

**Zoning Docket from October 19, 2015 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-65	Chris Przirembel c/o Gray Engineering for Roy Lee McKee Fairview Road, South of Ashington Drive 0566010100800 R-S, Residential Suburban to R-M10, Multifamily Residential	26	Denial	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 19, 2015 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Representative of applicant <ul style="list-style-type: none"> <li>• Plan is to include for 53 townhome units</li> <li>• \$170K price point</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Resident of Fairview Chase <ul style="list-style-type: none"> <li>• The road is very crowded and will be a disaster with additional development</li> <li>• Speed needs to be dropped</li> <li>• Where will the entrance be?</li> <li>• Neely Ferry at the church is another challenging intersection</li> <li>• Many are selling because of all the development</li> </ul> </li> <li>2) Shallowcreek Court, Resident <ul style="list-style-type: none"> <li>• Traffic and speed are too much for the two-lane road</li> <li>• Accidents and fatalities occur at Neely Ferry Road and Fairview Rd.</li> <li>• Speed limit needs to be reduced, roadway widened</li> <li>• No traffic control until Harrison Bridge Road</li> <li>• Pollution increases with additional cars, Rabun Creek watershed</li> </ul> </li> <li>3) Ridgeway, Resident <ul style="list-style-type: none"> <li>• Raising a concern about the high density in this area, crowded roads</li> <li>• From Jenkins Bridge onto Fairview is a gamble for safe travel</li> <li>• Fairview a major artery to I-385</li> <li>• Large developments emptying onto Fairview, and if the rezoning doesn't happen here, then it will be still worsen because we are not yet at capacity of the new developments</li> <li>• Neely Ferry is also being developed</li> <li>• No justification for the new development</li> </ul> </li> </ol>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel is about 7.85 acres of wooded single-family residential property located on Fairview Road approximately 0.9 miles south of Harrison Bridge Road. The parcel has approximately 930 feet of frontage along Fairview Road.</p> <p>The applicant states the proposed land use is for residential.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-64

**APPLICANT:** Troy A. LaColla for L & L Enterprises of Simpsonville, LLC

**PROPERTY LOCATION:** 404 Scuffletown Road

**PIN/TMS#(s):** 0548020103100

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 1.69

**COUNCIL DISTRICT:** 27 - Kirven

**ZONING HISTORY:** This parcel was zoned R-12, Single-Family Residential in June 1991 as part of Area 7. A 2005 request to rezone from R-12 to OD was denied (CZ-2005-84). The application to rezone from R-12 to POD was denied in 2006 (CZ-2006-33).

**EXISTING LAND USE:** vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential (Sparrows Point & Adams Run SD)
East	R-12	single-family residential (Sparrows Point SD)
South	R-12	single-family residential (Adams Run SD)
West	R-12	single-family residential (Adams Run SD)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Sewer along Scuffletown Road but unsure if it can be accessed.

**FUTURE LAND USE:** The subject property is a part of the East Woodruff Road area plan and is designated as *Suburban Residential* which prescribes 2-4 units per acre.

**ROADS:** Scuffletown Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	3,300' NE	16,200	16,700 3.1%	18,500 10.7%

**SUMMARY:** The subject parcel is about 1.69 acres of vacant property located on the west side of Scuffletown Road approximately 0.4 miles south of Woodruff Road. The parcel has approximately 240 feet of frontage along Scuffletown Road.

The subject parcel is zoned R-12, Single-Family Residential. This district is established as an area 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 this district is 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 district.

The application is requesting to rezone the property to OD, Office District. This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

Storm water discharge will impact downstream properties, appropriate peak rate, volume attenuation and drainage easements will be required as determined by the County's Land Development Division (LDD). This property has been identified in this category and must meet the permit criteria. It is highly recommended the applicant contact LDD to discuss these criteria.

The applicant states the proposed land use is for professional offices.

