

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-09	Paul J. Harrison, Bluewater Civil Design, LLC for Regenia T. Brashier, Richard Snipes, Rita S. Manning and Riddle Family Number 9, LLC 2220 Standing Springs Road, Fork Shoals Road and Quartz Circle 0583010100607, 0583020101105, 0583020101900 and 0583020101003 R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Denial 1/25/17	Held 2/6/17; Next: TBD	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Public sewer and water available • Believes this area is growing • Good idea for single-family homes • Fits into the Future Land Use Map designation <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Could build almost 400 units • Concerned about traffic • Opposed to rezoning <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned over roads crumbling • Concerned over the increased traffic, traffic already heavy at certain times of the day • Concerned about water quality in lake on property • Concerned of house value and type of housing <p>List of meetings with staff: December 7, 2016</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 110.9 acres of property located on Fork Shoals Road approximately 0.2 miles north of the intersection of Fork Shoals Road and I-185. The parcel has approximately 460 feet of frontage along Fork Shoals Road, 160 feet of frontage along Standing Springs Road and 1020 feet of frontage along Quartz Circle.</p> <p>The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is surrounded by Single-Family Residential land uses. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.</p> <p>The applicant states the proposed land use is for single-family residential.</p>					

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	<p>Following the advertisement of this rezoning case, the applicant requested that one parcel (0583020101900) be removed from the rezoning request due to a dispute of ownership. The parcel requested to be removed is 7.8 acres.</p> <p>It is Staff's opinion R-12, Single-Family Residential is consistent with the surrounding land uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p> <p>Following the advertisement of this rezoning case, the applicant requested that parcel 0583020101900 be removed from the rezoning request due to a dispute of ownership. The parcel requested to be removed is 7.8 for a total of 103.1 acres.</p>
P&D	At the Planning and Development meeting on February 7, 2017 the committee placed CZ-2017-09 on hold per the applicant's request to have additional time to look into concerns of traffic.

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Planning Report

DOCKET NUMBER: CZ-2017-09

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Regenia T. Brashier, Richard Snipes, Rita S. Manning and Riddle Family Number 9, LLC

PROPERTY LOCATION: 2220 Standing Springs Road, Fork Shoals Road and Quartz Circle

PIN/TMS#(s): 0583010100607, 0583020101105, 0583020101900 and 0583020101003

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 110.9

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential, vacant wooded and vacant pasture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-M20	single-family residential, Church (Southern Methodist) and vacant wooded
East	R-S and R-M20	single-family residential
South	R-S	single-family residential and vacant wooded
West	R-S	single-family residential and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 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	Total Units
Current	R-S	1.7 units/acre	110.9	188 units
Requested	R-12	3.6 units/acre		399 units

A successful rezoning may add up to 211 dwelling units.

ROADS: Fork Shoals Road: two-lane State-maintained major collector
Standing Springs Road: two-lane State-maintained minor collector
Quartz Circle: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Fork Shoals Road, Standing Springs Road and Quartz Circle.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 110.9 acres of property located on Fork Shoals Road approximately 0.2 miles north of the intersection of Fork Shoals Road and I-185. The parcel has approximately 460 feet of frontage along Fork Shoals Road, 160 feet of frontage along Standing Springs Road and 1020 feet of frontage along Quartz Circle.

