

**Zoning Docket from January 28, 2015 GCPC Meeting**

| Docket Number          | Applicant   | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION  |
|------------------------|---|----------|------------|-----------|----------|---|
| CZ-2015-07             | <p>John Beeson for Reeves Partnership LP, Steve Short Liquidation, Louise M. Reeves, Candace Futrell, Tammy Holt and Susan Hall</p> <p>Jonesville Road and McKinney Road</p> <p>0559010102808, 0559010103200, 0559010103207, 0559010103211, and 0559010103212</p> <p>26.6 acres</p> <p>R-S to R-15</p>  | 27       | Approval   | Approval  |          |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p>    a) Property would be used for a 71 lot subdivision.</p> <p>    b) Sewer is available within 8 feet of the property.</p> <p>    c) The area is growing and the applicant is excited about the area.</p> <p>    d) Access would be available on Jonesville Road and McKinney Road.</p> <p><u>Speakers Against</u></p> <p>1) Traffic is a hazard to children, roads can't handle additional 71 lots.</p> <p>2) Multiple half-filled developments within 2 miles are an eyesore.</p> <p>3) Concerned about the density and ability to maintain the larger home character of the area and home values.</p> <p>4) Providence Square neighborhood worried about encroachment from neighbors and close proximity to their neighborhood.</p>  |          |            |           |          | <p><b>Petition/Letter For:</b><br/>None</p> <p><b>Against:</b><br/>None</p> |
| <b>Staff Report</b>    | <p>The subject properties are a combined 26.6 acres consisting of five parcels. The parcels are mostly undeveloped with four residential structures locate on two of the four parcels. There is approximately 190 feet of frontage along Jonesville Road and approximately 1,145 feet of frontage along McKinney Road providing access to the subject parcels.</p> <p>The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p> |          |            |           |          |   |

**Planning Report**

**DOCKET NUMBER:** CZ-2015-07

**APPLICANT:** John Beeson for Reeves Partnership LP, Steve Short Liquidation, Louise M. Reeves, Candace Futrell, Tammy Holt and Susan Hall

**PROPERTY LOCATION:** Jonesville Road and McKinney Road

**PIN/TMS#(s):** 0559010102808, 0559010103200, 0559010103207, 0559010103211, and 0559010103212

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 26.6

**COUNCIL DISTRICT:** 27 - Kirven

**ZONING HISTORY:** The subject parcels were zoned R-S, Residential Suburban in June 1991 as part of Area 7.

**EXISTING LAND USE:** Off Jonesville Rd and Baughman Ct (0559010102808) - Vacant  
Off Jonesville Rd (0559010103200) - Vacant  
26414 McKinney Rd (0559010103207) – Single section manufactured home  
508 McKinney Rd (0559010103207) – Single family residence  
510 McKinney Rd (0559010103207) – Duplex residence  
Off Mckinney Rd (0559010103211) - Vacant  
525 McKinney Rd (0559010103212) – Single family residence

**AREA CHARACTERISTICS:**

| Direction | Zoning      | Land Use   |
|-----------|-------------|--|
| North     | R-S         | Single family residence and single family residential subdivision (Collinsbrooke Mill) |
| East      | R-12<br>R-S | Single family residential subdivision (Providence Square)<br>Single family residence   |
| South     | R-S         | Right of way for Jonesville Road; further west is single family residential            |
| West      | R-S         | Single family residence and undeveloped land   |

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** No immediate access to sewer. Properties could be annexed into Metro Sewer service area and with an additional easement sewer would be available.

**IMAGINE GREENVILLE:** **Residential Land Use 2** - Ideal density ranges from 3 units per acre to 6 units per acre

**AREA PLAN:** Scuffletown Road

**DENSITY:**

| Zoning          | R-S (Current) | R-15 (Requested) |
|-----------------|---------------|------------------|
| Allowable Units | 46            | 77               |
| Density         | 1.74/acre     | 2.90/acre        |

**ROADS:**

Jonesville Road: Two lane State-maintained minor collector  
McKinney Road: Two lane County-maintained residential

**TRAFFIC:**

No traffic count stations on Jonesville Road or McKinney Road

**SUMMARY:**

The subject properties are a combined 26.6 acres consisting of five parcels. The parcels are mostly undeveloped with four residential structures locate on two of the four parcels. There is approximately 190 feet of frontage along Jonesville Road and approximately 1,145 feet of frontage along McKinney Road providing access to the subject parcels.

The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant did not list a proposed use on their application.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have impacts typical for a suburban residential growth area. Surrounding uses include similar or more intense residential zoning consistent with the future land use recommendations in the Scuffletown Road plan. As additional residential development continues to increase in this area and planning future improvements to infrastructure must be considered including transportation, sewerage, and stormwater management. Based on these reasons, staff recommends approval of the application to rezone from the R-S district to the R-15 district.

**STAFF RECOMMENDATION:** Approval

