

Zoning Docket from October 15, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-66	Wendell L. Hawkins, Gray Engineering Consultants, Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal Furr Road 0609040100500 (portion) R-S, Residential Suburban to R-15, Single-Family Residential	26	Approval	Denial 10-24-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Fits well with the area and zoning • The proposed rezoning will connect with the R-15 subdivision to the south • Will meet all county requirements • Northern portion will not be rezoned • Traffic study will have to be done • Does not plan to develop the north portion of the parcel <p>2) Owner</p> <ul style="list-style-type: none"> • Currently own along with 6 other cousins • Taken 80 years for this property to be valuable • Would allow for more affordable housing in the area • Right to sell their property <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Most people in this area did not know about the rezoning • Homes are being developed on large acre lots • R-S zoning is mainly present throughout this area • Keep it as a rural setting • Infrastructure not available to support current developments or this new rezoning <p>2) Resident</p> <ul style="list-style-type: none"> • Residential area should remain rural • Moved to rural area for a reason • Affordable homes in this area have been on the market for years and have not been sold • Concern about safety, property values and if there are enough jobs and public transportation in the area to support affordable housing • Larger lots are more appropriate for this area <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 3 Present</p> <p>Against: 2 Emails 30 Present 202 Signed Petitions</p>
Staff Report	<p>ANALYSIS: The subject site is located on the southern side of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted</p>					

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	<p>South Greenville Area Plan. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 41 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 1,210 feet of frontage along Furr Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a subdivision.</p> <p>CONCLUSION:</p> <p>The subject site is located in an area with single-family residential and vacant wooded and pasture land uses are present. The surrounding zoning consists of R-S, Residential Suburban and R-15 and R-12, Single-Family Residential zoning. The South Greenville Area Plan recommends 2 to 3 units per acre for the southern portion of the parcel. Staff is of the opinion the requested rezoning of 2.9 units per acre is consistent with the South Greenville Area Plan and the surrounding zoning and land uses.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>
GCPC	<p>At the October 24, 2018 Planning Commission meeting the Commission members voted to deny the request after a lengthy discussion due to the infrastructure not being able to support the development.</p>

DOCKET NUMBER: CZ-2018-66

APPLICANT: Wendell L. Hawkins, Gray Engineering Consultants, Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal

PROPERTY LOCATION: Furr Road

PIN/TMS#(s): 0609040100500 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 41

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There is currently a rezoning request of R-12, Single-Family Residential for this parcel, CZ-2018-51.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-S	vacant wooded land
South	R-S and R-15	single-family residential and vacant wooded and pasture land
West	R-S and I-1	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as *Transitional Residential* which prescribes 2 to 3 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	41	69 units
Requested	R-15	2.9 units/acre		118 units

A successful rezoning may add up to 49 dwelling units.

ROADS: Furr Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Piedmont Golf Course Road	6,330' NW	2,200	2,300 4.5%	3,100 35%

ANALYSIS:

The subject site is located on the southern side of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.

SUMMARY:

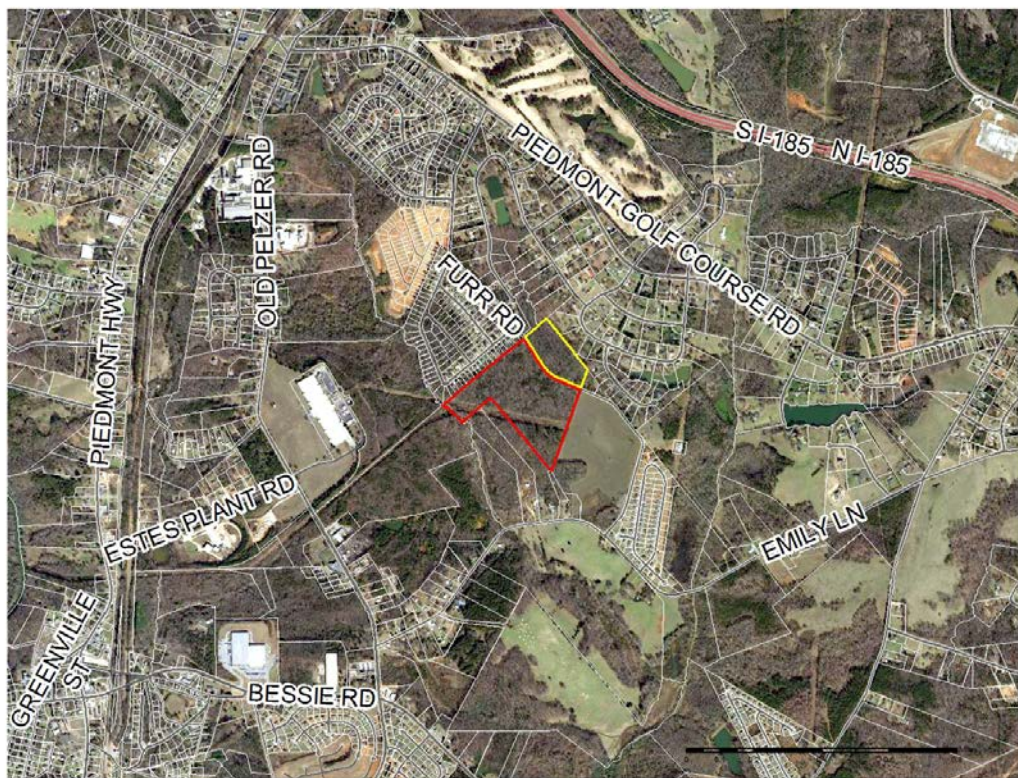
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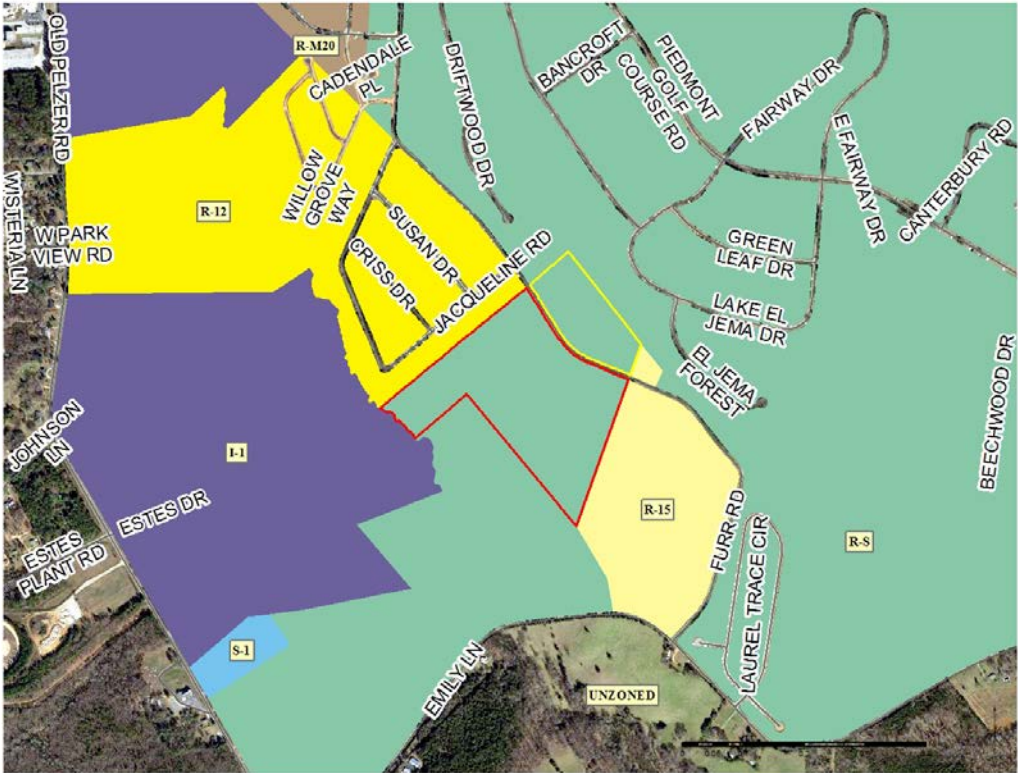
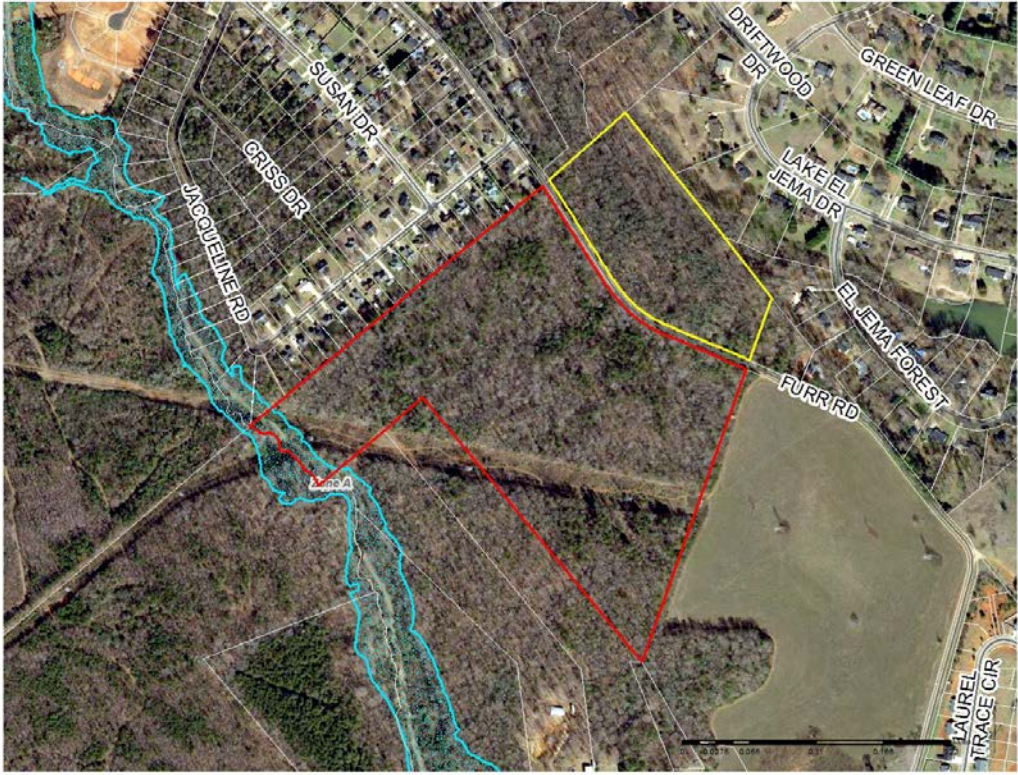
