

Zoning Docket from September 14, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-57	Chris Przirembel, Gray Engineering for J. Vaughn Jr. Trust (Ann Stephens) Neely Ferry Road, West of Fairview Road 0566010103300 R-S, Residential Suburban to R-15, Single-Family Residential	26	Approval if Amended	Approval if Amended		
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"> • Willing to negotiate developing only northern section • Northern section roughly 55 acres <p><u>Speakers Against:</u></p> <p>None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject property is 113.35 acres of mostly wooded and pastured property located to the north of the intersection between Neely Ferry Road and Fairview Road. Approximately 1,200 feet of frontage exists along Neely Ferry Road on the north side and approximately 1,200 feet of frontage on the south side as the property is split by Neely Ferry Road.</p> <p>In addition, blue-line streams are found within the property: a tributary of Payne Branch on the northern portion and Cripple Creek on the southern portion. Significant electrical and gas transmission easements are located across the property.</p> <p>The applicant identified their proposed use as a single-family residences.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-57

APPLICANT: Chris Przirembel, Gray Engineering for J. Vaughn Jr. Trust (Ann Stephens)

PROPERTY LOCATION: Neely Ferry Road, West of Fairview Road

PIN/TMS#(s): 0566010103300

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 113.35

COUNCIL DISTRICT: 26 -Ballard

ZONING HISTORY: The parcel was originally zoned R-S in 1994 as part of Area 10.

EXISTING LAND USE: agriculture, vacant, wooded, electric and gas transmission easements

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential (Fairview Pointe SD)
East	R-S	single-family residential, agricultural improved
South	R-S	single-family residential (Ridgefield, SD)
West	R-S	single-family residential, agricultural improved (Knoll Creek, SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: The northern portion (north of Neely Ferry Road) of this parcel is in Metro District. An upgrade of the existing Metro pump station may be required. No sewer capacity is available to the southern portion of the parcel.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which is prescribed at 3 to 6 units per acre.

DENSITY:

Zoning	R-S (Current)	R-15 (Requested)
Density	1.7 units/acre	2.9 units/acre
Allowable Units (113 acres)	192	328

ROADS: Neely Ferry Road: two-lane, locally maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Fairview Road	7,000' S	8,900	9,600 (7.9%)	8,400 (-12.5%)
Fairview Road	15,400' N	24,100	24,000 (-0.4%)	22,500 (-6.3%)

SUMMARY:

The subject property is 113.35 acres of mostly wooded and pastured property located to the north of the intersection between Neely Ferry Road and Fairview Road. Approximately 1,200 feet of frontage exists along Neely Ferry Road on the north side and approximately 1,200 feet of frontage on the south side as the property is split by Neely Ferry Road.

In addition, blueline streams are found within the property: a tributary of Payne Branch on the northern portion and Cripple Creek on the southern portion. Significant electrical and gas transmission easements are located across 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-15, Single-Family Residential. These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant identified their proposed use as a single-family residence.

CONCLUSION:

It is staff's opinion that this requested rezoning is consistent with the County comprehensive plan; however, staff recommendation is split due to differences in access to available sewer between the northern and southern portions of the subject site.

The southern portion has significant site constraints and limited access to sewerage service that limits support for higher densities. Concomitantly, the applicant has recently changed the intent of the project, and has requested to refocus the application on only the northern portion of the parcel.

Inadequate information exists to determine the effect of increased traffic on roadway volumes. Increased traffic that will be dedicated to Fairview

Road is significant. Within a mile radius, this application represents the seventh application, among 340 acres, for increased residential density over 630 units since 2000 (CZ-2000-72, CZ-2001-10, CZ-2001-56, CZ-2003-86, CZ-2004-35, CZ-2007-29), without including the proposed request to add 123 units to an apartment complex to the north (CZ-2015-49). Future scope and timing to upgrade Fairview Road capacity has yet to be identified in the GPATS Transportation Improvement Plan.

In particular, it should be noted that this property as a whole has significant natural resources and transmission conveyances. Waterways and significant topography as well as multiple utility easements including power and gas are included within the boundaries adding additional challenges to develop the site.

Based on these reasons, and in support to the applicant's proposed update to the application boundary, staff recommends approval to rezone the northern portion, but denial to rezone the southern portion of the subject site from R-S, Residential Suburban, to R-15, Single-Family Residential.

