Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-50	Rodney E. Gray of Gray Engineering Consultants, Inc. for Betty Jane B. Bullard and Margaret B. Pearson 917 & 919 Fairview Road 0567010102704, 0567010102705 R-S, Residential Suburban to R-15, Single-Family Residential	26	Denial	Denial 8-26-20		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were: Speakers For: Abnormal parcel shape will allow for screening and buffering from road. Tucked away from Fairview Road. Property is already bordered by a subdivision. Water and sewer is available. Speakers Against: None List of meetings with staff: None			Petition/Letter For: None Against: None		

Staff Report

ANALYSIS

The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Floodplain is present on the site, and there are no known significant or cultural resources on this site; however the rear of the property does contain a significantly wooded area. There are additionally no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.

SUMMARY

The subject parcel zoned R-S, Residential Suburban is 44.94 acres of property located on Fairview Road. The parcel is approximately 1.34 miles northeast of the intersection of Fairview Road and Hwy 418, and has approximately 99 feet of frontage along Fairview Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states that the proposed land use is for Single-Family Residential Development.

CONCLUSION

The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Properties with this future land use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The primary uses noted for these areas are single-family detached and single-family attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. These areas are also expected to support a gross density of 3 to 5 dwelling units per acre.

Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential allowing for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses are not compatible with this request.

Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family

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	Residential.
GCPC	At the August 26, 2020 Planning Commission meeting, the Commission members voted to Recommend denial of the applicant's request for R-15, Single-family Residential.



Greenville County Planning Division Zoning Administration 301 University Ridge Suite 4100 Greenville, SC 29601

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TO: County Council

Planning and Development Committee

Planning Commission

FROM: Meagan Staton

RE: CZ-2020-50

APPLICANT: Rodney E. Gray of Gray Engineering Consultants, Inc. for Betty Jane B.

Bullard and Margaret B. Pearson

PROPERTY LOCATION: 917 and 919 Fairview Road

PIN/TMS#(s): 0567010102704 and 0567010102705

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING R-15, Single-family Residential

PROPOSED LAND USE Single-Family Residential Development

ACREAGE: 44.94

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December

1994 as part of Area 10. There have been no other rezoning requests

for this parcel.

EXISTING LAND USE: Vacant land

AREA

CHARACTERISTICS:

Direction	Zoning	Land Use		
North	R-S and R-20	single-family residential		
East	R-S	single-family residential and vacant land		
South	R-S	single-family residential and vacant land		
West	S-1	landscape supply business		

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE

COUNTY

CONFORMANCE: The subject property is part of the <u>Plan Greenville County</u>

Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY

PLANS: The parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provided 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	44.94	76 units
Requested	R-15	2.9 units/acre	44.94	130 units

A successful rezoning would add 54 dwelling units

ROADS AND TRAFFIC: Fairview Road is a two-lane State-maintained Major Collector road. The

parcel has approximately 99 feet of frontage along Fairview Road. The parcel is approximately 1.34 miles northeast of the intersection of Fairview Road and Hwy 418. 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	2019
Fairview Road	5,724' S	9,000	7,700	10,600
			-14.4%	+37.6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is adjacent along the eastern boundary of the site. There are no known historic or cultural resources on this site; however, the site does contain a very densely wooded area. There are no schools located within a mile of the site.

CONCLUSION:

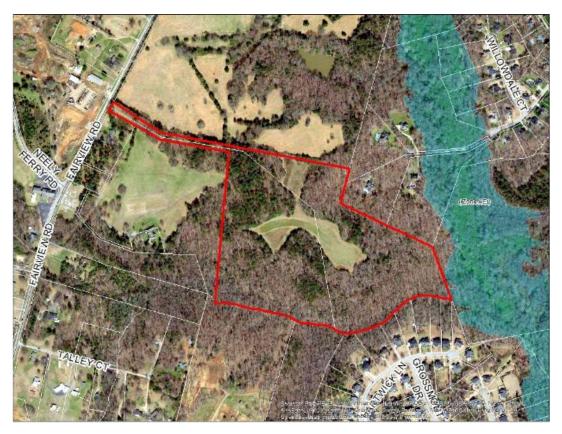
The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Properties with this future land use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The primary uses noted for these areas are single-family detached and single-family attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. These areas are also expected to support a gross density of 3 to 5 dwelling units per acre.

Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential allowing for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses are not compatible with this request.

STAFF

RECOMMENDATION:

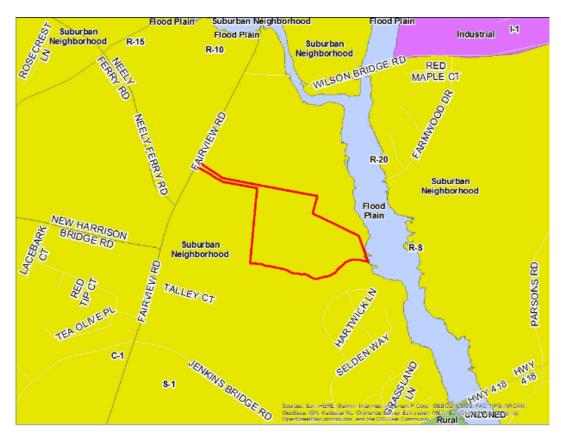
Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family Residential.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



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.

Secondary Uses Small-scale apartment buildings, civic are institutional facilities (e.g., places of worsheighborhood parks) Gross Density 3 to 5 dwellings per acre Transportation Automobile access with sidewalk system trail connections, interconnected streets Parking Private driveway with attached or detach garages, on-street parking				
Institutional facilities (e.g., places of worsheighborhood parks) Gross Density 3 to 5 dwellings per acre Automobile access with sidewalk system trail connections, interconnected streets Parking Private driveway with attached or detach garages, on-street parking	Primary Uses	Single-family detached, single-family attached housing		
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Parking Private driveway with attached or detach garages, on-street parking	Gross Density	ensity 3 to 5 dwellings per acre		
garages, on-street parking				
Open Space Parks, schools, and streetscape; intercon	Parking	Private driveway with attached or detached garages, on-street parking		
open space/greenway trail connections	Open Space	Parks, schools, and streetscape; interconnecter open space/greenway trail connections		

Plan Greenville County, Character Area Type Card