

Zoning Docket from July 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2019-43	<p>Todd Sinclair, Mungo Homes Properties, LLC for Horse Pen Creek, LLC, Copper Creek Home Owners Association and Roger Sullivan, Mable S. Dawkins and Sunnie M. Thomason Abercrombie Lane, Airlie Lane, Damascus Drive, Leigh Creek Drive, Moorgate Drive and Lee Vaughn Road 05540101800, 055401012300, 0554080100400, 0554080100500 and 0554080100501 R-S, Residential Suburban and PD, Planned Development to PD, Planned Development, Major Change</p>	27	Approval with condition	No Recommendation 7-24-19	Held 7-29-19 Next 8-19-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property located between two approved/existing developments • Is a continuation of Copper Creek Subdivision • Addition of 51 homes • 60 acres of open space included • Traffic study has been completed and turn lanes are already installed along Lee Vaughn Road • No additional turn lanes required • Required to provide connectivity with Tuscany Grove • Would not reduce Level of Service or cause traffic delays in this area • Development will include a 50 foot buffer • No buffer with Copper Creek because it is considered part of it <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Representing homeowners • Copper Creek HOA not informed • Mungo Homes does not have a right to develop and has not communicated with residents • Concern for children’s safety and amenity usage • Believes addition would cause cut-through traffic <p>2) Resident</p> <ul style="list-style-type: none"> • Concern about impact on four-way stop at Lee Vaughn Rd and Scuffletown Rd. • Is challenging to get out of the neighborhood <p>3) Resident</p> <ul style="list-style-type: none"> • High traffic causes buses to have difficulty entering neighborhood 					<p>Petition/Letter For: 3 Present</p> <p>Against: 31 Present 3 Emails 102 Petitions</p>

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	<p>List of meetings with staff: Applicant 2/26/19, 4/26/19 & 6/13/19</p>	
<p>Staff Report</p>	<p>ANALYSIS: The subject property is part of the <u>Scuffletown Area Plan Review</u> and is designated as <i>Rural Residential</i> which prescribes 1 to 2 units per acre. Floodplain is present on the subject parcels. There is no public transportation located near the subject parcels. There are also no sidewalks along these parcels.</p> <p>SUMMARY: The subject parcels zoned PD, Planned Development and R-S, Residential Suburban, are 157.5 acres of property located on Abercrombie Lane, Airlie Lane, Damascus Drive, Leigh Creek Drive, Moorgate Drive and Lee Vaughn Road approximately 0.4 miles north of the intersection of Scuffletown Road and Lee Vaughn Road. The subject property has approximately 1,200 feet of frontage along Lee Vaughn Road and approximately 25 feet of frontage along Abercrombie Lane. The applicant is requesting to rezone the property to Planned Development Major Change.</p> <p>The applicant states the proposed land use is for a residential subdivision.</p> <p>Project Information: The applicant is proposing 51 additional lots to be added to the already-approved 271 lot subdivision within the Copper Creek Planned Development for a maximum of 325 lots. The applicant is also proposing an additional 31.7 acres be added into the existing 125.76 acres for a total of 157.5 acres. The applicant is providing 15.85 acres of open space within the 31.7 new acres, along with the 44.65 existing acres of community open greenspace provided already within the existing subdivision. The applicant states each lot will have a minimum size of 6,000 square feet. The applicant also states there will be a maximum density of 2.1 units per acre.</p> <p>Architectural Design: The architectural design of the current subdivision consists of contemporary and traditional styles. The homes will range from 1,600 square feet to 4,000 square feet. The materials will consist of brick, vinyl and hardiplank with a mixture of colors. The proposed subdivision will be consistent with the existing homes.</p> <p>Access and Sidewalks: Two existing ingress/egress points off of Lee Vaughn Road are provided, along with a full connection into Tuscany Grove Subdivision. The proposed connection into Tuscany Grove subdivision would allow an additional two ingress/egress points located along Scuffletown Road, which would allow more direct access to the nearby Bell’s Crossing Elementary School.</p> <p>The applicant is providing 5 foot sidewalks along all primary streets on one side of the subdivision.</p> <p>Landscaping, Screening and Buffers: The applicant is providing a 50 foot setback and buffer around the newly proposed perimeter of the subdivision. Per the Scuffletown Rural Conservation District, if there is no existing vegetation within the buffer, screening will have to be provided. Screening shall consist of evergreen plant material at least 6 feet in height at the time of planting and will be capable of forming continuous screening. Berms, privacy fences and walls cannot be utilized to meet the screening and buffering requirements.</p> <p>Signage and Lighting: The subject site currently has two entrance signs made up of brick and concrete along Lee Vaughn Road. The applicant is not requesting any additional entrance signage be added.</p> <p>Lighting will consist of a max of 16 foot full cut-off fixtures throughout the development. Light fixtures will also be provided at all intersections. All lighting and signage will meet the Greenville County Zoning Ordinance.</p> <p>CONCLUSION: The subject site is surrounded by single-family residential land uses and zoning. It is also located between two existing subdivision with a private drive currently servicing this parcel, along with three other residences. Staff believes rezoning these parcels would allow for better connectivity in the area, and allow residents different options to leave their subdivision instead of all coming out on one road.</p>	

