

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	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • 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. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • None <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 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.</p> <p>SUMMARY</p> <p>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.</p> <p>The applicant states that the proposed land use is for Single-Family Residential Development.</p> <p>CONCLUSION</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>. 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.</p> <p>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.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family</p>					

Zoning Docket from August 17, 2020 Public Hearing

	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
Office: 864.467.7425
Fax: 864.467.7164

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 Plan Greenville County 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		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 -14.4%	10,600 +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 Plan Greenville County 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

