

Zoning Docket from January 28, GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-08	John E. Shaw for Sara J. Lambert 125 Farris Bridge Road B015000200100 9.64 acres R-12 to R-M10 & C-3	19	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p>a) Property is under contract for a 36 unit multi-family project. Project to be subsidized, but not "Section 8" housing. Units would have specific application criteria. Company developing project out of Alabama has 98% occupancy rate in other similar projects.</p> <p>b) Negotiating with a discount grocer for commercial area.</p> <p>c) Will be similar to 36 units constructed north across Berea Heights Rd.</p> <p>d) Units would have specific application standards</p> <p><u>Speakers Against</u></p> <p>1) Property values stagnant for single family homes in the area.</p> <p>2) 12 apartment complexes within one mile of the subject property (many of them with vacancies).</p> <p>3) Public safety concerns with multi-family development. Lots of emergency calls in the area due to multi-family development and low income housing. Law enforcement cannot handle current call volume.</p> <p>4) Single-family development would promote more neighborhood pride than multi-family development.</p> <p>5) Other nearby vacant commercial buildings could be used for discount store.</p> <p>6) Endangered Red Shoulder Hawk living on the property.</p>					<p>Petition/Letter For: None</p> <p>Against: Petition (99 signatures)</p>
Staff Report	<p>The subject property is a 9.64 acre parcel of undeveloped property on the southwest corner of the intersection between Farris Bridge Road and Berea Heights Road. The parcel has approximately 535 feet of frontage along Farris Bridge Road and approximately 445 feet of frontage along Berea Heights Road.</p> <p>The subject parcel is zoned R-12 (Single Family Residential); this application is requesting to rezone a 7.0 acre portion of the property to R-M10 (Multifamily Residential) and the remaining 2.64 acre portion of the property to C-3 (Commercial). The principal use of land (for R-M10) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-08

APPLICANT: John E. Shaw for Sara J. Lambert

PROPERTY LOCATION: 125 Farris Bridge Road

PIN/TMS#(s): B015000200100

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential and C-3, Commercial

ACREAGE: 9.64

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was zoned R-12, Single-Family Residential in April 1972 as part of Area 3. A request to rezone a portion of the subject property to C-1, Commercial was denied by County Council on October 2, 2007.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3 R-M20	Right of way for Farris Bridge Road; further north is Commercial and Single family residential development (Farris Bridge Forty subdivision)
East	O-D R-12	Single family residential development (Berea Heights subdivision)
South	R-12	Single family residential development (Berea Heights subdivision)
West	R-M20	Right of way for Berea Heights Road; further west is undeveloped

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Berea Sewer District

IMAGINE GREENVILLE: **Community Corridor (Farris Bridge Road)** - near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

Residential Land Use 3 - Ideal density of 6 or more units per acre

AREA PLANS:

White Horse Road Corridor Plan - Suburban Residential; Northwest Area Plan, Phase 1.

DENSITY:

Zoning	R-12 (Current)	R-M10 (Requested)
Allowable Units (7 acres)	25	70
Density	3.6 units/acre	10 units/acre

ROADS:

Farrs Bridge Road: Five lane State-maintained minor arterial
Berea Heights Road: Two lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Farrs Bridge Road	500' NW	12,900	13,100 (+2%)	13,000 (+1%)

SUMMARY:

The subject property is a 9.64 acre parcel of undeveloped property on the southwest corner of the intersection between Farrs Bridge Road and Berea Heights Road. The parcel has approximately 535 feet of frontage along Farrs Bridge Road and approximately 445 feet of frontage along Berea Heights Road.

The subject parcel is zoned R-12 (Single Family Residential); this application is requesting to rezone a 7.0 acre portion of the property to R-M10 (Multifamily Residential) and the remaining 2.64 acre portion of the property to C-3 (Commercial). The principal use of land (for R-M10) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

CONCLUSION:

It is staff’s opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is located between two significant commercial intersections with Farrs Bridge Road: White Horse Road and the Sulphur Springs/ W. Parker Road intersections. Both of these intersections have significant capacity and infrastructure to grow commercial opportunities. The subject is currently buffered from these intense commercial areas by single family residential, multifamily residential (to be developed to the west of the subject), low intensity commercial across Farrs Bridge, as well as the Old Berea School (zoned O-D). This location would serve well for residential use into the future, either at the surrounding or higher density to match the mentioned eminent development to the west. Based on these reasons, staff recommends denial of the application to rezone from the R-12 district to the R—M10 and C-3 districts.

STAFF RECOMMENDATION: Denial