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	<p>Staff is of the opinion the requested major change is appropriate because it meets the required Scuffletown Rural Conservation District requirements, providing adequate screening and buffering, lot sizes similar to the existing development and fifty percent open space. The requested zoning is also consistent with the <u>Scuffletown Area Plan Review</u> recommending <i>Rural Residential</i> with 1 to 2 units per acre. The requested density for the new section is 1.7 units per acre, which meets the <u>Scuffletown Area Plan Review</u> and is the same as its current R-S, Residential Suburban zoning. Staff believes the requested zoning is consistent with the surrounding zoning and land uses.</p> <p>Based on these reasons staff recommends approval with the following condition for the requested major change to the Copper Creek Planned Development:</p> <ul style="list-style-type: none">• Any required changes to the Traffic Study will be completed and accepted by Roads and Bridges prior to the issuance of an approved Final Development Plan.
GCPC	At the July 24, 2019 Planning Commission meeting the Commission members voted No Recommendation, but requested that the rezoning docket be remanded back to them for further consideration.
P&D Committee	On July 29, 2019, the applicant requested that Planning and Development Committee place a hold on CZ-2019-43 to allow for community meetings to address the public's concerns regarding the rezoning request.

Planning Report

DOCKET NUMBER: CZ-2019-43

APPLICANT: Todd Sinclair, Mungo Homes Properties, LLC for Horse Pen Creek, LLC, Copper Creek Home Owners Association and Roger Sullivan, Mable S. Dawkins and Sunnie M. Thomason

PROPERTY LOCATION: Abercrombie Lane, Airlie Lane, Damascus Drive, Leigh Creek Drive, Moorgate Drive and Lee Vaughn Road

PIN/TMS#(s): 0554010101800, 0554010102300, 0554080100400, 0554080100500 and 0554080100501

EXISTING ZONING: R-S, Residential Suburban and PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 157.5

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11. Parcel 0554010101800 has had one previous unsuccessful rezoning case, CZ-2006-079, requesting a rezoning from R-S to R-15. Additionally, parcel 0554010101800 has had two previous successful rezoning cases CZ-2006-095, from R-S to PD and CZ-2010-14, PD to PD Major Change.

EXISTING LAND USE: single-family residential, amenity area and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded land
East	R-S & R-15	single-family residential and vacant wooded land
South	R-S & PD	single-family residential and vacant wooded and pasture land
West	R-S	single-family residential and vacant wooded and pasture land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

FUTURE LAND USE: The subject property is part of the Scuffletown Area Plan Review and is designated as *Rural Residential* which prescribes 1 to 2 units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Units	Total Units
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Current	R-S	1.7 units/acre	31.7	53 units	324 units
	PD	2.15 units/acre	125.76	271 units	
Requested	PD	2.06 units/acre	157.5	325 units	325units

A successful rezoning may add up to 1 dwelling units.

