

Zoning Docket from September 14, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-56	Chris Przirembel, Gray Engineering for Marcelo Torricos, Torricos LLC NW corner of West Georgia Road and Mimms Road 0594020101500 R-R1, Rural Residential To R-S, Residential Suburban	25	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1.) Gray Engineering representative</p> <ul style="list-style-type: none"> • Close to Hwy 25 • 25,000 square foot lots • Roughly 70 houses on parcel • Sewer not available <p>2.) Torricos LLC representative of applicant</p> <ul style="list-style-type: none"> • Intended to develop it as R-S • Less density then R-7.5 • Work to maintain rural setting <p><u>Speakers Against:</u> None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel is 41.93 acres of mostly wooded and vacant land. The property is located to the east of Augusta Road (US-25) and West Georgia Road intersection. Approximately 1,200 feet of frontage exists along West Georgia Road and 1,000 feet of frontage exists along Mimms Road.</p> <p>The applicant identified their proposed use as a single-family residence for this property.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-56

APPLICANT: Chris Przirembel, Gray Engineering for Marcelo Torricos, Torricos LLC
chrisprz@grayengineering.com 864-297-3027

PROPERTY LOCATION: NW corner of West Georgia Road and Mimms Road

PIN/TMS#(s): 0594020101500

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 41.93

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was originally zoned in 2000 as part of Area 14.

EXISTING LAND USE: Agricultural, Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	single-family residence and vacant land
East	R-R1	church and vacant land
South	R-R1	single-family residence
West	R-R1, R-7.5	single-family residence

WATER AVAILABILITY: Property is under Greenville Water’s service district but main would need to be extended to service property.

SEWER AVAILABILITY: No sewer available to service this parcel.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 1* which prescribes 0.3 units to 3 dwelling units per acre.

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

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-R1	1 unit/acre	41.93	42 units
Requested	R-S	1.7 units/acre	41.93	71 units

A successful rezoning may allow up to 29 additional units.

ROADS: Georgia Road: two-lane, State-maintained minor collector
Mimms Rd: two-lane, local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
West Georgia Road	0' S	1,550	1,250 (-19.3%)	1,200 (-4%)
Sandy Springs Road	4,200' N	3,100	3,300 (6.4%)	2,700 (-18.1%)
Augusta Road (US-25)	5,600' NW	16,200	14,800 (-8.6%)	14,600 (-1.4%)

SUMMARY:

The subject parcel is 41.93 acres of mostly wooded and vacant land. The property is located to the east of Augusta Road (US-25) and West Georgia Road intersection. Approximately 1,200 feet of frontage exists along West Georgia Road and 1,000 feet of frontage exists along Mimms Road.

The subject property is currently zoned R-R1, Rural Residential. The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and to protect natural amenities within the rural portions of the County.

The requested rezoning is 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 applicant identified their proposed use as a single-family residential.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have significant impact on the area's rural character and recent development pattern. This area is distinguished by small farms and large tracts with single-family houses. Furthermore, recent subdivisions including The Farm at Sandy Springs, Woodmont Estates, and Taylor Estates all utilized the existing R-R1 zoning.

A history exists of maintaining the R-R1 zoning established since 2000. Prior to this direction, commercialization and higher density residential (Canterbury Subdivision, 1972) along Augusta Road persisted. The new direction to maintain more rural conditions was reinforced through two unsuccessful rezoning applications, CZ-2013-31 and CZ-2000-62, requested R-S, Residential Suburban; and C-1, Commercial, respectively. Since 2000, the objective in this area has been one of maintaining the rural character and preserving a farmland feel.

This application is requesting nearly twice the density of the existing zoning with further intensity possible through an Open Space option. So too does the existing zoning allow for an Open Space option, but that requires 40% open space, compared to only 30% if this application is approved. This parcel has already been subject of two preliminary plat submissions (2005, 2007), both proposing 35 lots; and the status of the last as a valid approval.

Together with the lack of sewer and only basic road infrastructure (with no plans to upgrade either system), rezoning applications to higher intensity are unnecessary to match recent emerging development patterns.