**CONCLUSION:**

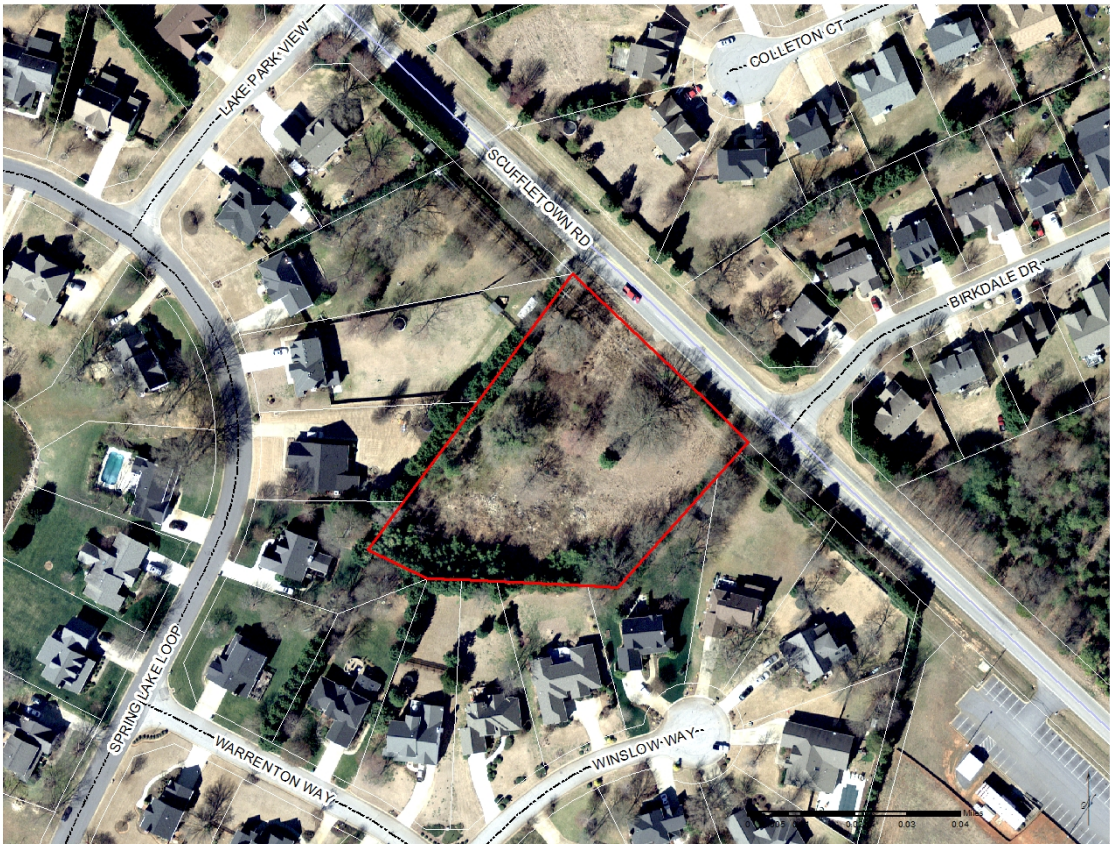
It is staff's opinion that this requested rezoning would have significant impact on surrounding uses, but understand the challenges to developing this infill site. The negative impacts from development may be best addressed through codifying lighting, storm water runoff features, architecture, building size and scale, appearance and accessibility. Although significant work towards these ends may have already been initiated by the applicant, organizing these proposals as requirements, which is possible through a POD, Planned Office District, may ultimately save time and gain better public support for the project. This approach would ensure any future development would be done in a manner that will minimize potential negative impacts and harmonize with the existing residential developments.

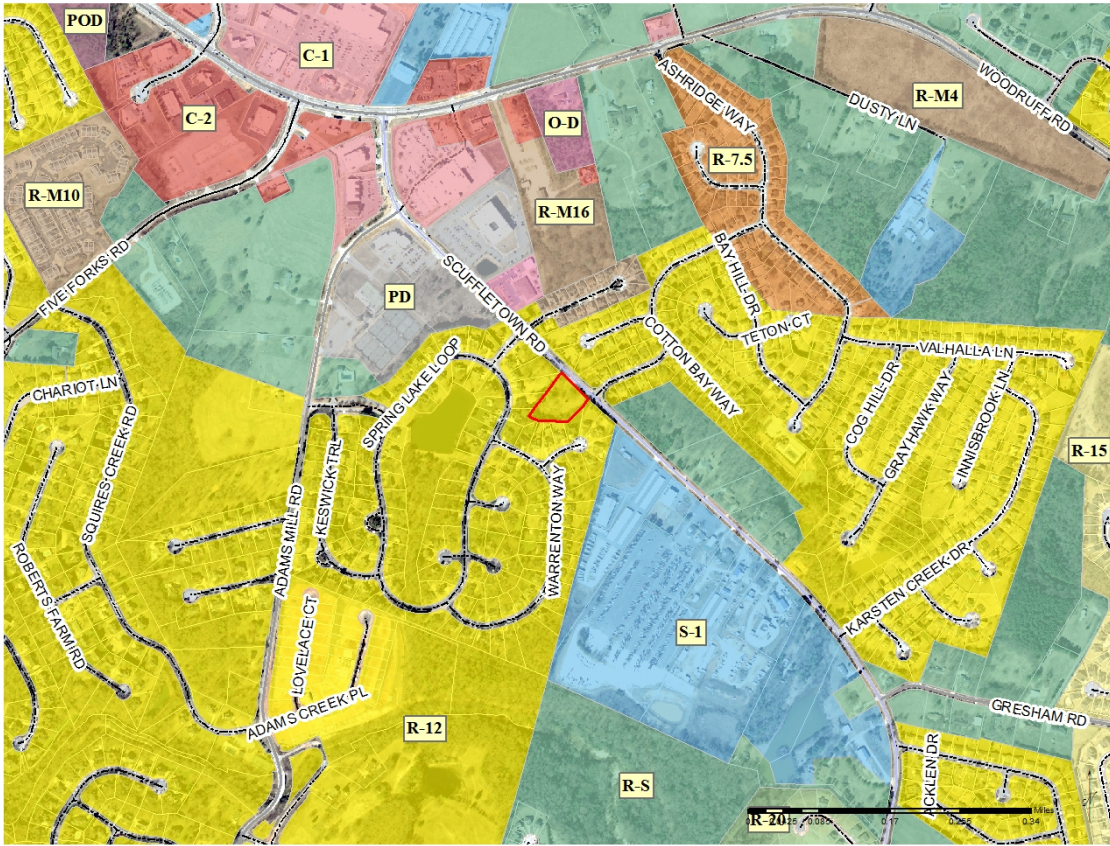
Based on these reasons, staff recommends denial of the O-D, Office Development, request and encourages the applicant to consider requesting a POD, Planned Office Development.

**STAFF RECOMMENDATION:** Denial

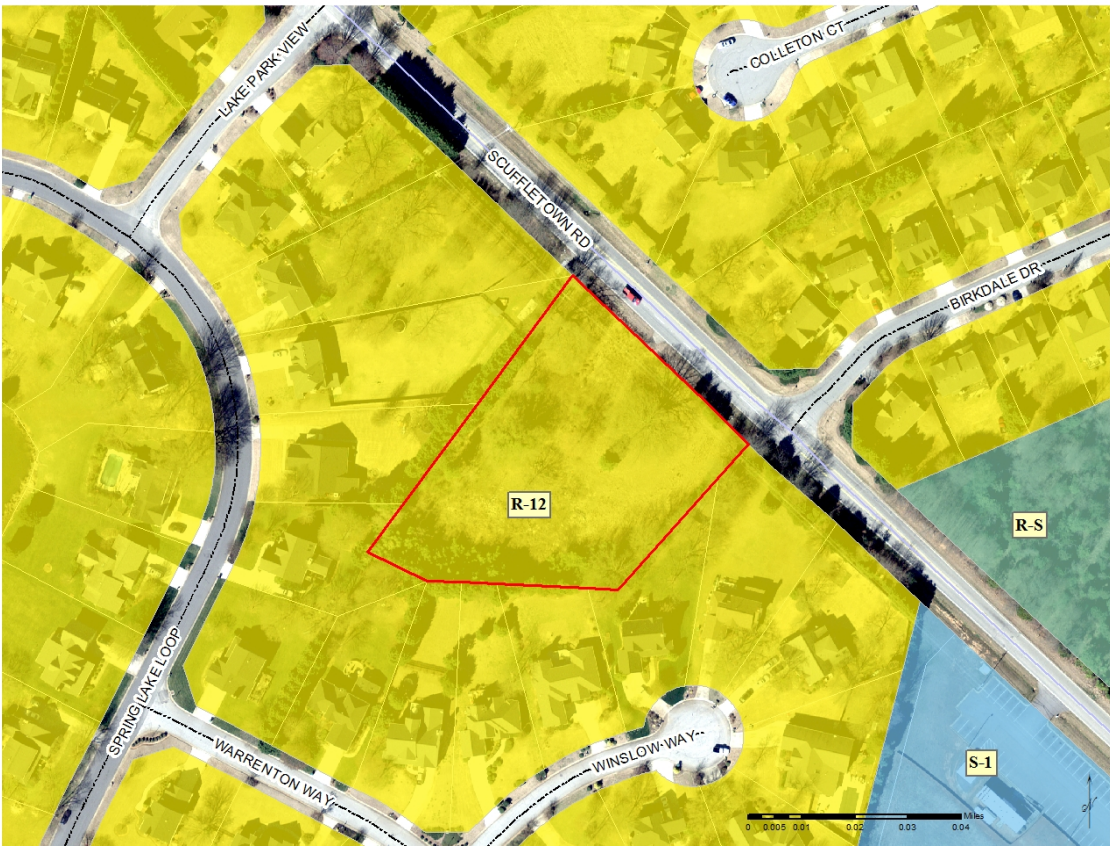


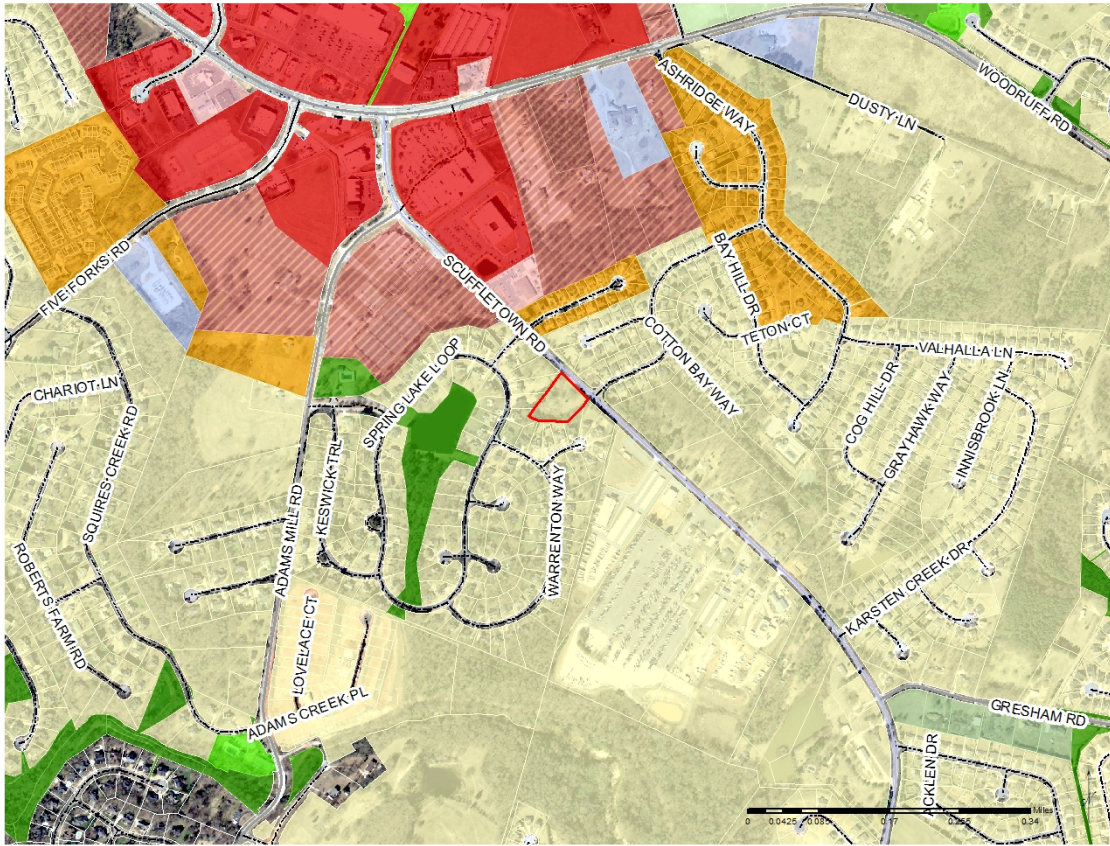
Aerial Photography, 2014





Zoning Map





Future Land Use Map