

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-02	Matthew G. Chasteen for William R. Coker Davis Road 0595020102700 and 0595020102800 R-R1, Rural Residential to R-S, Residential Suburban	26	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Cannot get developers interested in R-R1 • Wants to sell to developer to get more money • Owner will continue to live on same land • Wants respectful development in the area <p>2) Attorney</p> <ul style="list-style-type: none"> • Near recent rezoning for BTB • Adding new jobs creates a need for more houses <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Lives in Trollingwood subdivision, which is on well and septic • Drainage flowing downstream is a concern • Area has traffic problems and road drainage issues • Infrastructure is inadequate • Environmental impact would be too much <p>2) Resident</p> <ul style="list-style-type: none"> • Objects to smaller lots and smaller homes • His own house has lost value recently • Will applicants control the outcomes and impacts of development? <p>3) Resident</p> <ul style="list-style-type: none"> • Construction can cause trash • Does not want wildlife in area to be disturbed <p>4) Resident</p> <ul style="list-style-type: none"> • Area is rural • The low spot at the nearby intersection floods <p>5) Resident</p> <ul style="list-style-type: none"> • Site will drain into lake on their property • Had to dredge the lake last year, which is costly. <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan and is designated as <i>Residential Land Use 1</i>, which has an ideal density of 0.3 to 3 units per acre. This parcel is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. The <i>Rural Preservation</i> designation represents areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses. The property is</p>					

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	<p>not along a bus route, and sidewalks are not present in this area. Additionally floodplain is not present on the site and there are no known historic resources on this site, nor are there any significant environmental or cultural features. There are also no schools located within 1 mile of this site.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-R1, Rural Residential is 44.5 acres of property located on Davis Road, approximately 1.25 miles east of the intersection of Augusta Road and Garrison Road. The parcel has approximately 700 feet of frontage along Davis Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for a Single-family residential development.</p> <p>CONCLUSION</p> <p>The property is surrounded by R-R1, Rural Residential and R-R3, Rural Residential zoning districts. The <u>Imagine Greenville County</u> Comprehensive Plan allows of 0.3 to 3 units per acres under the <i>Residential Land Use 1</i> designation, however the more recent <u>South Greenville Area Plan</u> designates the subject site as <i>Rural Preservation</i>, which is intended for large lot single-family development. Staff is of the opinion that the current zoning is in conformance with the <u>South Greenville Area Plan's</u> Future Land Use designation and that the requested rezoning does not conform with this designation.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.</p>
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to deny the applicant's request to R-S, Residential Suburban.

ZONING HISTORY: The parcels were originally zoned R-R1, Rural Residential in August 2000, as part of Area 14. There are no previous rezoning cases for these parcels.

EXISTING LAND USE: vacant pasture and wooded land

AREA CHARACTERISTICS:

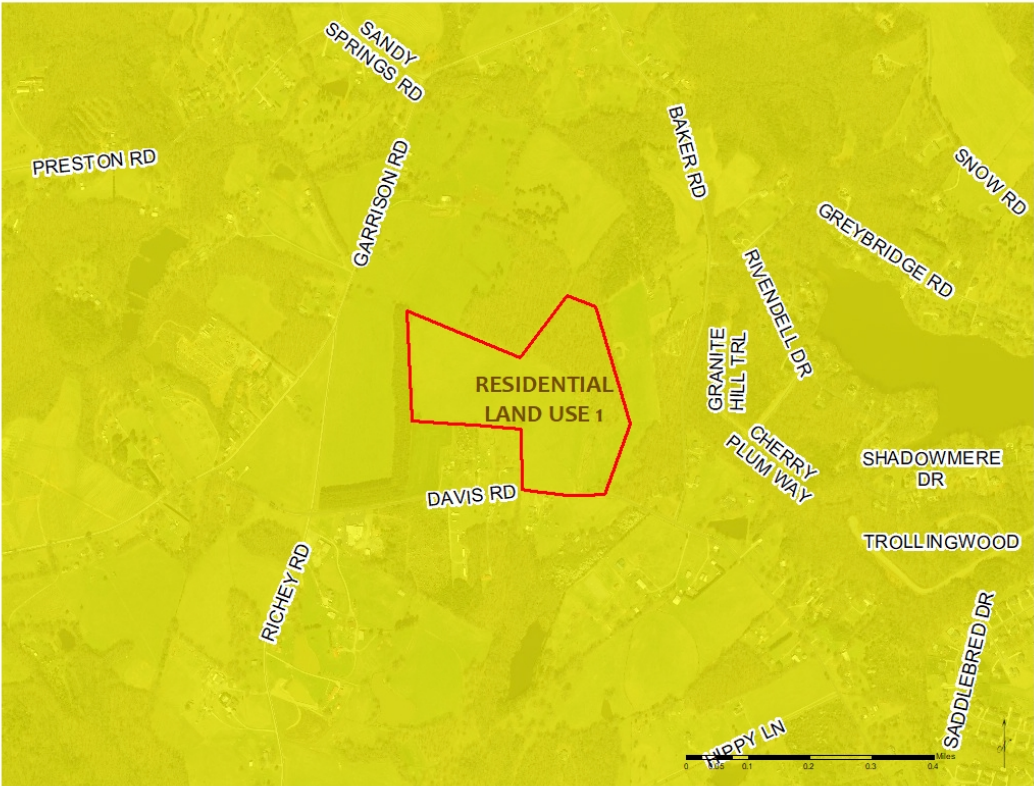
Direction	Zoning	Land Use
North	R-R1	single-family residential
East	R-R1	single-family residential
South	R-R3	single-family residential
West	R-R1	single-family residential

