

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-19	Chip Fogleman, FRF, Inc. for Lakewood Farms, LLC 100 Block of Lakewood Drive M013010100500, M013020100600 & M013020100601 R-S, Residential Suburban To R-15, Single-Family Residential	24	Approval	Approval 3/23/16	Approval 4/4/16	
Public Comments	<p>Some of the general comments made by speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Planning a cluster development • Sewer and water are available • Density would allow 2.9un/ac, 391 allowed with R-15 • 369 unit, stick built, planned at this time • Multiple price points: \$150K-\$280K • Any property falling away from Reedy we would provide retention 2. Owners' representative <ul style="list-style-type: none"> • It's a large tract with direct access to ReWa • Pond and river are great amenities for a residential community • Access to Mauldin Rd four different ways, three with signals • No stressed roadway infrastructure like Woodruff Road <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: February 2, 2016 - applicant</p>					<p>Petition/Letter For: none</p> <p>Against: none</p>
Staff Report	<p>The subject parcels are 135 acre of property located on Lakewood Drive and Murphy Lane approximately 1.75 miles southwest of the intersection of West Butler Road and North Main Street in Mauldin. The parcels have approximately 400 feet of frontage along Lakewood Drive and 400 feet of frontage along Murphy Lane. The Reedy River, along with a floodplain runs along the western portion of the property. There are also blue line streams present on this property.</p> <p>The applicant states the proposed land use is for residential. The location of the proposed residential rezoning is supported by the future land use plan of the Imagine Greenville future land use plan. The site is located within close proximity to the City of Mauldin and the City of Greenville via roadways with available capacity. Site accessibility is facilitated by two existing roadways offering multiple access points. Other amenities and nearby points of interest are Conestee Park to the west, Reedy River to the south, Sunset Park to the east, and the SC Technology and Aviation Center (SCTAC) within three miles.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area. The proposal is consistent with future land use plan.</p> <p>Based on these reasons, staff recommends approval of the request for R-15, Single-Family Residential.</p>					