

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-22	John Beeson, Mark III Properties, Inc. for Martha Diane Hubbard and Rebecca Lynn White 846 and 900 Fairview Road 0566010102900 R-S, Residential Suburban to R-10, Single-family Residential	26	Approval	Approval 4-22-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Site been on market for some time because of site challenges; proposing to use southeast corner of site for development and remainder as open space; TIS completed – no improvements needed for Fairview Rd; requested higher zoning fits with <i>Plan Greenville County</i>; 120 units <p><u>Speakers Against:</u> 1) none</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is present along the northern border of the site, and though there are no known historic resources on the site, there are some areas with significant stands of trees, along with a pond and a creek on the site. In addition, overhead power lines bisect the site. There are no schools located nearby. Additionally, the property is not along a bus route, nor are there any sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 1.16 acres of property located on Fairview Road approximately 1.3 miles south of the intersection of Fairview and Harrison Bridge roads. The subject parcel has 1,210 feet of road frontage along Fairview Road. The applicant is requesting to rezone the property to R-10, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a Single-family Residential Subdivision.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Neighborhood</i>. Areas with this designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Additionally, the Comprehensive Plan suggests that these areas may be suitable for a density of 3 to 5 dwelling units per acre. This rezoning request for R-10, Single-family Residential is in line with this ideal density, as R-10 permits a maximum density of 4.4 dwelling units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-family Residential.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-10, Single-family Residential.					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-22

APPLICANT: John Beeson, Mark III Properties, Inc. for Martha Diane Hubbard and Rebecca Lynn White

PROPERTY LOCATION: 846 and 900 Fairview Road

PIN/TMS#(s): 0566010102900

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-10, Single-family Residential

PROPOSED LAND USE: Single-family Residential Subdivision

ACREAGE: 27.85

COUNCIL DISTRICT: 26 – Ballard



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December of 1993 as part of Area 10. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-S	single-family residential
South	R-S	single-family residential
West	R-15 and R-S	future subdivision, single-family residential, and utilities

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – No Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.



Plan Greenville County, Future Land Use Map



SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

Primary Uses	Commercial, office, retail
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
Gross Density	3 to 5 dwellings per acre
Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
Parking	Private driveway with attached or detached garages, on-street parking
Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	27.85	47 units
Requested	R-10	4.4 units/1 acre		122 units

A successful rezoning may add up to 75 dwelling units.

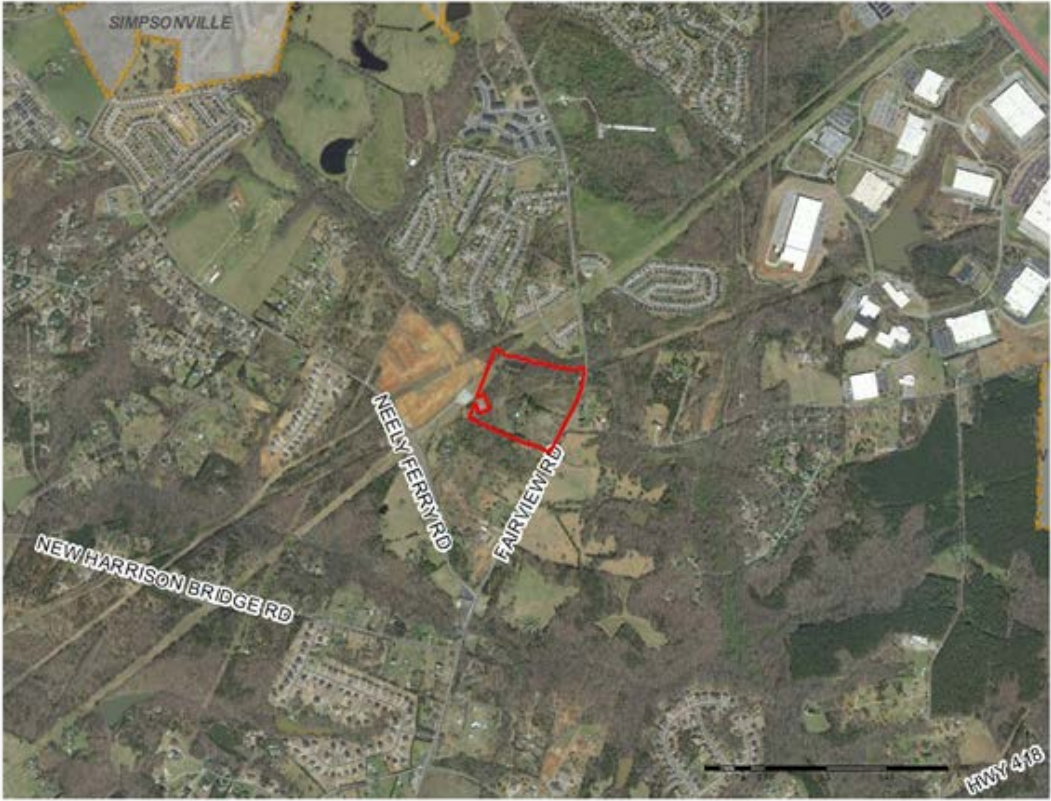
ROADS AND TRAFFIC: Fairview Road: two-lane State-maintained Major Collector. The parcel has approximately 1,210 feet of frontage along Fairview Road, and the parcel is approximately 1.3 miles south of the intersection of Harrison Bridge and Fairview Roads. The property is not along a bus route, and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Fairview Road	7,120' S	9,000	7,700 -14.4%	10,400 +35.1%