ROADS:

Abercrombie Lane: one-lane private drive
 Airlie Lane: two-lane County-maintained local
 Damascus Drive: two-lane County-maintained local
 Leigh Creek Drive: two-lane County-maintained local
 Moorgate Drive: two-lane County-maintained local
 Lee Vaughn Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Scuffletown Road	3,000' S	2,700	2,500 -7.4%	3,800 +52%
Lee Vaughn Road	2,800' E	4,100	3,700 -9.8%	6,700 +81.1%

ANALYSIS:

The subject property is part of the Scuffletown Area Plan Review and is designated as *Rural Residential* which prescribes 1 to 2 units per acre. Floodplain is present on the subject parcels. There is no public transportation located near the subject parcels. There are also no sidewalks along these parcels.

SUMMARY:

The subject parcels zoned PD, Planned Development and R-S, Residential Suburban, are 157.5 acres of property located on Abercrombie Lane, Airlie Lane, Damascus Drive, Leigh Creek Drive, Moorgate Drive and Lee Vaughn Road approximately 0.4 miles north of the intersection of Scuffletown Road and Lee Vaughn Road. The subject property has approximately 1,200 feet of frontage along Lee Vaughn Road and approximately 25 feet of frontage along Abercrombie Lane. The applicant is requesting to rezone the property to Planned Development Major Change.

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Project Information:

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Architectural Design:

The architectural design of the current subdivision consists of contemporary and traditional styles. The homes will range from 1,600 square feet to 4,000 square feet. The materials will consist of brick, vinyl and hardiplank with a mixture of colors. The proposed subdivision will be consistent with the existing homes.

Access and Sidewalks:

Two existing ingress/egress points off of Lee Vaughn Road are provided, along with a full connection into Tuscan Grove Subdivision. The proposed connection into Tuscan Grove subdivision would allow an additional two ingress/egress points located along Scuffletown Road, which would allow more direct access to the nearby Bell's Crossing Elementary School.

The applicant is providing 5 foot sidewalks along all primary streets on one side of the subdivision.

Landscaping, Screening and Buffers:

The applicant is providing a 50 foot setback and buffer around the newly proposed perimeter of the subdivision. Per the Scuffletown Rural Conservation District, if there is no existing vegetation within the buffer, screening will have to be provided. Screening shall consist of evergreen plant material at least 6 feet in height at the time of planting and will be capable of forming continuous screening. Berms, privacy fences and walls cannot be utilized to meet the screening and buffering requirements.

Signage and Lighting:

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Lighting will consist of a max of 16 foot full cut-off fixtures throughout the development. Light fixtures will also be provided at all intersections. All lighting and signage will meet the Greenville County Zoning Ordinance.

CONCLUSION:

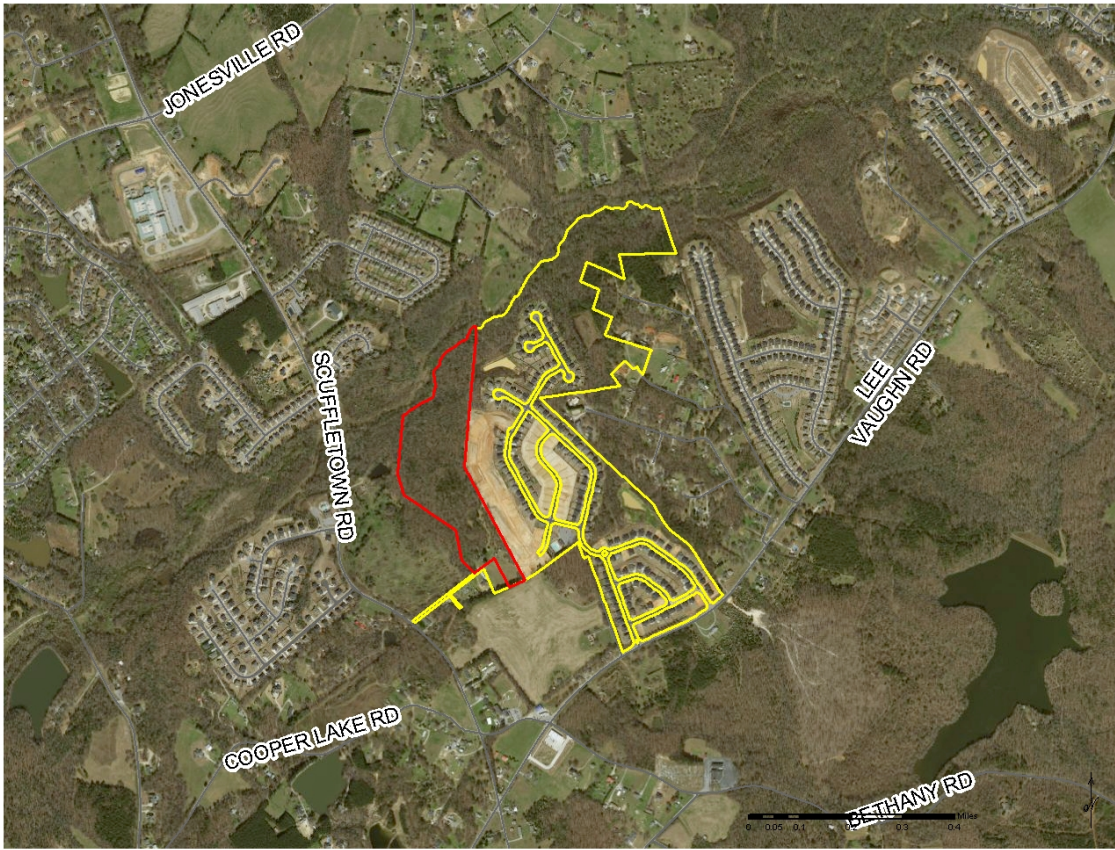
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Staff is of the opinion the requested major change is appropriate because it meets the required Scuffletown Rural Conservation District requirements, providing adequate screening and buffering, lot sizes similar to the existing development and fifty percent open space. The requested zoning is also consistent with the Scuffletown Area Plan Review recommending *Rural Residential* with 1 to 2 units per acre. The requested density for the new section is 1.7 units per acre, which meets the Scuffletown Area Plan Review and is the same as its current R-S, Residential Suburban zoning. Staff believes the requested zoning is consistent with the surrounding zoning and land uses.