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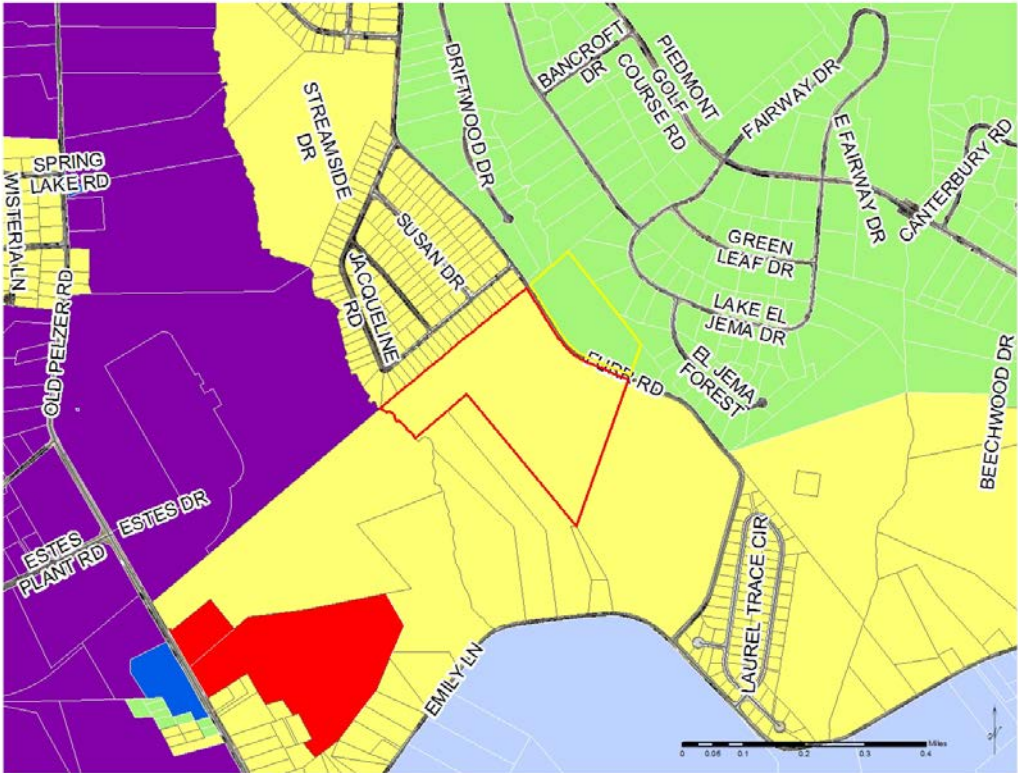
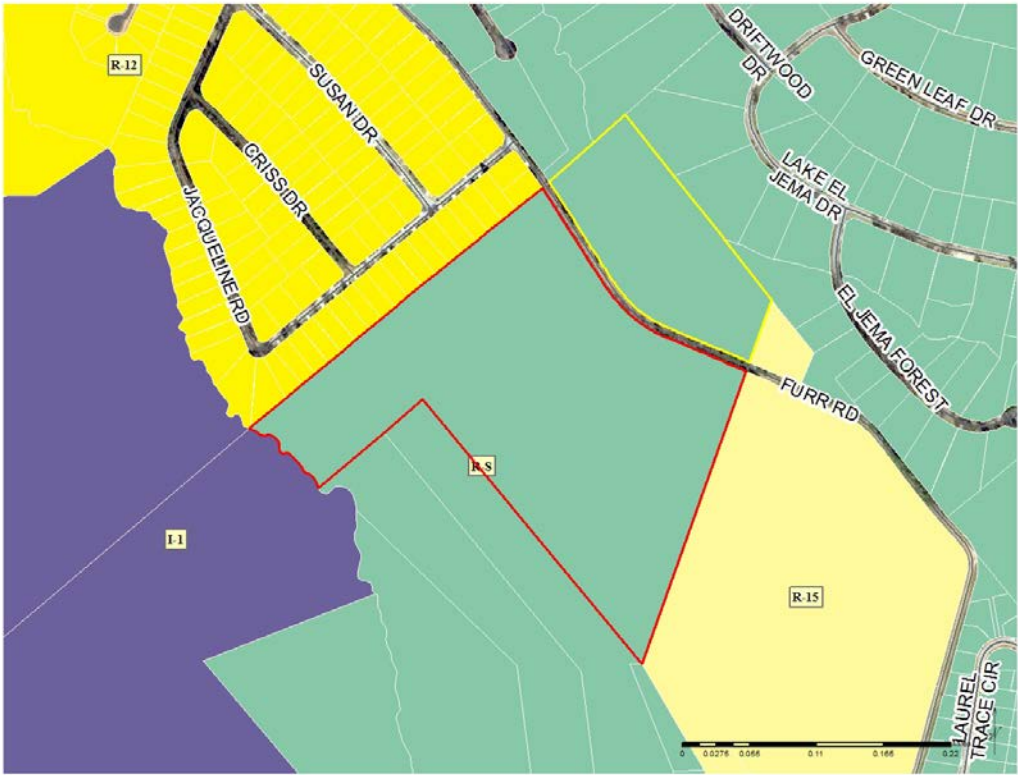
Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential. The Planning Commission recommended denial.



Aerial Photography, 2017



Zoning Map



Future Land Use Map