

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-52	Rodney E. Gray of Gray Engineering Consultants, Inc. for Andrew Bryan McGeachie and Michael Allen McGeachie Parsons Road 05620220100201 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"> • Large area will be preserved allowing for open space. • Will be developed on both sides of the road with 2 egress points on each side of Parsons Road. • Has two creeks on either side of the property. • REWA is looking to add a pump station to serve the area. <p><u>Speakers Against:</u> None</p> <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>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 property does contain significantly wooded areas. 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 139.2 acres of property located on Parsons Road and is approximately 0.19 miles north of the intersection of Parsons Road and Hwy 418. The parcel has approximately 2,750 feet of frontage along Parsons Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for a 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. This future land use designation also allows for 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 which allows for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses and existing infrastructure are not compatible with this request.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family Residential.</p>					

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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.
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-52

APPLICANT: Rodney E. Gray of Gray Engineering Consultants, Inc. for Andres Bryan McGeachie and Michael Allen McGeachie

PROPERTY LOCATION: Parsons Road

PIN/TMS#(s): 05620220100201

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING R-15, Single-family Residential

PROPOSED LAND USE Single-Family Residential Development

ACREAGE: 139.2

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 and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	R-S and S-1	single-family residential and awning supply business

WATER AVAILABILITY: No 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	139.2	236 units
Requested	R-15	2.9 units/acre		403 units

A successful rezoning would add 167 dwelling units

ROADS AND TRAFFIC: Parsons Road is a two-lane County-maintained Minor Collector. The parcel has approximately 2,750 feet of frontage along Parsons Road. The parcel is approximately 0.19 miles north of the intersection of Parsons Road and Hwy 418. The property is not along a bus route and there are no sidewalks in the area.

There are no traffic counts in the vicinity of Parsons Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural

resources on this site, though large portions of the site are significantly wooded. The site is, however, bisected by Parsons Road. There are no schools located within a mile of the site.

CONCLUSION:

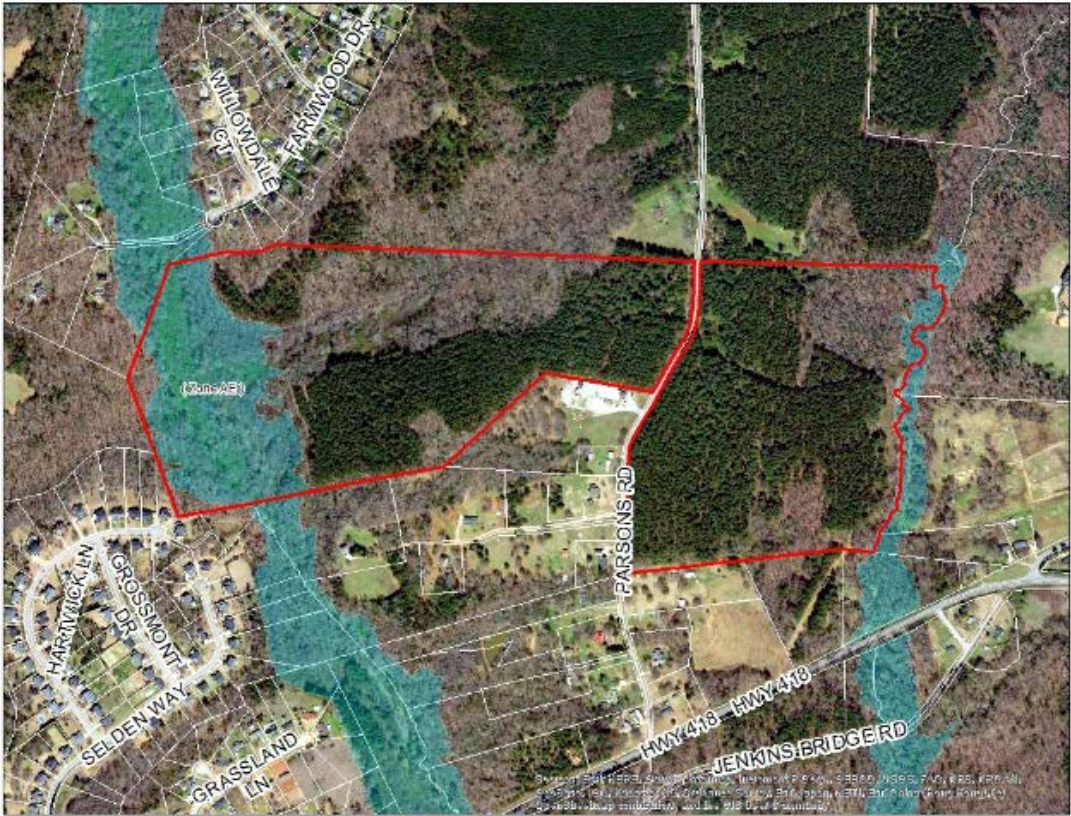
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Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential which allows for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses and existing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

