

**Zoning Docket from June 24, 2015 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-42	James D. Martin III for Toby Edward Abercrombie 756 Fairview Road 0566010101000 R-S, Residential Suburban to R-M20, Multifamily Residential	26	Denial	Denial		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Jay Martin – Arbor Engineering</p> <ul style="list-style-type: none"> <li>• Developed adjacent property with similar multi-family units, 184 units.</li> <li>• Within area that applicant considers more of a transitional area for an additional 120 units.</li> <li>• Provided left turn lanes for initial project and will provide additional opportunities for connectivity with the PD to the west.</li> <li>• Combined adjacent C-1 property and subject property would result in 14 units per acre.</li> <li>• Would be willing to amend request from R-M20 to R-M18 as a result of a new survey showing 6.99 acres.</li> </ul> <p>2) Lee Ratchford – Southwood Realty</p> <ul style="list-style-type: none"> <li>• Developer uses higher quality finishes that require less long term maintenance; higher quality development.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject property is 6 acres of mostly wooded property that includes a single-family residence, located about 0.6 miles south of the intersection of Fairview Road and Harrison Bridge Road. Approximately 220 feet of frontage exists along Fairview Road. Significant topography exists on the west side of the property.</p> <p>The applicant identifies the proposed use as additional multifamily units to expand the ongoing development to the south.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-42

**APPLICANT:** James D. Martin, III for Toby Edward Abercrombie

**PROPERTY LOCATION:** 756 Fairview Road

**PIN/TMS#(s):** 0566010101000

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-M20, Multifamily Residential

**ACREAGE:** 6

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned in 1994 as part of Area 10. The parcel to the south was rezoned in 2004 to C-1, CZ-2003-86.

**EXISTING LAND USE:** single-family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	large-lot single-family residences
East	R-S	large-lot single-family residences
South	C-1	multifamily residential, in development
West	PD	farmland

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District, capacity issues may exist

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan. The future land use designates this area as *Residential Land Use 2* that prescribes residential density ranges between 3 and 6 units per acre.

**ROADS:** Fairview Road – Minor Collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2011	2012
Fairview Road	6200' N	24,100	22,700 (-6%)	22,500 (-1%)

**SUMMARY:**

The subject property is 6 acres of mostly wooded property that includes a single-family residence, located about 0.6 miles south of the intersection of Fairview Road and Harrison Bridge Road. Approximately 220 feet of frontage exists along Fairview Road. Significant topography exists on the west side of the property.

The subject property is currently zoned R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The requested rezoning is R-M20, Multifamily Residential. The intent of these residential districts is to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant identifies the proposed use as additional multifamily units to expand the ongoing development to the south.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would exacerbate an already harmful impact to surrounding uses and infrastructure. This proposed addition to an already incompatible use that is currently under construction. With exception of the current apartment project (12 units per acre) this area is characterized by single family residential neighborhood at an average density of nearly 3 units per acre.

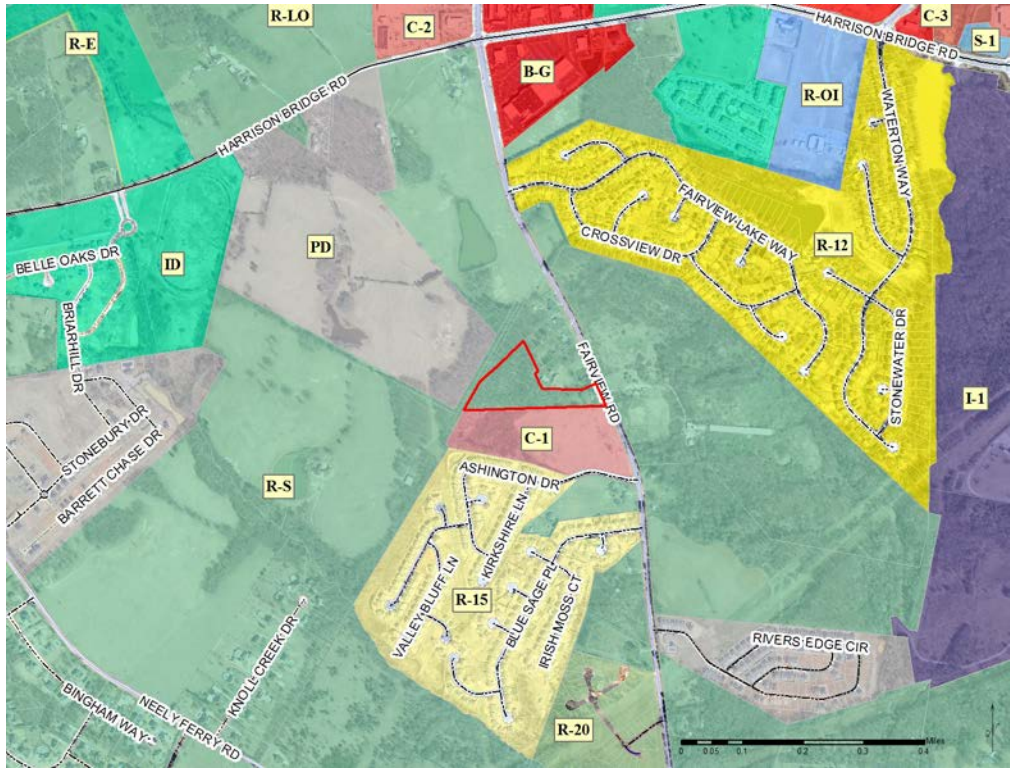
The application is inconsistent with the prescribed density in the County future land use map by over 300 percent and the R-M-20 zoning would establish a precedent for more high-density growth in this area causing additional traffic congestion on the existing two-lane road.

