

**Zoning Docket from November 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-80	Anna T. Small, Co-Trustee for Theodore C. Theodorou Griffin Mill Road 0583020103200 R-S, Residential Suburban to R-15, Single-Family Residential	28	Denial	Approval 11-20-19	Held 12-2-19;  Next: 2-3-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• R-15 Zoning is in nearby area</li> <li>• Wants to put a residential subdivision on site</li> <li>• Water and sewer service requests have been submitted</li> <li>• Would increase allowed density from 52 lots to 88 lots</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Represents the homeowners of Ashmore Lakes Subdivision</li> <li>• Developer has not proven property values will not go down</li> <li>• Would destroy the wildlife ecosystem in the area</li> <li>• Nearby roads are too congested</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• One-lane bridge on Griffin Mill Road out</li> <li>• Terrible traffic in area</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Was attracted to the area for large lots</li> <li>• New subdivision should also have large lots</li> <li>• Wants to keep more trees</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• There is a lack of infrastructure in the area</li> <li>• Residents cannot easily get to work</li> <li>• Additional traffic would be a burden on people</li> </ul> <p>5) Resident</p> <ul style="list-style-type: none"> <li>• New subdivision would bring down property values</li> <li>• Nearby R-15 subdivision has already brought property values down</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>South Greenville Area Plan</u>, designated as <i>Service/Industrial</i>. The <i>Service/Industrial</i> designation allows for heavier commercial uses which may require storage in warehouses, wholesales and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and the I-1, Industrial zoning districts. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.</p> <p>In speaking with Greenville Area Development Corporation, they advised that, while the location is ideal for economic development, the size, shape, and constraints on the property overwhelm the</p>					

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	<p>benefits of the location. While it is not applicable for Service/Industrial uses, retail, higher density residential, or mixed uses could support nearby Service/Industrial uses, especially given that sewer is in place.</p> <p><b>SUMMARY:</b>          The subject parcel zoned R-S, Residential Suburban is 30.54 acres of property located on Griffin Mill Road approximately 0.47 miles southwest of the intersection of Fork Shoals Road and Interstate 185. The parcel has approximately 2,005 feet of frontage along Griffin Mill 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 single-family residential.</p> <p><b>CONCLUSION:</b>          The site, though adjacent to R-15, Single-Family Residential zoning is surrounded on three sides by R-S, Residential Suburban zoning. In the <u>South Greenville Area Plan</u>, the site is designated as <i>Service/Industrial</i>. However, constraints such as size, shape, and location of the property limit the ability to use this property successfully for service and industrial purposes, according to Greenville Area Development Corporation. Therefore, staff went back to the underlying <u>Imagine Greenville</u> Comprehensive Plan which recommended Residential Land Use 3 with 6 or more units per acre.</p> <p>Staff is of the opinion that the requested rezoning of R-15, Single-Family Residential would not meet the <u>South Greenville Area Plan</u> or the <u>Imagine Greenville</u> Comprehensive Plan. Staff believes that because it is located along Interstate 185, is near an access point, and has public sewer, a higher density or even commercial to support future <i>Service/Industrial</i> in this area may be a more appropriate zoning.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-15, Single-Family Residential.</p>
<b>GCPC</b>	<p>At the November 20, 2019 Planning Commission meeting, the Commission members voted to approve the applicant's request to R-15, Single-Family Residential because they were not comfortable with denying the request due to density.</p>
<b>P&amp;D Committee</b>	<p>At the December 2, 2019 Planning and Development Committee meeting the Committee voted to hold the docket due to concerns with density and the condition of the road.</p>

**Planning Report**

**DOCKET NUMBER:** CZ-2019-80

**APPLICANT:** Anna T. Small, Co-Trustee for Theodore C. Theodorou

**PROPERTY LOCATION:** Griffin Mill Road

**PIN/TMS#(s):** 0583020103200

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

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

**ACREAGE:** 30.54

**COUNCIL DISTRICT:** 28 - Tripp

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant land
South	R-S and R-15	single-family residential and public utility
West	R-S	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 *Service/Industrial*.

**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	30.54	51 units
Requested	R-15	2.9 units/acre		88 units

A successful rezoning may add up to 37 dwelling units.

**ROADS:** Griffin Mill Road: two-lane State-maintained minor collector

Location of Traffic Count	Distance to Site	2011	2014	2018
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**TRAFFIC:**

Griffin Mill Road	283' S	1,150	1,350 +17.4%	1,750 +29.6%
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**ANALYSIS:**

The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*. The *Service/Industrial* designation allows for heavier commercial uses which may require storage in warehouses, wholesales and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and the I-1, Industrial zoning districts. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

In speaking with Greenville Area Development Corporation, they advised that, while the location is ideal for economic development, the size, shape, and constraints on the property overwhelm the benefits of the location. While it is not applicable for *Service/Industrial* uses, retail, higher density residential, or mixed uses could support nearby *Service/Industrial* uses, especially given that sewer is in place.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 30.54 acres of property located on Griffin Mill Road approximately 0.47 miles southwest of the intersection of Fork Shoals Road and Interstate 185. The parcel has approximately 2,005 feet of frontage along Griffin Mill Road. The applicant is requesting to rezone the property to R-15, Single-family Residential.

**CONCLUSION:**

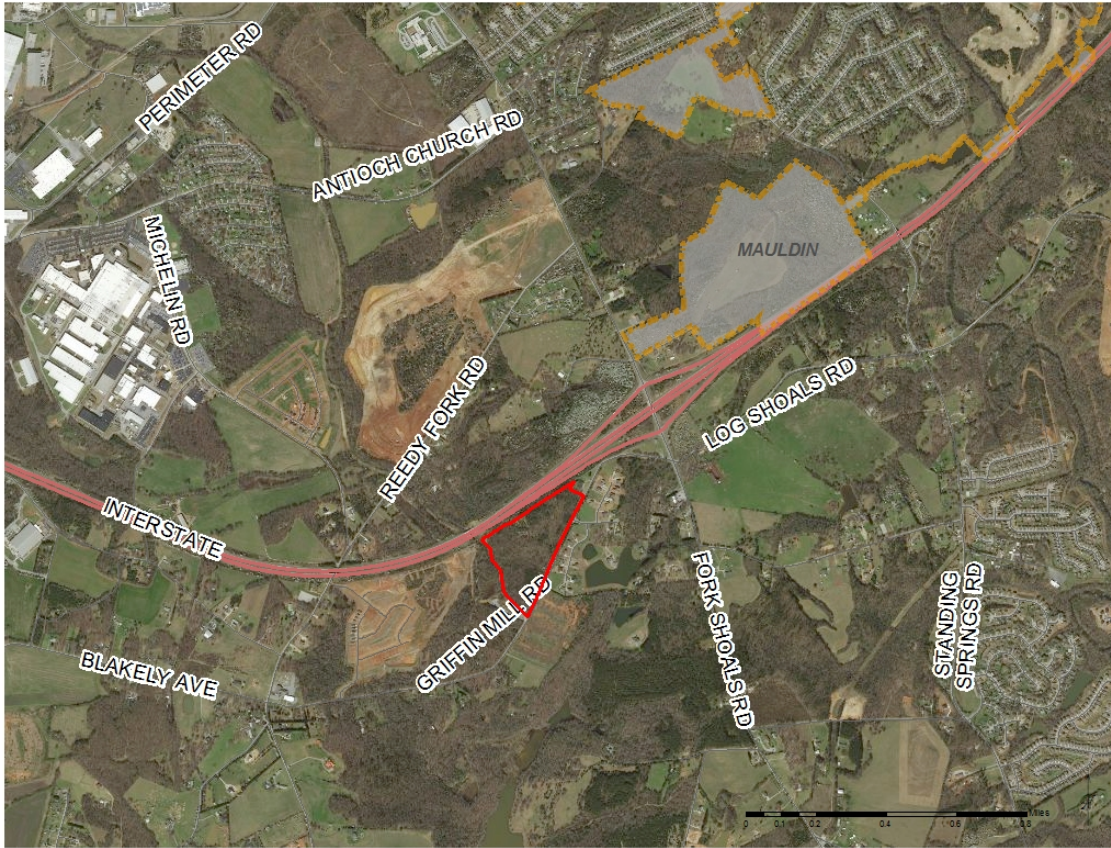
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Staff is of the opinion that the requested rezoning of R-15, Single-Family Residential would not meet the South Greenville Area Plan or the Imagine Greenville Comprehensive Plan. Staff believes that because it is located along Interstate 185, is near an access point, and has public sewer, a higher density or even commercial to support future *Service/Industrial* in this area may be a more appropriate zoning.

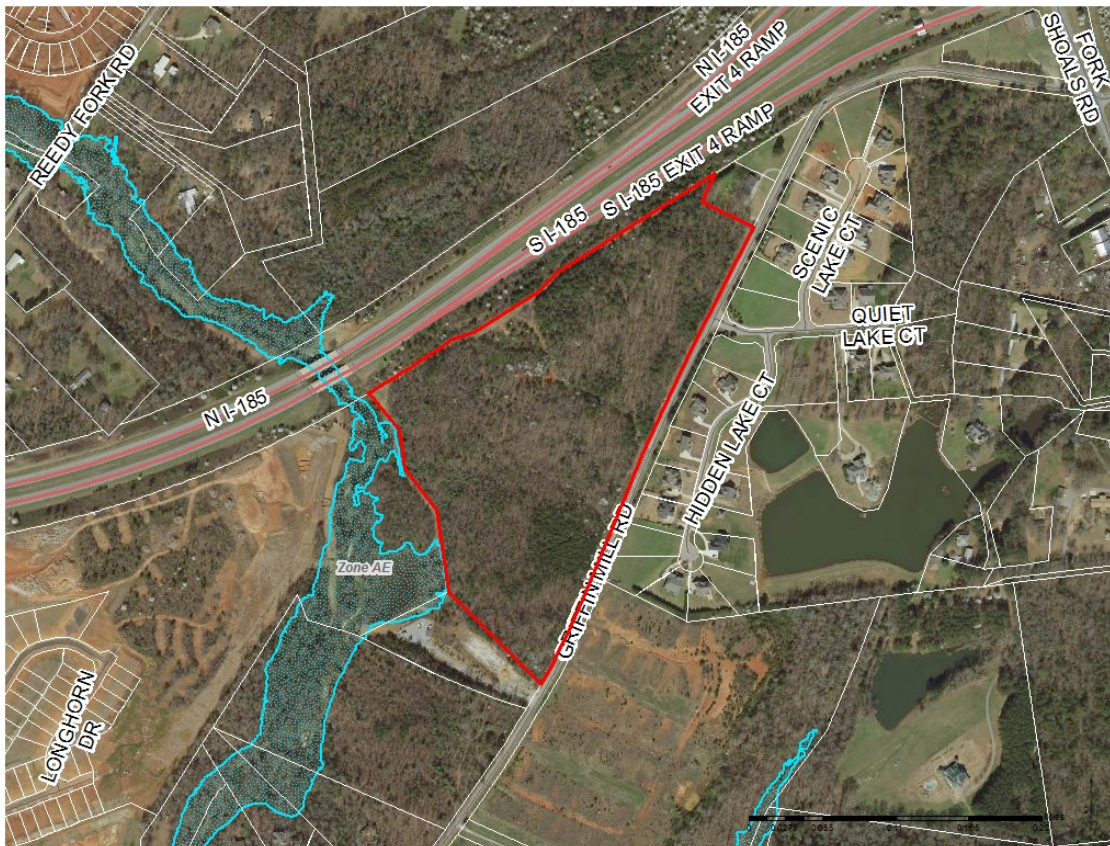
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**STAFF RECOMMENDATION:** Denial

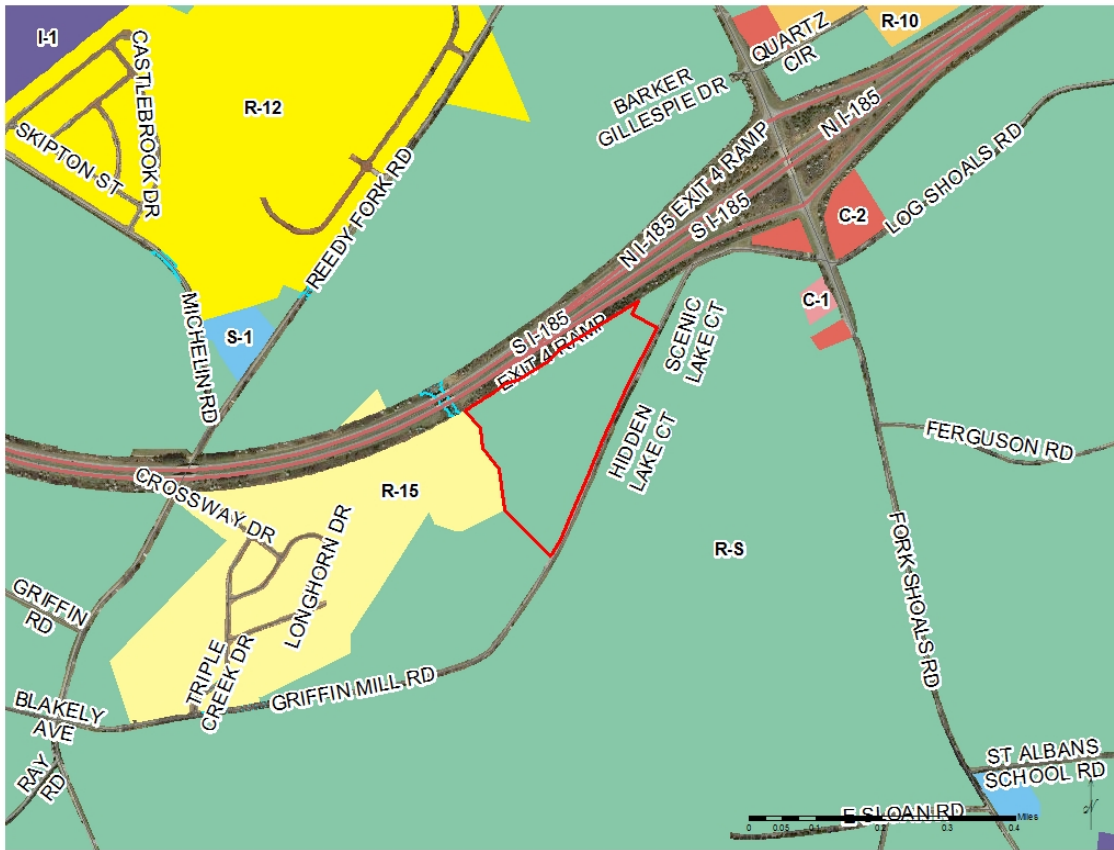




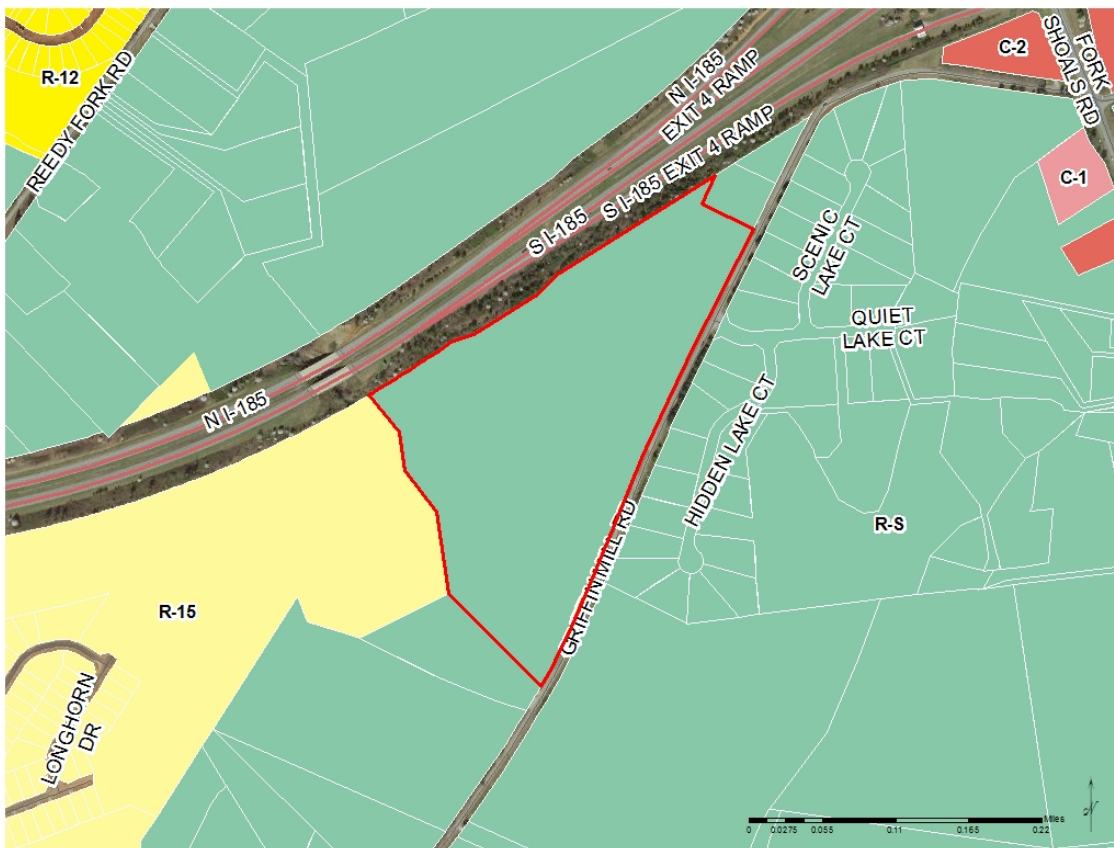
Aerial Photography, 2019

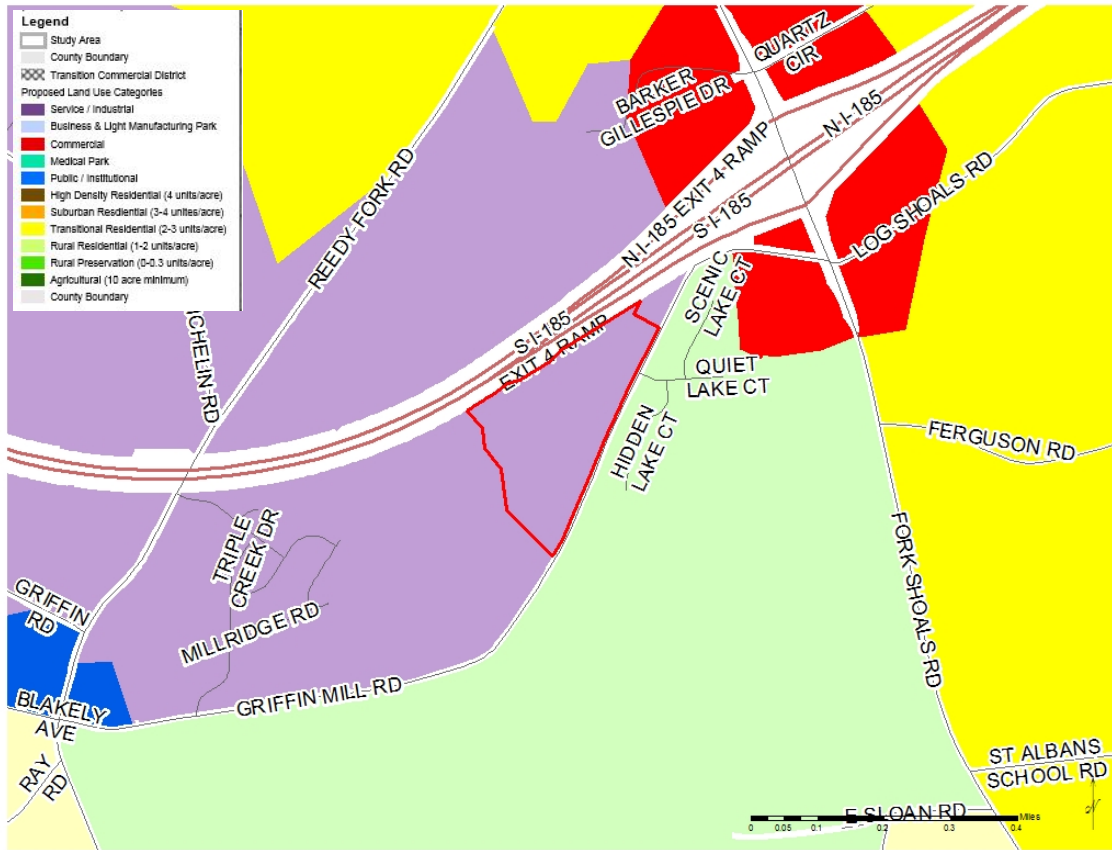






Zoning Map





South Greenville Area Plan, Future Land Use Map