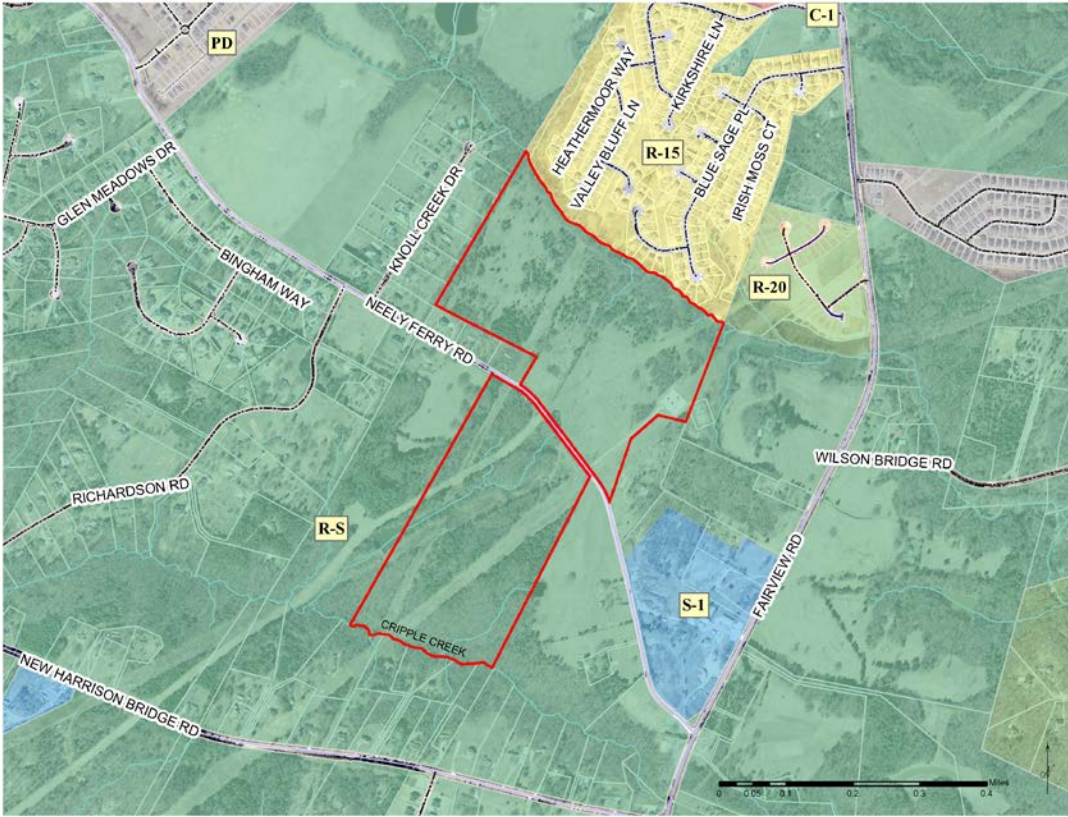
If the applicant is successful in amending the application to only include the northern portion, north of Neely Ferry Road, then staff recommends approval for reasons stated above.

