

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-20	Keith Garrett for Barbara Elaine Bonds, Willie M. Bonds, et.al. 850 Scuffletown Road 0559010100903 R-S, Residential Suburban To R-12, Single-Family Residential	27	Denial	Denial 3/23/16	Denial 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> <p>1) Keith Garrett, Applicant</p> <ul style="list-style-type: none"> • Currently two mobile homes reside on the property • Developer needs 20 lots to make the project viable • Request reflects other zoning in the area • Water and sewer at site • Development would follow all County standards • Over \$300,000 price point • A new subdivision would improve upon current site conditions <p><u>Speakers Against:</u></p> <p>1) Resident, Simpsonville, VP of Stillwood Assn.</p> <ul style="list-style-type: none"> • Against the request • Traffic is making it unsafe, create 500 additional cars on the road • Belks Crossing, Scuffletown USA site, and other developments increasing traffic • Making Scuffletown Rd. unsafe for the school • Water runoff is a problem • House values need new developments to have at least \$200K • New community plan in Scuffletown Area is not supporting the rezone <p>2) Resident at Stillwood</p> <ul style="list-style-type: none"> • Zoning doesn't guarantee what it will look like • Privacy is a potential issue • Special exceptions and conditional uses may accompany the development <p>3) Resident of Stillwood</p> <ul style="list-style-type: none"> • Concerned about privacy • Uncertain of the home price point • Didn't think that the site would be developed • Other development in the area is leading to higher traffic • Left turn onto Scuffletown creates too much congestion • Drainage issue, yard floods during the storm <p>4) Adjacent resident</p> <ul style="list-style-type: none"> • Planted pines to lower taxes • Love the neighbors but against a SD next to my property • Near wrecks while exiting driveway • With school built, now flooding his property 					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> 4</p>

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	List of meetings with staff: none	
Staff Report	<p>The subject parcel is 7.4 acre of property located on Scuffletown Road approximately 2.5 miles south of the intersection of Scuffletown Road and Woodruff Road. The parcel has approximately 600 feet of frontage along Scuffletown Road. The floodplain is within close proximity to the south of this property.</p> <p>The applicant states the proposed land use is for a residential subdivision. The current R-S zoning is appropriate and the Scuffletown Area Plan emphasizes the maintenance of the current zoning.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The request is in conflict with the updated Scuffletown Area Plan.</p> <p>Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.</p>	