WATER AVAILABILITY: Well

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE

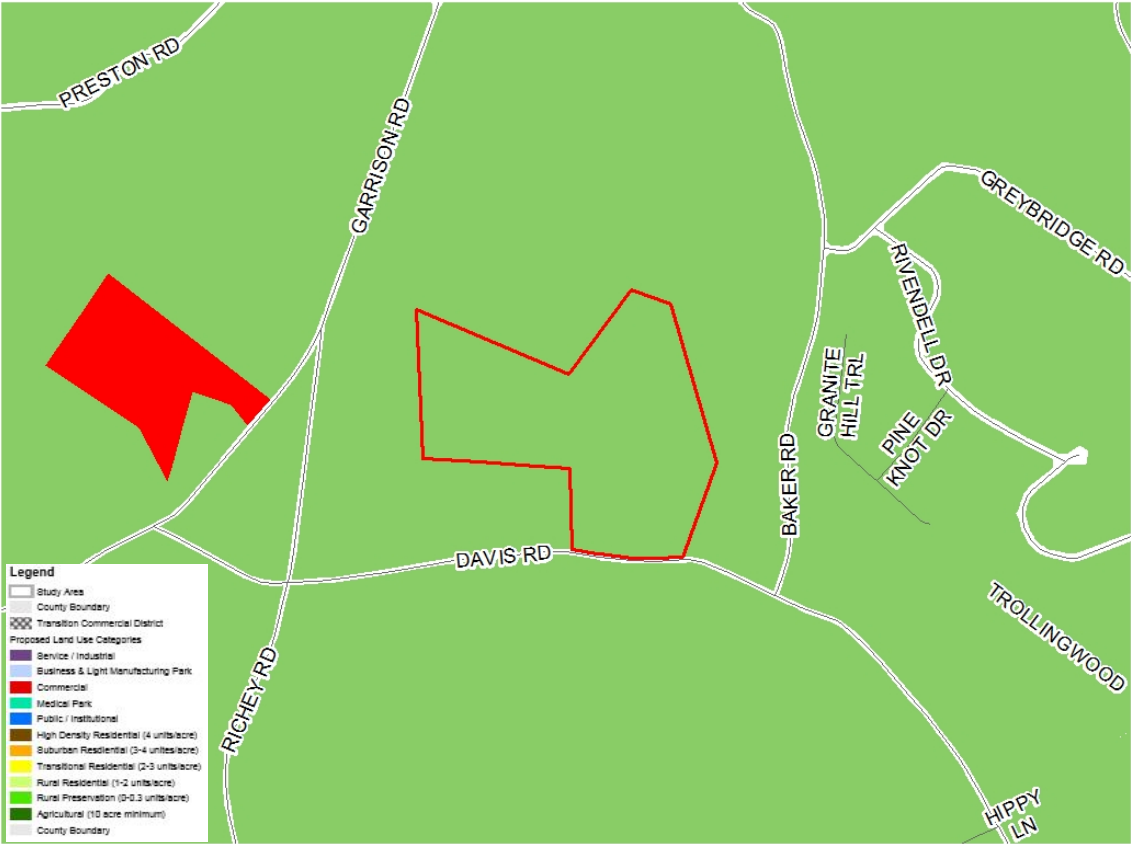
COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as *Residential Land Use 1*, which has an ideal density of 0.3 to 3 units per acre.



Imagine Greenville County, Future Land Use Map

AREA AND COMMUNITY PLANS:

This parcel is a part of the South Greenville Area Plan, where it is designated as *Rural Preservation*. The *Rural Preservation* designation represents areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses.



South Greenville Area Plan, Future Land Use Map

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-R1	1 unit per acre	44.5	44 units
Requested	R-S	1.2 units/1 acre		53 units

A successful rezoning may add up to 9 dwelling units.

ROADS AND TRAFFIC:

Davis Road: two-lane County-maintained Minor Collector. The parcel has approximately 700 feet of frontage along Davis Road, and is located 1.25 miles east of the intersection of Augusta Road

and Garrison Road. Additionally, this parcel is not along a bus route, and sidewalks are not present in this area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Garrison Road	3,800' NW	1,900	1,400 -26.3%	2,200 +57.1%

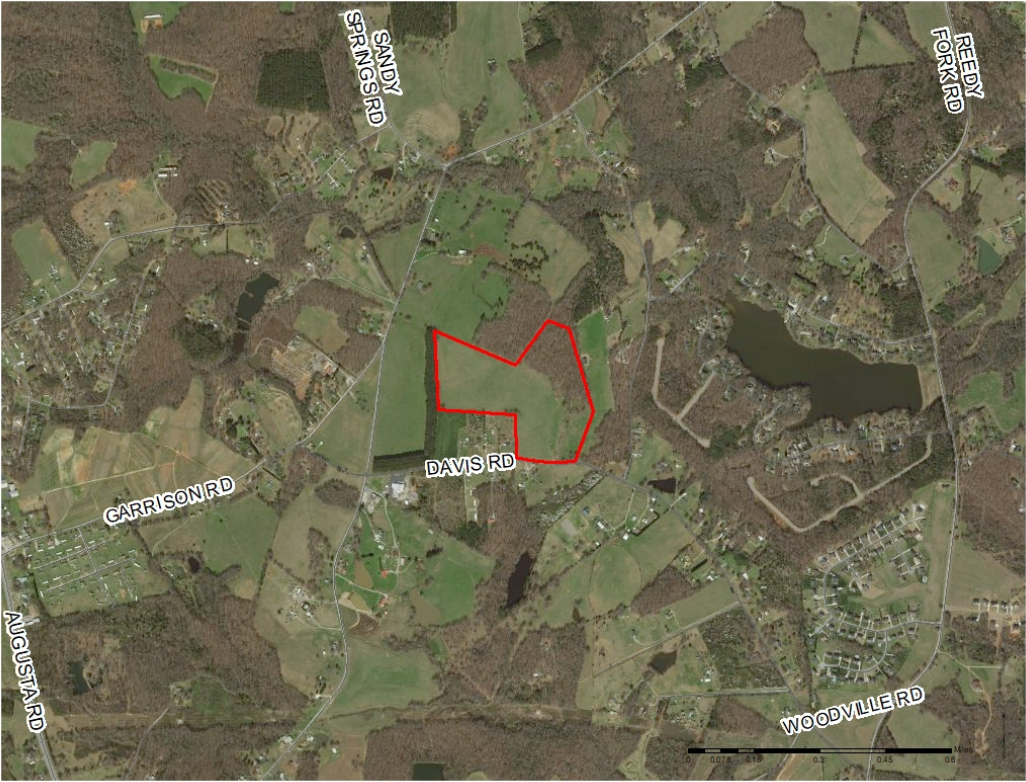
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. However, a portion of the site does contain a significantly wooded area. There are additionally no schools located within 1 mile of this site.