Based on these reasons, staff recommends denial of the application to rezone the subject site from R-S, Residential Suburban to R-M20, Multi-Family Residential. The Planning Commission recommended approval.

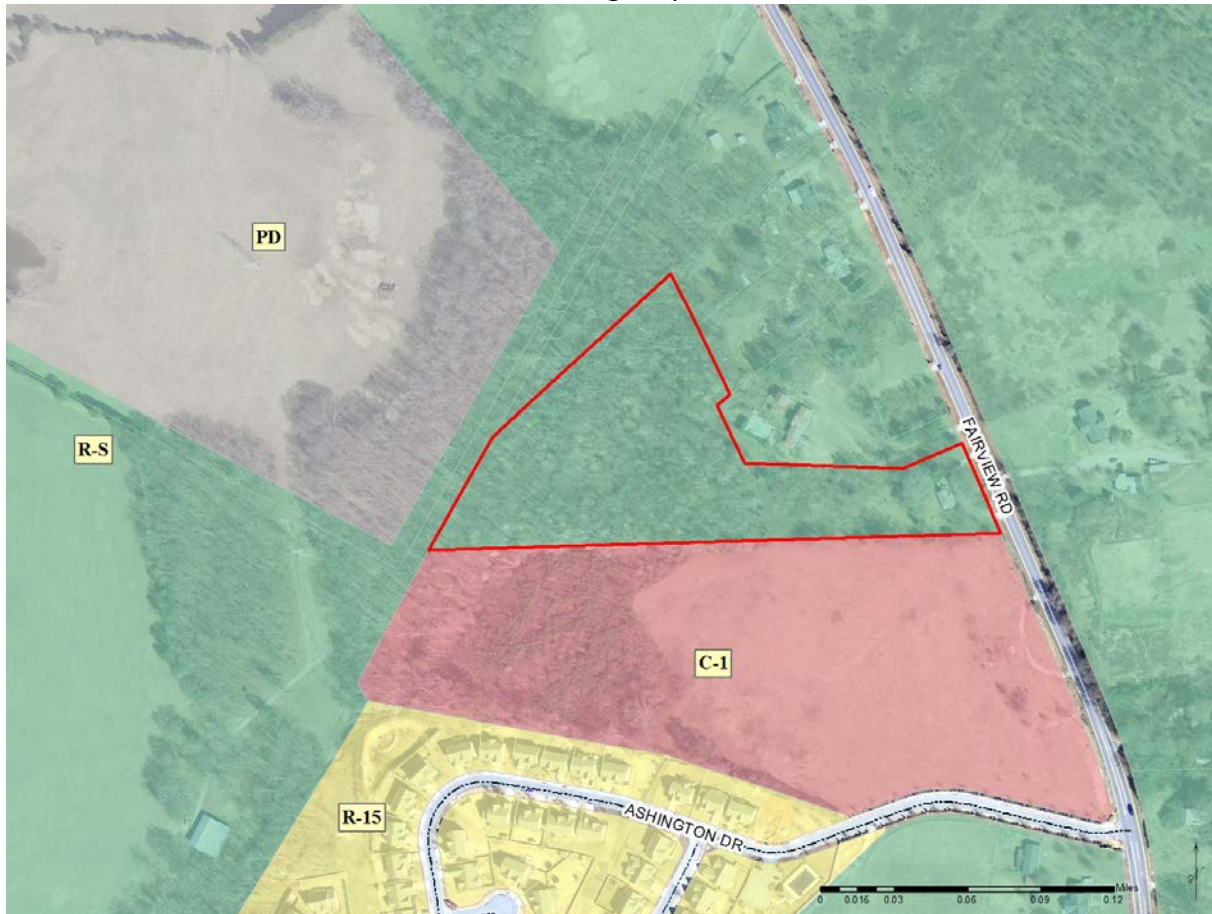


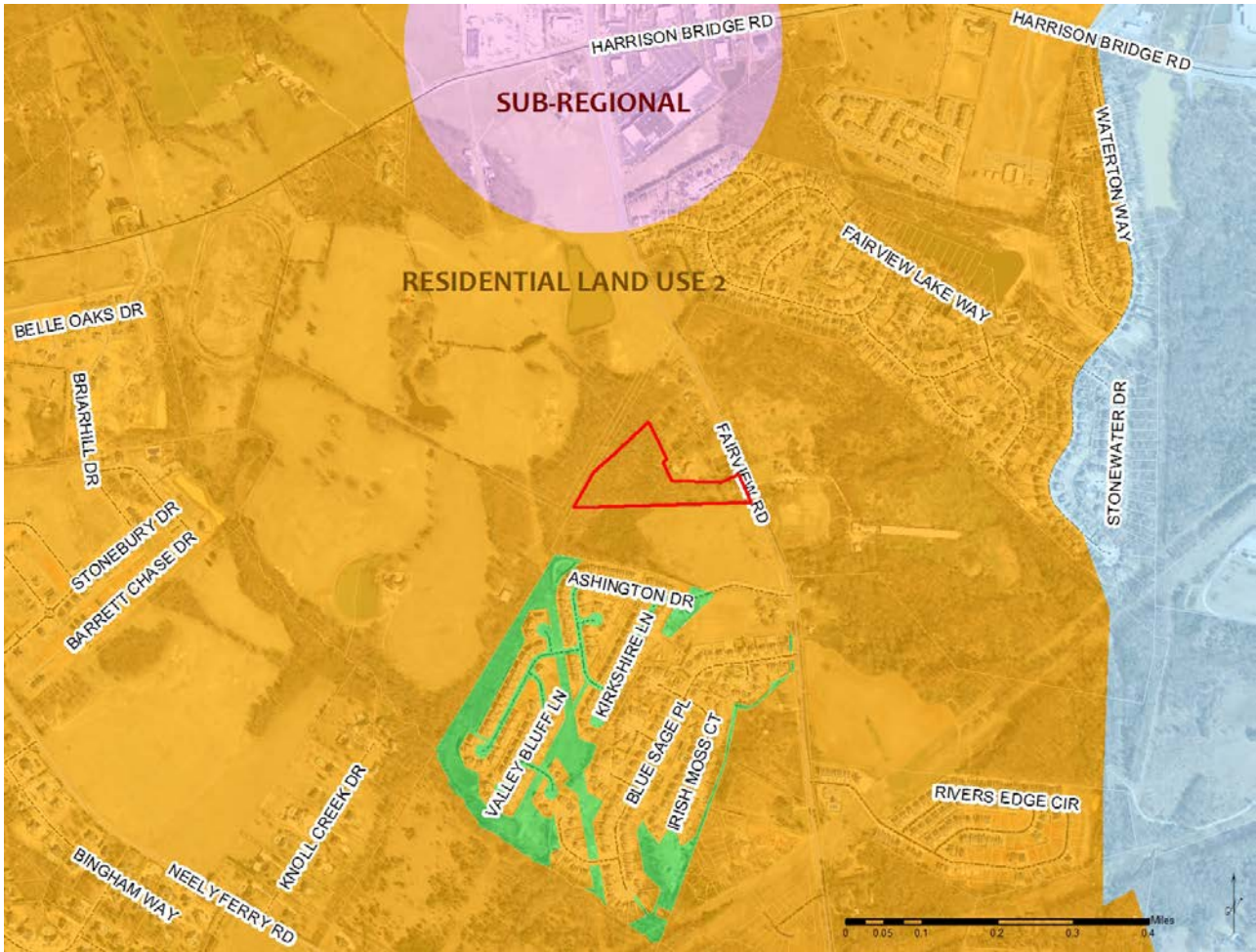
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville