

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-23	John Beeson for Mark III Properties, Inc. Griffin Mill Road and Reedy Fork Road 0593030103904, 0593030104000, and 0593030104200 R-S to R-15 81.5 acres	28	Approved	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Subdivision of 212 properties single family housing. 35-40% common area. b) House prices range from \$170-225k c) One location for egress and ingress off Griffin Mill Road with a back drive for emergency vehicles coming off Reedy Fork Road. SCDOT needs to approve drive locations and their maybe a second drive location unknown at this time. d) Developer has spoken to Reedy Fork Baptist Church and few other property owners. e) Property has restrictions due to existing watershed and flood areas are being addressed. <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> 1) Adjacent property owner <ol style="list-style-type: none"> a) Moved to country because of large development. b) Concerned with runoff to property and may cause undue stress to pond and dam located on his property. c) Developer needs to address the emergency road that is near his pond and property. 					<p>Petition/Letter</p> <p><u>For:</u> 1</p> <p><u>Against:</u> 1</p>
Staff Report	<p>The subject property is 81.5 acres over four parcels of undeveloped property on the south side of I-185 with a small portion of a parcel (0593030104000) on the North side of I-185. The subject property has 3,920 feet of road frontage. It is unclear if the portion of parcel on north side of I-185 is to be developed, if so proper access will need to be provided.</p> <p>The subject properties is zoned R-S, Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. This application is requesting to rezone the property to R-15, Residential, with a maximum of 2.9 dwellings units per acre. This residential district is 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 this district 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 district.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-23

APPLICANT: John Beeson for Mark III Properties, Inc.

PROPERTY LOCATION: Griffin Mill Road and Reedy Fork Road

PIN/TMS#(s): 0593030103904, 0593030104000, 0593030104200, and 0593030104201

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 81.5

COUNCIL DISTRICT: 28-Payne

ZONING HISTORY: The parcel was zoned R-S, Residential-Suburban, in May 1971 as part of Area 2. A request to rezone property directly across Griffin Mill Road from R-S, Residential-Suburban to R-15, Residential, (CZ-2006-20) was denied by County Council on April 2, 2006.

EXISTING LAND USE: Vacant

AREA CHARACTERISTI:

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-S	Vacant, Single-Family Residential
South	R-S	Single-Family Residential
West	R-S	Vacant, Single-Family Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District

FUTURE LAND USE: The subject property is designated within the Imagine Greenville Future Land Use Map shows the subject property as *Residential Land Use 3*, which prescribes an ideal density of six (6) or more units per acre.

DENSITY:

Zoning	R-S (Current)	R-15 (Requested)
Density	1.7 units/acre	2.9 units/acre
Allowable Units (81.5 acres)	138	236

ROADS: Griffin Mill Road: Rural Major Collector
Reedy Fork Road: Rural Major Collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Griffin Mill Road	500' NW	1,150	1,150 (0%)	1,300 (+13%)

SUMMARY:

The subject property is 81.5 acres over four parcels of undeveloped property on the south side of I-185 with a small portion of a parcel (0593030104000) on the north side of I-185. The subject property has 64 feet fronting Reedy Fork Road; 1,034 feet of road frontage to Griffin Mill Road; and 2,376 feet of frontage of the south side of I-185. It is unclear if the portion of parcel on north side of I-185 is to be developed, and if so, proper access would need to be provided.

The subject property is currently zoned R-S, Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

This application requests to rezone the property to R-15, Single-Family Residential, with a maximum density of 2.9 dwellings units per acre. This residential district is 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 this district 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 district.

CONCLUSION:

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The future land use map clearly shows this area to develop towards the requested density. A successful request would represent the furthest extent for this prescribed density. It should be noted that this property in particular may have significant natural resources including waterways to address as the site is developed. Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Residential Suburban, to R-15, Single-Family Residential.