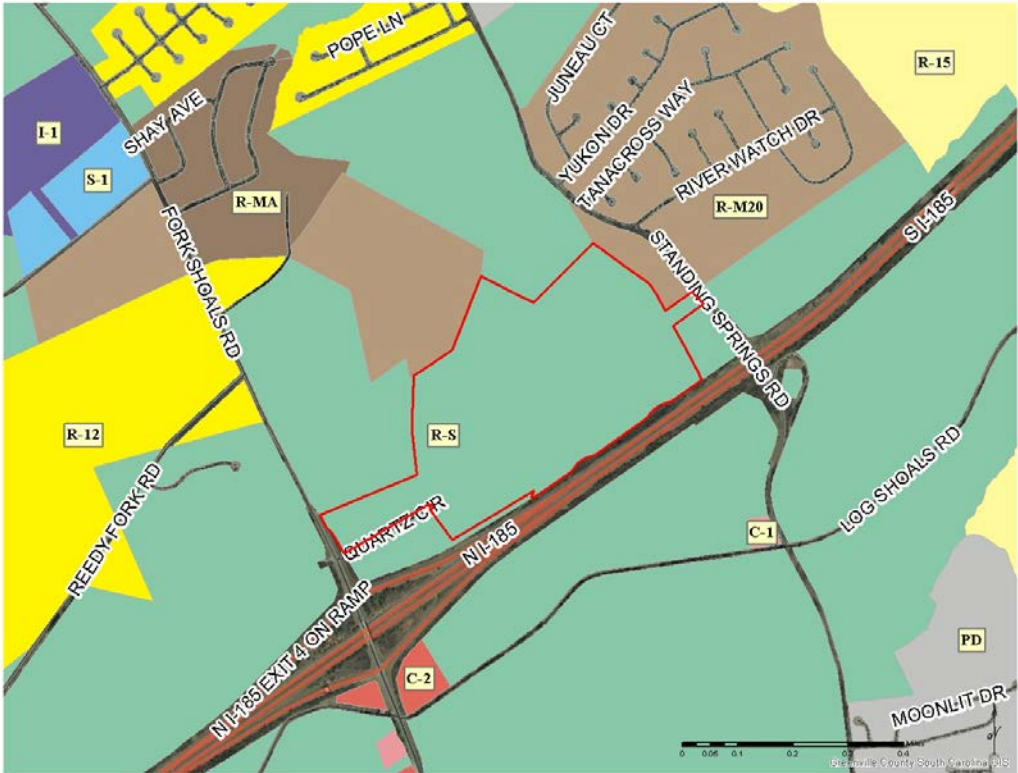
The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is surrounded by Single-Family Residential land uses. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.

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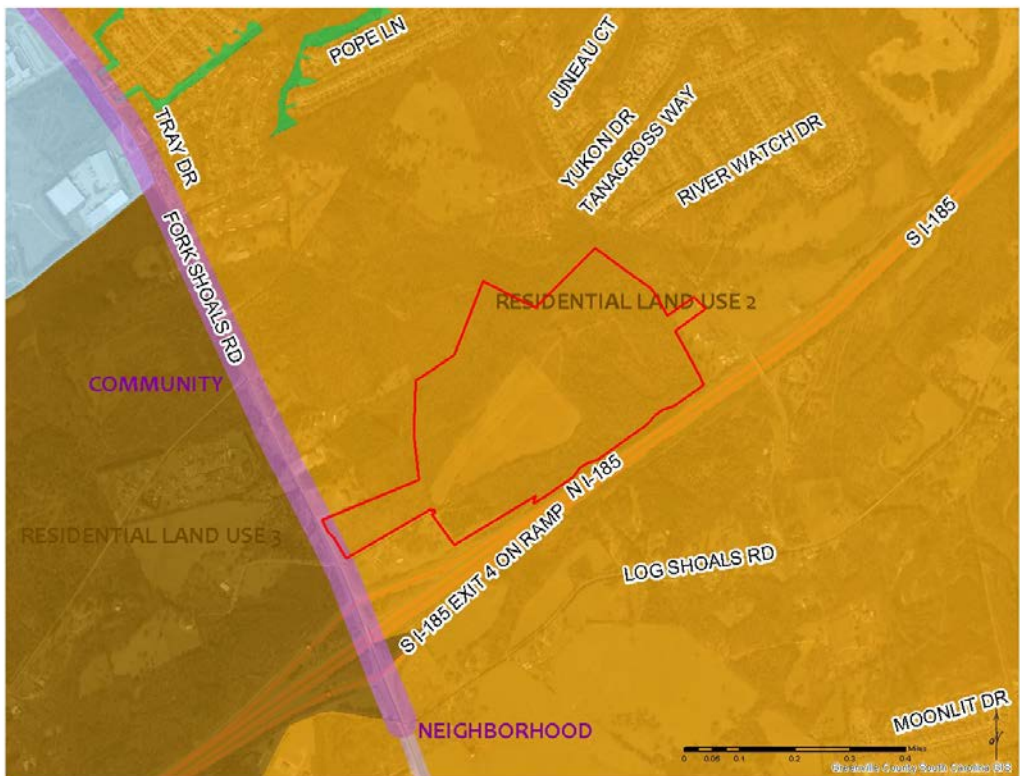
It is staff's opinion R-12, Single-Family Residential is consistent with the surrounding uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended denial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map