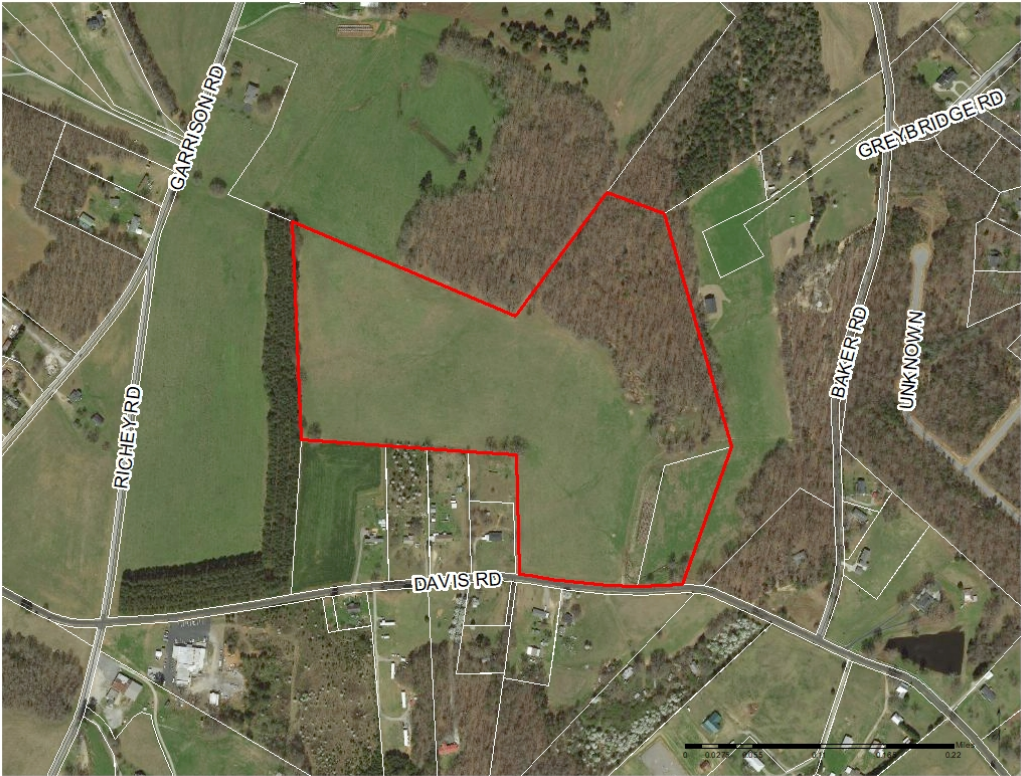
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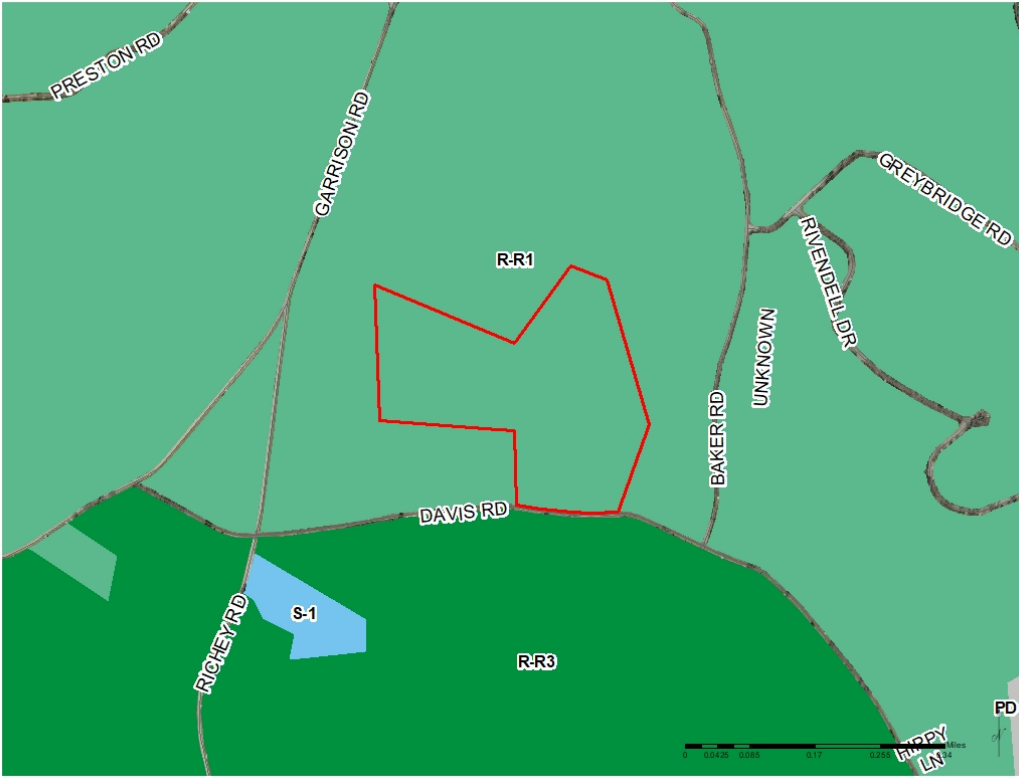
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STAFF RECOMMENDATION: Denial



Aerial Photography, 2019





Zoning Map