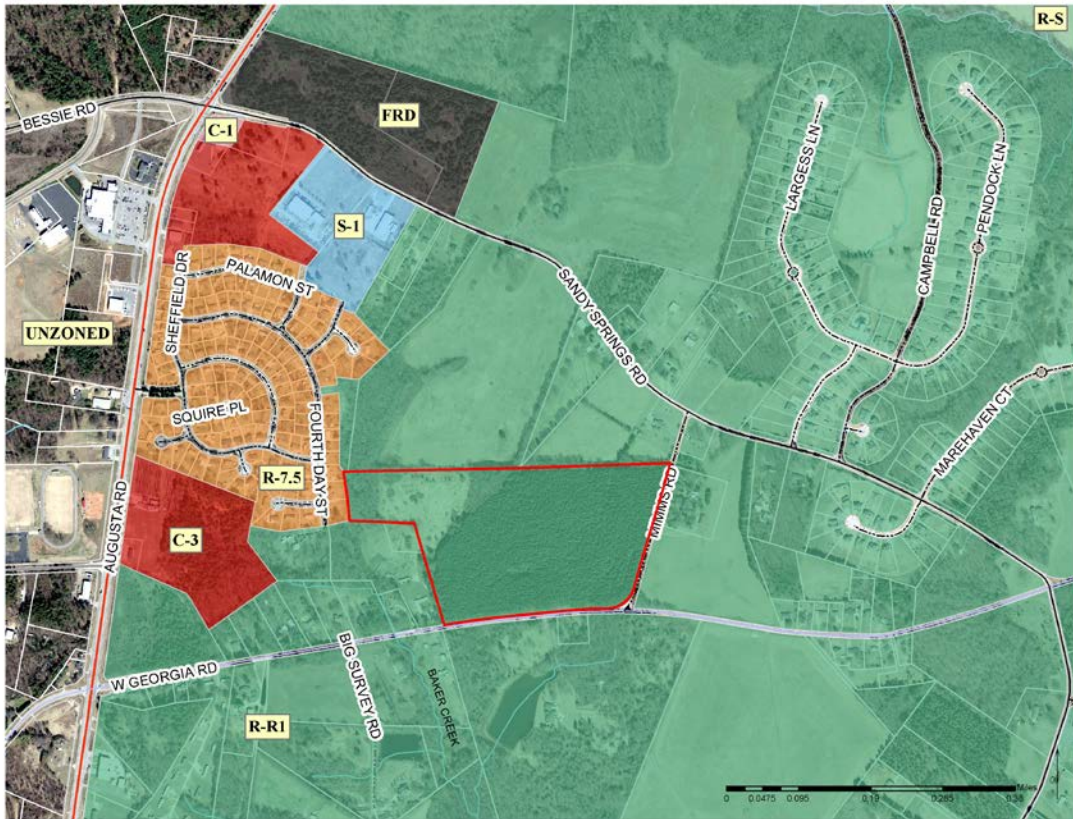
Therefore, based on these reasons, staff maintains the current zoning is appropriate for this area and recommends denial of the application to rezone from R-R1, Rural Residential to the R-S, Residential Suburban.