STAFF RECOMMENDATION: Approval if amended

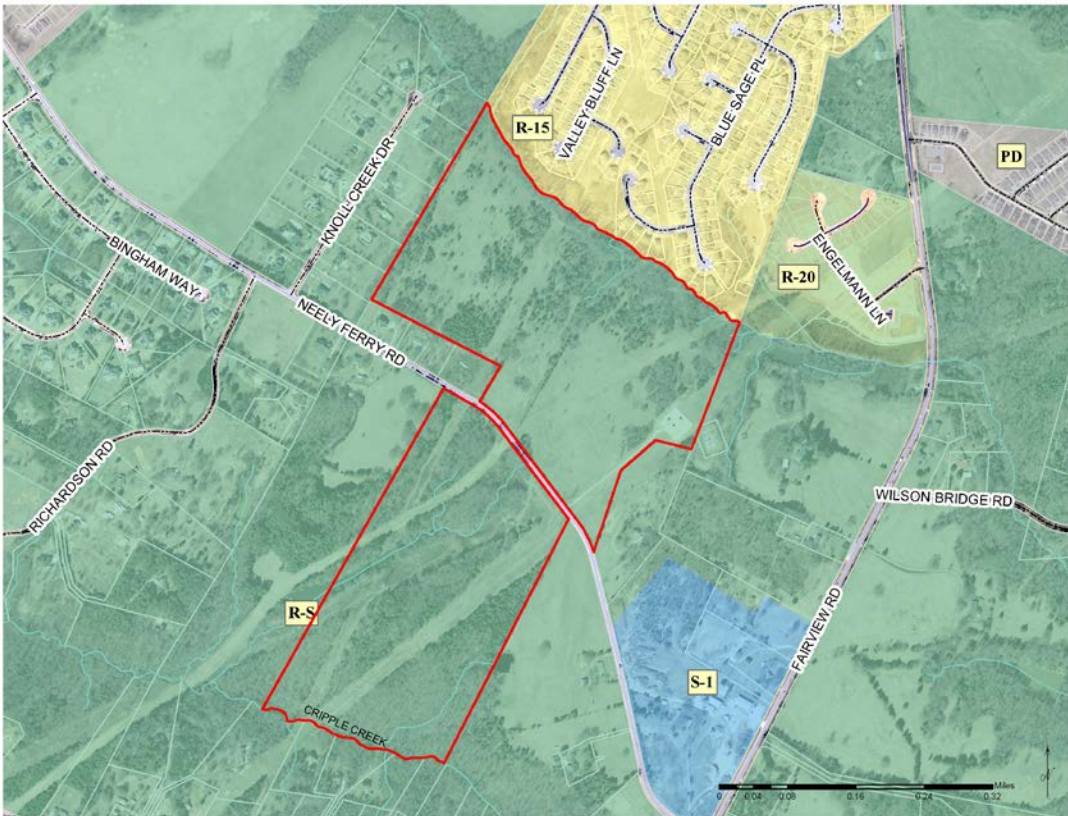


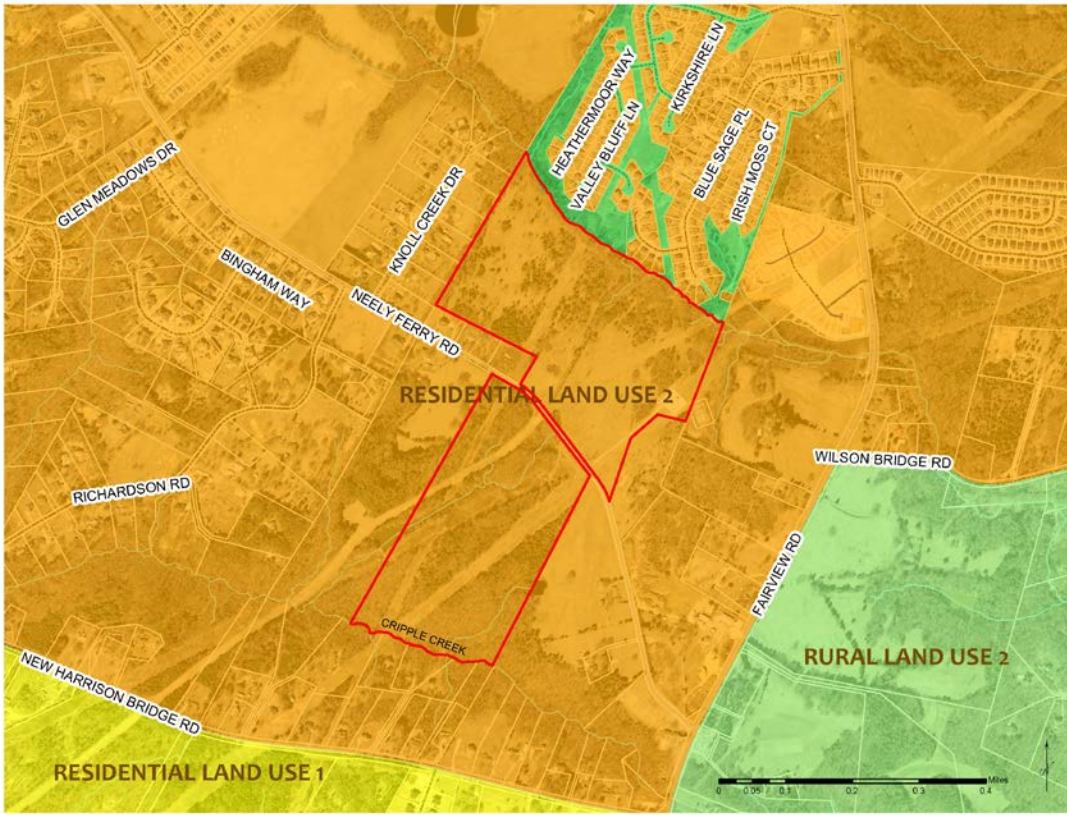
Aerial Photography, 2014





Zoning Map





Future Land Use Map