was approved by County Council January 30, 2001.</p>					