STAFF RECOMMENDATION: Denial

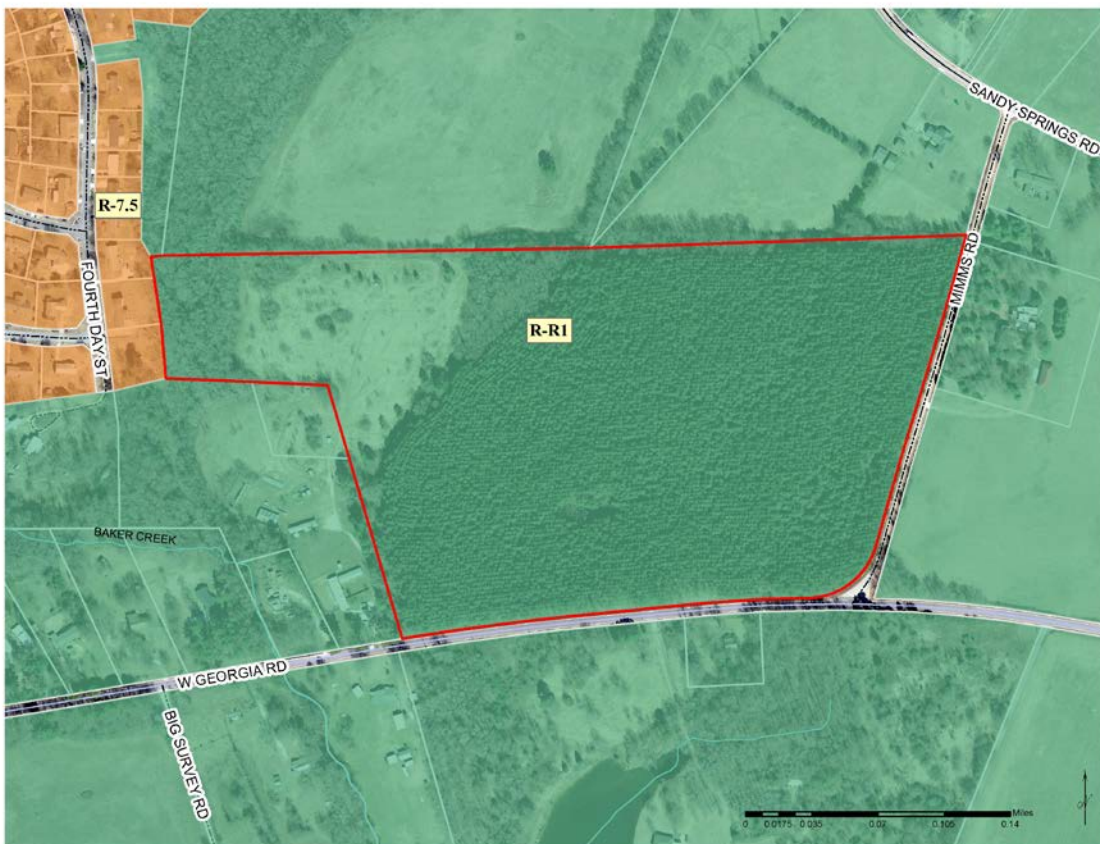


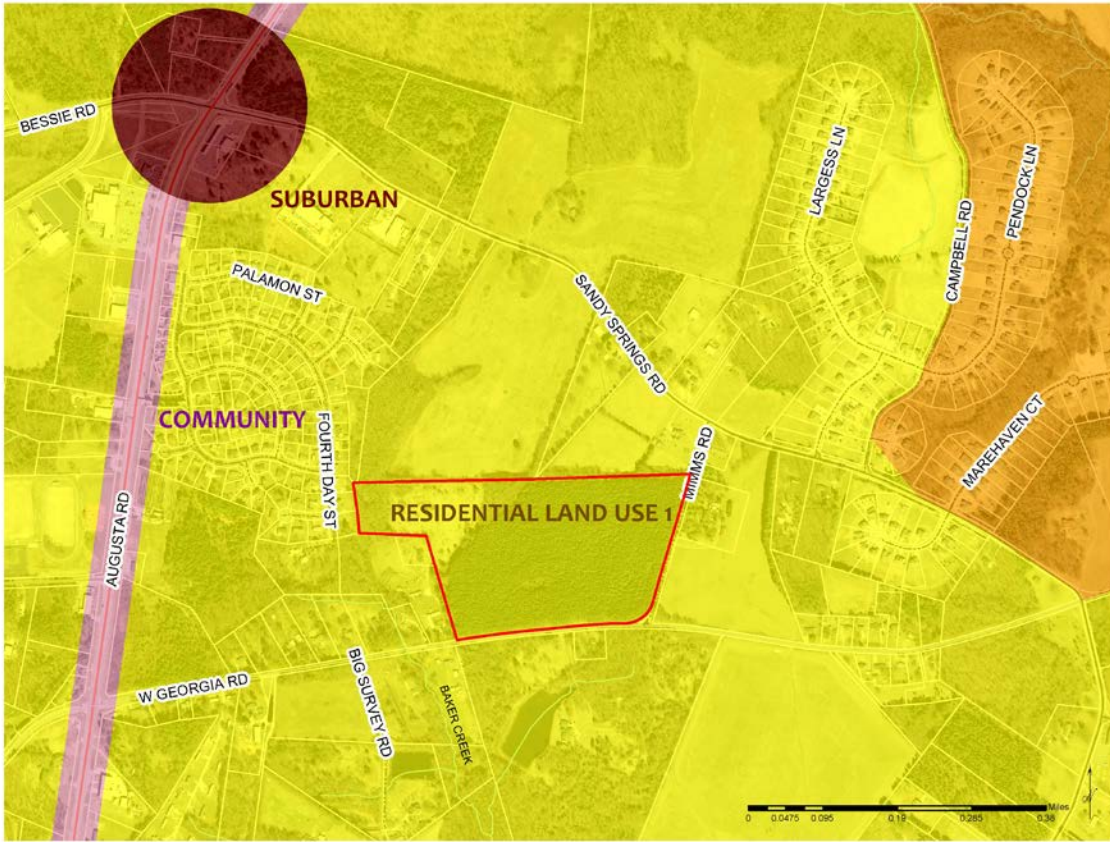
Aerial Photography, 2014





Zoning Map





Future Land Use Map, Image Greenville