

Zoning Dockets from October 6, 2014 P and D Committee

DocketNumber	Applicant	CC DIST	STAFF REC.	GCPC REC.	P&D REC.	COUNCILACTION
CZ-2014-39	<p>Jamie McCutchen for W.R. Hale & N.H. Riley as Trust East North Street and Kimbrell Road 0538030102000 (portion) 33.82 acres R-15 and R-M20 to R-M5</p>	20	Approval	Approval 9/24/2014	Approval 10/6/2014	
PublicComments	<p>Some of the general comments made by Speakers at the Public Hearing on September 15, 2014 were:</p> <p><u>Speakers For:</u> Property is split zoned, currently allowed 66 units on R-15, 219 on R-M20 = 285 total. Would like to mix 90 townhomes with 60 single family, current zoning will not allow it. Had community meeting to discuss with neighbors. Main concerns are traffic, curve and hill, and cut through traffic. Working with DOT to address concerns. Stormwater ponds to address runoff issues. Possible sidewalk connection with school.</p> <p>Folks not opposed but concerned about students on Kimbrell, and would like traffic study.</p> <p><u>Speakers Against</u> Council should deny. Many accidents on Old Spartanburg Rd. 38 acres of new water runoff will be problem, will flood Eastgate. Already removing homes, now adding more runoff. Need statement from developer to address issues caused by development.</p> <p>Stream in back yard. Yard is saturated, more runoff expected. Water and sewer lines are old, can break.</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
StaffSummary	<p>The subject property is a 35.8 acre parcel, bisected by East North Street/Old Spartanburg Road, with approximately 1260 feet of frontage along East North Street/Old Spartanburg Road and Kimbrell Road. A 1.98 acre portion of the property located on the south side of East-North Street/Old Spartanburg Road is not part of this rezoning request.</p> <p>The subject parcel is currently split zoned R-15 (Single Family Residential) and R-M20 (Multi-Family Residential, 20 units per acre); this application is requesting to rezone the parcel to R-M5 (Multi-Family Residential, 5 units per acre). The principal use of land (for R-M5) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.</p> <p>At the current zoning, the parcel is allowed for up to 285 units combined; the proposed zoning change would reduce the overall number to 169 units, however the request would redistribute the new density across the whole site.</p>					

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<p>P and D 10/6/14</p>	<p>The Committee approved the docket and requested the applicant do a traffic study on Old Spartanburg and Kimbrell Roads.</p>
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