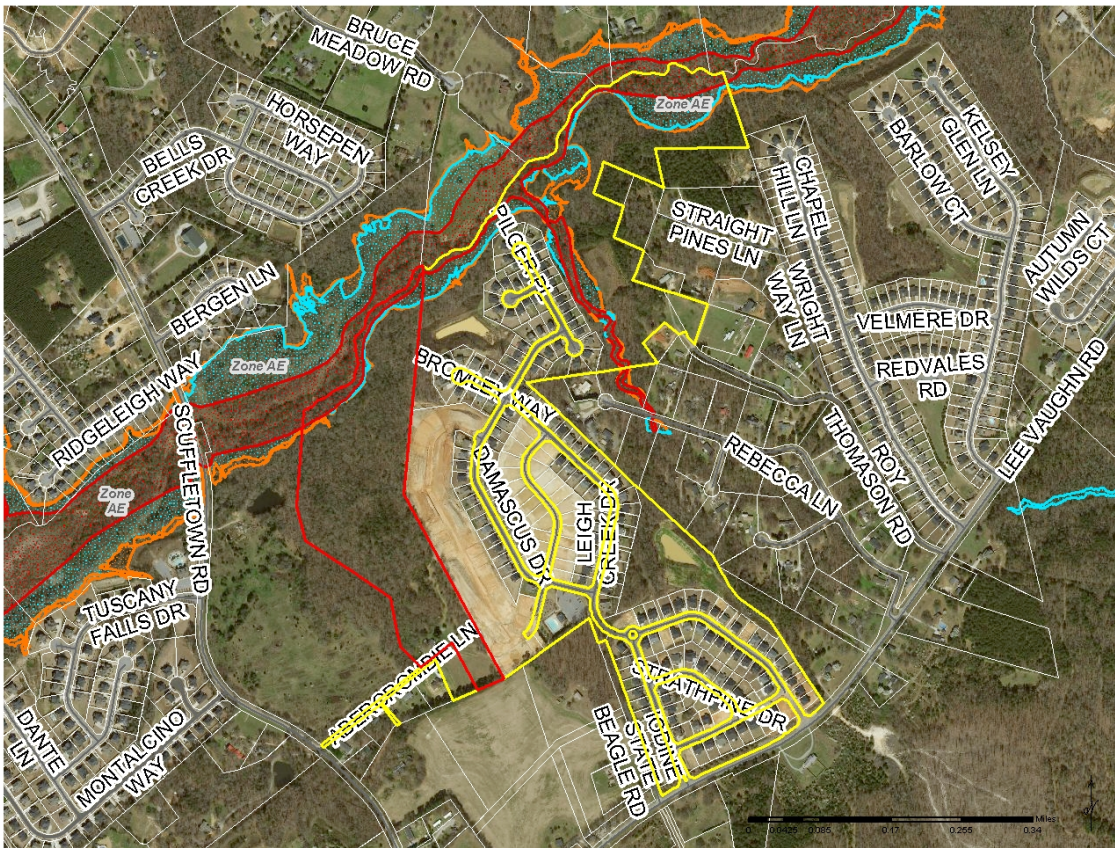
Based on these reasons staff recommends approval with the following condition for the requested major change to the Copper Creek Planned Development:

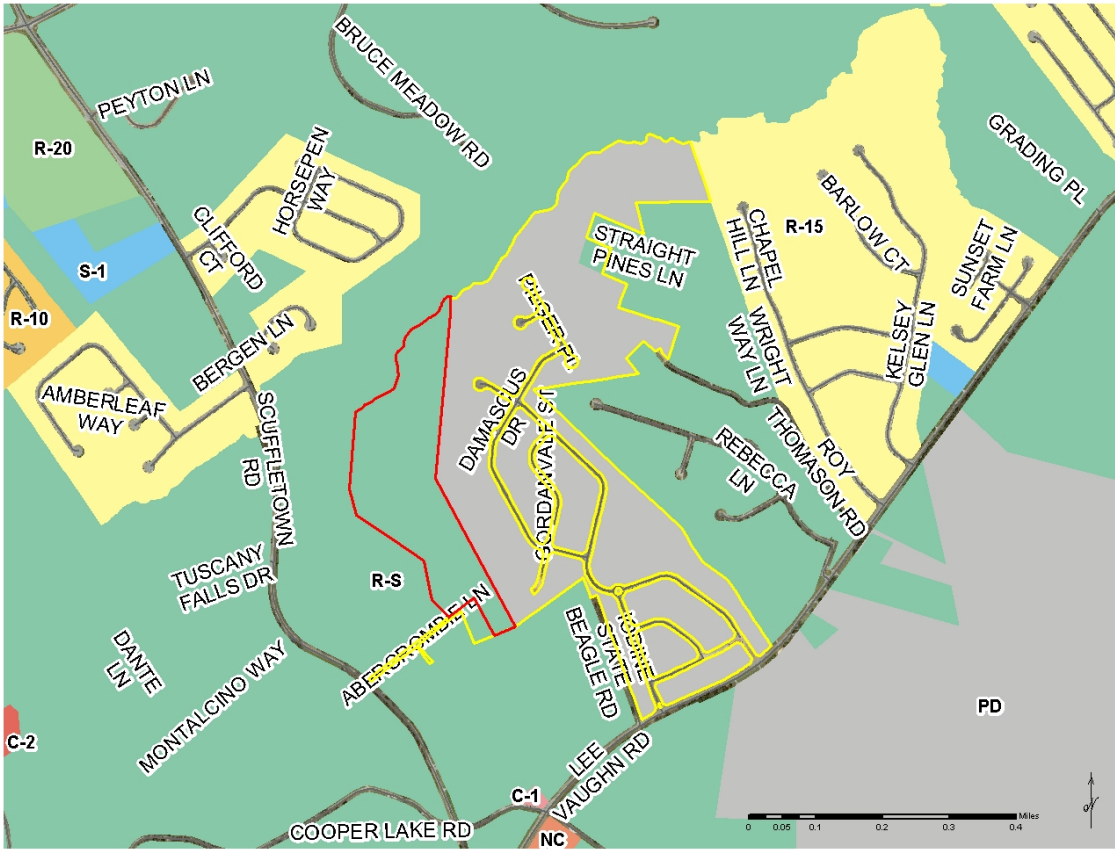
- Any required changes to the Traffic Study will be completed and accepted by Roads and Bridges prior to the issuance of an approved Final Development Plan.