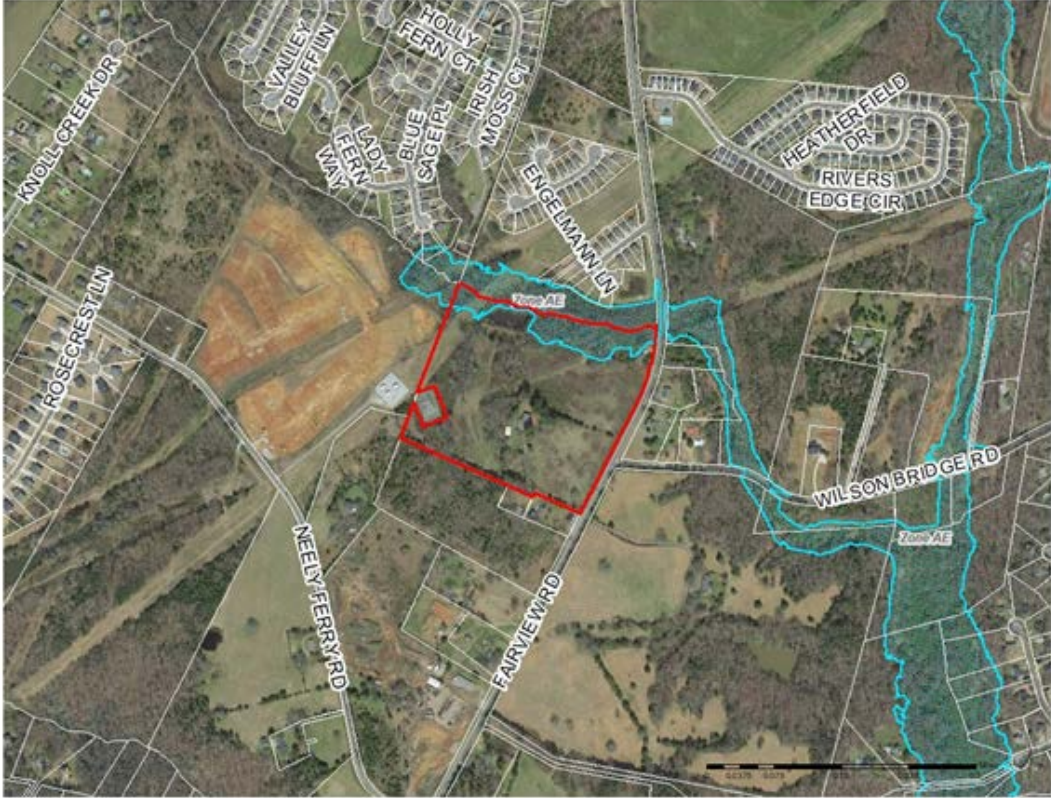
CULTURAL AND ENVIRONMENTAL: Floodplain is present along the northern border of the site. There are no known historic resources on this site, though there are some areas with significant stands of trees, along with a pond and a creek on the site. In addition, overhead power lines bisect the site. There are no schools within a mile of the site.

CONCLUSION: The subject property is part of the Plan Greenville County Comprehensive Plan, designated as *Suburban Neighborhood*. Areas with this designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Additionally, the Comprehensive Plan suggests that these areas may be suitable for a density of 3 to 5 dwelling units per acre. This rezoning request for R-10, Single-family Residential is in line with this ideal density, as R-10 permits a maximum density of 4.4 dwelling units per acre.

Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-family Residential.



Aerial Photography, 2019





Zoning Map