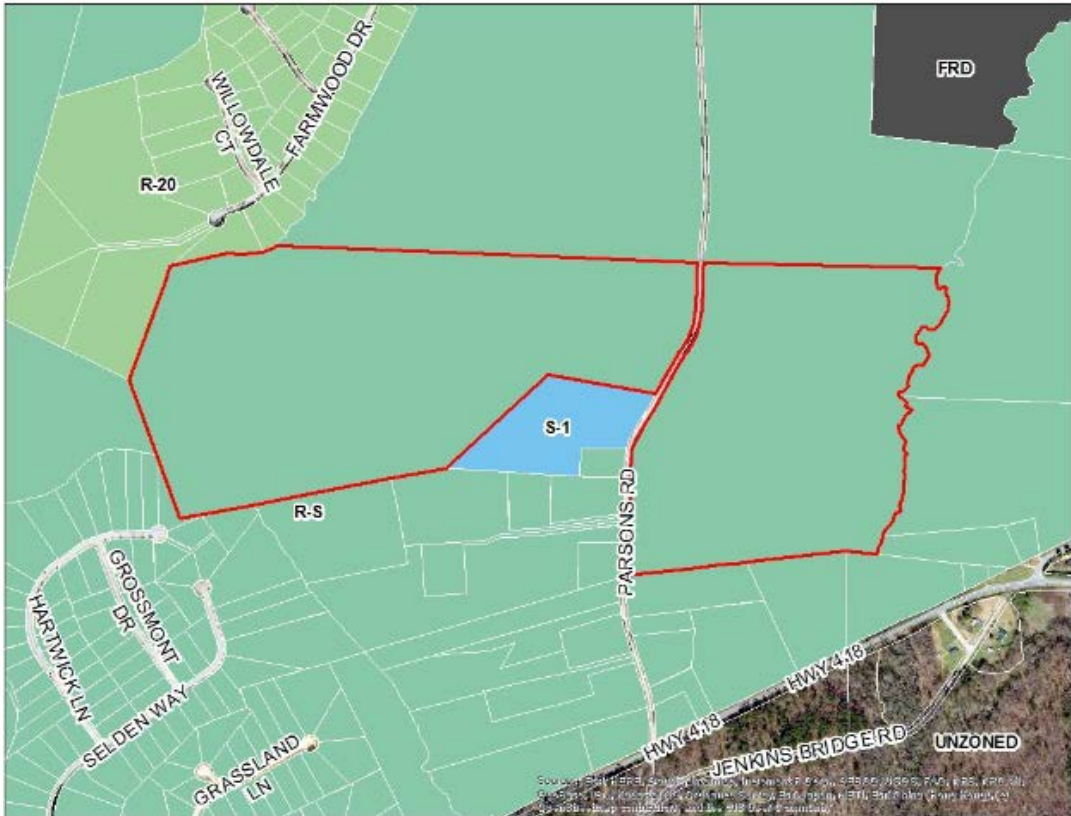
STAFF

RECOMMENDATION:

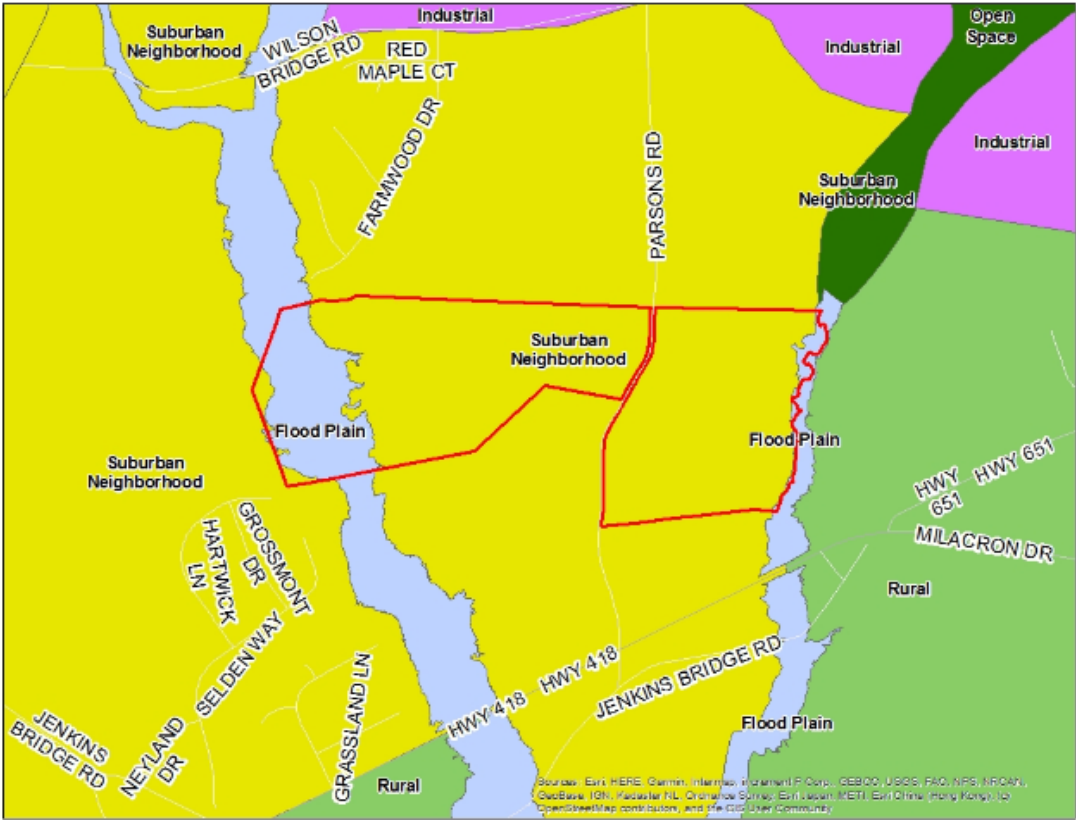
Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family Residential.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



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	Single-family detached, single-family attached housing
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