STAFF RECOMMENDATION: Approval with condition

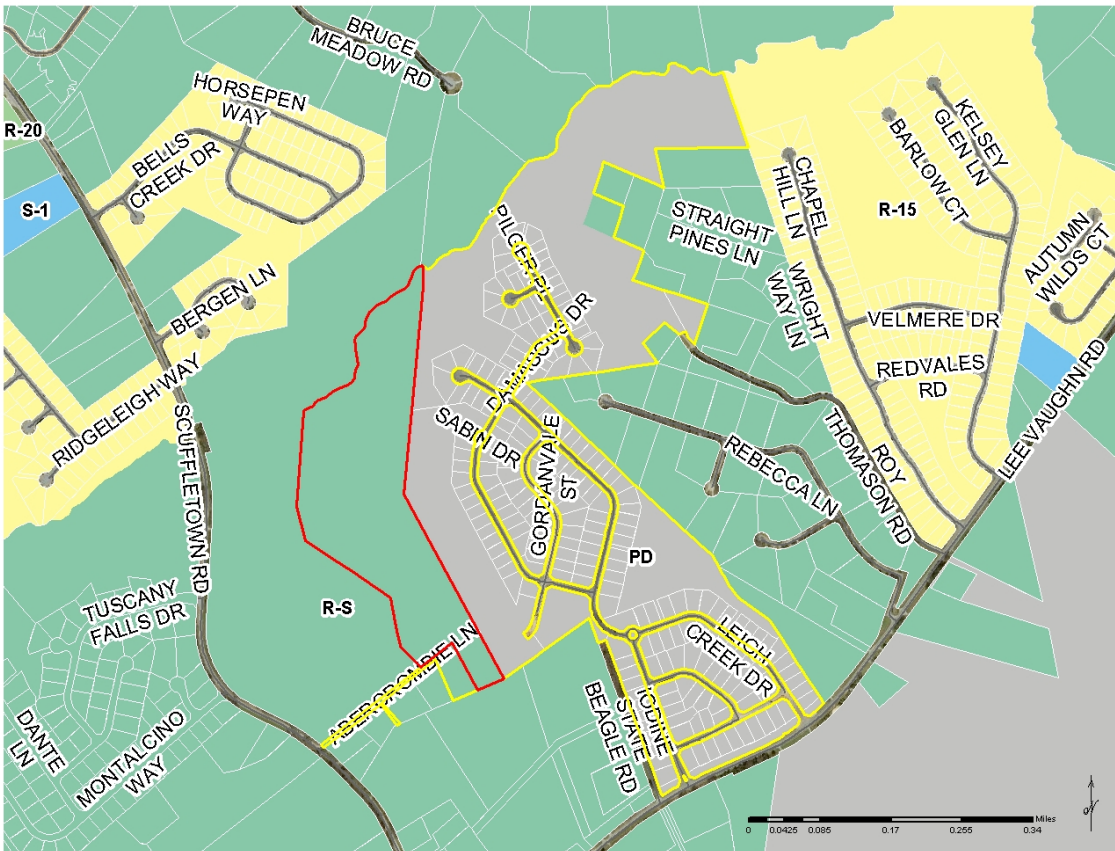


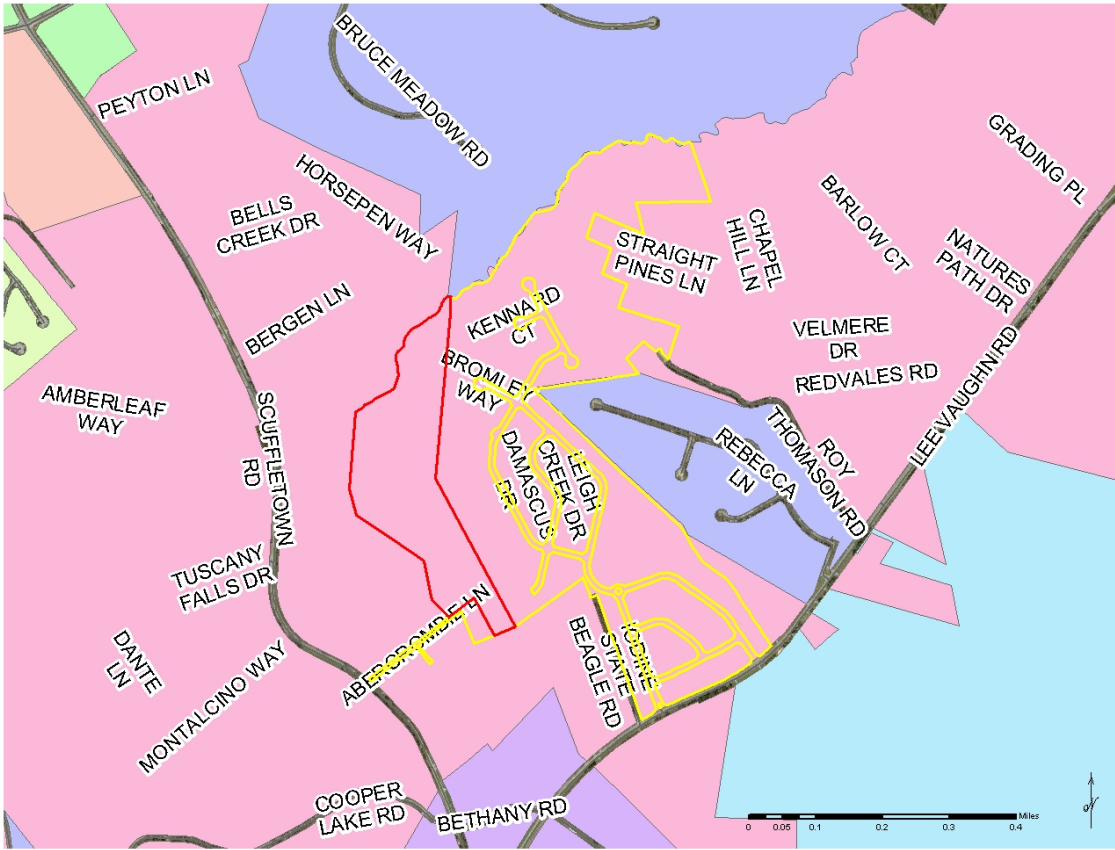
Aerial Photography, 2019





Zoning Map





Scuffletown Area Plan Review, Future Land Use Map