

PROJECT REQUEST

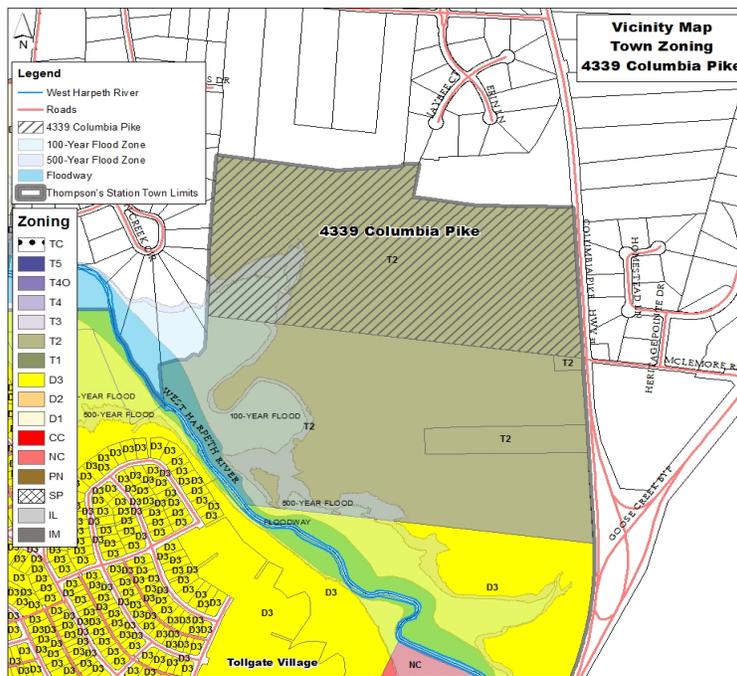
Amend the Sector Map and Zoning Map to Rezone 63.4 acres from G1 Controlled Growth Sector to G2 Intended Growth Sector and from T2 zoning to D2 zoning located at 4339 Columbia Pike.

UPDATE SINCE NOVEMBER CONSIDERATION OF THIS PROPERTY:

The applicant withdrew the D3 rezoning from the January BOMA agenda and has revised the request from D3 to D2 zoning.

PROJECT DESCRIPTION

A request from Tennessee Valley Homes, Inc to rezone 63.4 acres along Highway 31 (Columbia Pike) for a proposed residential development.



PURPOSE OF A SECTOR MAP AMENDMENT AND REZONING REQUEST

Changing the sector and zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance. The Planning Commission has jurisdiction to evaluate the request based on the General Plan and make a formal recommendation to the Board of Mayor and Aldermen. The recommendation can be favorable or unfavorable. Rezoning requests are discretionary.

SITE CONTEXT

The subject site is located within the G1 – Controlled Growth sector of the General Plan and is zoned as T2, which is a rural district that permits the development of single family residential with a density of one unit per 8 acres. The site is bounded by agricultural and residential to the north, residential land to the east, and residential and agricultural land to the south.

ANALYSIS

The subject property is located north along the Columbia Pike corridor. The site is predominantly vacant with a barn/outbuilding on site. The subject property is located within the G1 – Controlled Growth Sector, which allows for “rural character, including hamlets and villages.” In Staff’s observation, the surrounding, existing developments and location of this property do not exactly fit a rural context, with residential subdivisions currently existing to the west, north, and east of this site. Additionally, this site is in proximity to Tollgate Village, which is mixed zoned D3 and NC.

This site is located along an arterial state highway near the intersection with Goose Creek Bypass. Therefore, the transportation network adjacent to this site is generally conducive to residential zoning.

The General Plan does not provide extensive guidance on new residential development within the Town. In Land Use Element Goal 1, it does recommend preservation of the rural characteristics of the community, while “accommodating for future growth in an orderly and sustainable manner.”

The Sector Plan does designate this area as a G1- Controlled Growth Sector, which calls for a rural development policy; however, there are existing D3 and D2 zones within existing G1- Controlled Growth sectors, including the newly approved Parsons Valley subdivision, The Villages Subdivision, and Country Haven, and Allenwood. This fact complicates any guidance provided by the Sector Plan for future land use policy. Additionally, the designation of larger undeveloped tracts as G1- Controlled Growth/Rural Policy in an area along a state highway and in proximity to existing large, mixed-use development is imprudent and not in the best interest for the Town’s orderly growth, in Staff’s opinion.

These inconsistencies and inadequate guiding policy for this type of request highlights the need to revise both the General Plan and the Sector Plan as part of the All Aboard comprehensive planning process.

Staff’s analysis of the existing conditions finds that a change to the Sector designation and the D2 zoning for the property is consistent with the General Plan goals and policies and will be developed in accordance with the Town’s Land Development Ordinance.

As part of a preliminary plat for any future development, a Traffic Impact Study will be required to evaluate specific transportation related improvements. Additionally, future submittals will

include addition information related to tree preservation, floodplain, open space, lot layout, and site design. The applicant has provided an illustrative concept plan to accompany the rezoning request.

RECOMMENDATION

Staff recommends a favorable recommendation onto the Board of Mayor and Aldermen for the Sector Plan Amendment Ordinance and the Rezoning Ordinance.

ATTACHMENTS

Request Letter/Statement of Impacts
Rezoning Concept Plan