

Zoning Docket from November 16, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-68	Palmetto Trust c/o Nick Franchina Strange Road, north of Brushy Creek Road T033000200100 and multiple parcels of the PD (including T033020102500 and T033000200101 R-12, Single-Family Residential and PD, Planned Development To R-10, Single-Family Residential and PD, Planned Development (Major Change)	20	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Engineering Firm <ul style="list-style-type: none"> • Site distance to obtain access on Strange Road could be challenging • R-10 Townhome development proposed <p><u>Speakers Against:</u></p> <p>None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<p>The subject parcel is 16.09 acres of property located on Strange Road approximately 0.3 miles north of Brushy Creek Road. The parcel has approximately 260 feet of frontage along Strange Road.</p> <p>The applicant states the proposed land uses is for townhouses.</p> <p>It is staff's opinion that this requested rezoning is consistent with the comprehensive plan; and supports the major change to the Planned Development.</p> <p>Connecting the proposed development to the Planned Development allows for better vehicular access to Strange Road and Creighton Drive while avoiding a challenging new connection to Strange Road alone that would otherwise be requested.</p> <p>Based on these reasons, staff recommends approval to rezone the site from R-12, Single-Family Residential and PD, Planned Development, to R-10, Single-Family Residential and PD, Planned Development (major change).</p>					

Planning Report

DOCKET NUMBER: CZ-2015-68

APPLICANT: Palmetto Trust c/o Nick Franchina

PROPERTY LOCATION: 700 block of Strange Road

PIN/TMS#(s): T033000200100 and multiple parcels of the PD (including T033020102500 and T033000200101)

EXISTING ZONING: R-12, Single-Family Residential and PD, Planned Development

REQUESTED ZONING: R-10, Single-Family Residential and PD, Planned Development (Major Change)

AREA: 32.61 acres

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: The subject area was zoned R-15, Single-Family Residential, in May 1970 as part of Area 1. The R-12 rezoning was approved from R-15 in 2005 (CZ-2005-41). In 2003, the Planned Development (PD) was zoned from R-15 (CZ-2003-50).

EXISTING LAND USE: vacant wooded and single-family residential

DENSITY WORKSHEET: The following scenario focuses on T033000200100 shows the potential capacity of residential units based upon county records for acreage. This proposal is not altering the density of the PD.

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	<i>16.09</i>	<i>57 units</i>
Requested	R-10	4.4 units/acre		70 units

A successful rezoning may add up to 13 units.

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential (Windsor Oaks and Colonial Hills SDs) and a manufactured home park
East	R-12 and R-20	single-family residential (Moss Creek and Colonial Hills SD)
South	R-12	single-family residential (Gray Fox Run SD)
West	R-15	single-family residential (Windsor Oaks SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

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

ROADS:

Strange Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Strange Road	10' E	2,500	2,200 -12%	2,200 0%
Brushy Creek Road	2,600' S	9,800	10,700 9.2%	8,900 -16.8%

SUMMARY:

The subject property is 16.09 acres and is mostly wooded, located on Strange Road approximately 0.3 miles north of Brushy Creek Road. The parcel has approximately 260 feet of frontage along Strange Road.

The subject parcel T033000200100, is zoned R-12, Single-Family Residential. This residential 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 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 subject parcels such as T033020102500 and T033000200101, containing approximately 62 parcels of the East Brook Townhomes is zoned PD, Planned Development. The PD district is intended to encourage developments that provide a full range of residential types. Major Changes to Planned Developments are changes which would significantly alter the basic concept and general characteristics including the increase in the number of ingress and egress points as is the case for this application.

This application is requesting to rezone the property to R-10, Single-Family Residential. This residential 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 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 states the proposed land use is for townhouses.

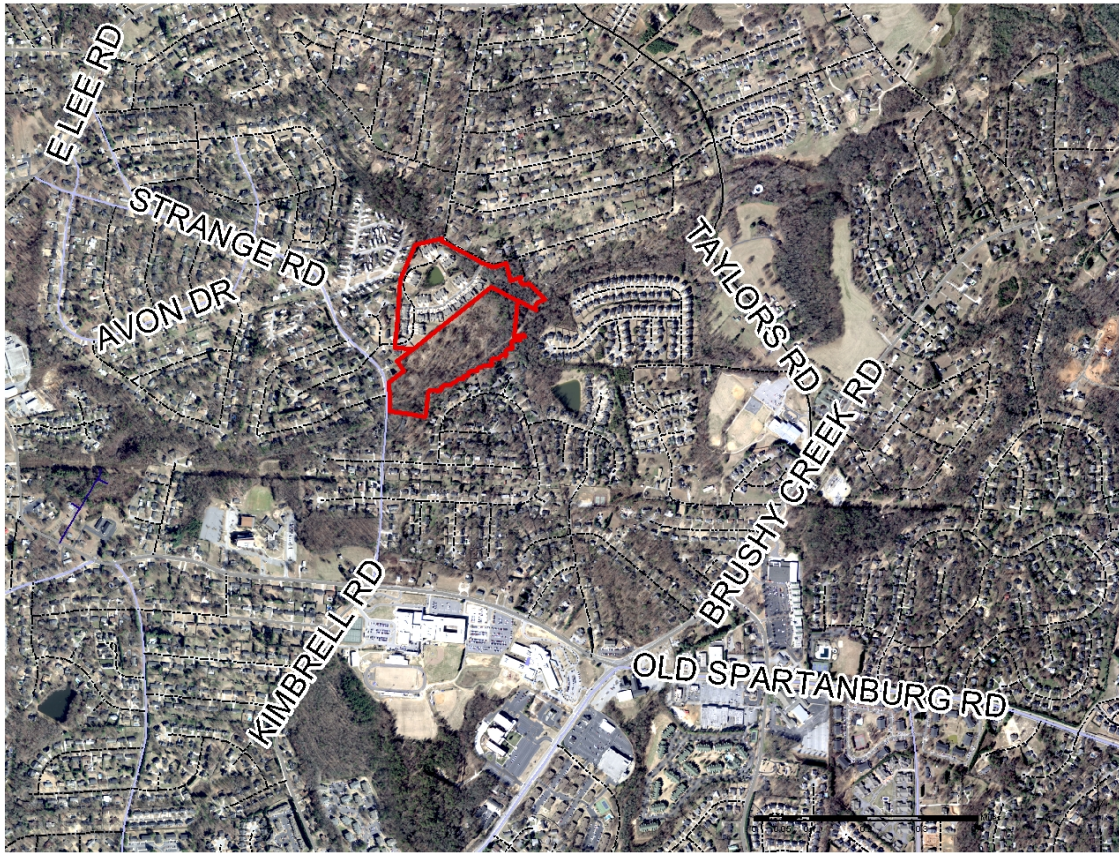
CONCLUSION:

It is staff's opinion that this requested rezoning is consistent with the comprehensive plan which supports both the R-10 request as well as the major change to the Planned Development.

Connecting the proposed development to the Planned Development allows for better vehicular access to Strange Road and Creighton Drive while avoiding a challenging new connection to Strange Road.

The current density of the existing Planned Development is consistent with the effective density of R-12 zoning, although currently, the lowest density district to allow a similar townhouse product is R-10 before considering a review district. The proposed rezoning is consistent with the existing product, although at a slightly higher density (an additional 0.8 units/ac).

Based on these reasons, staff recommends approval to rezone the site from R-12, Single-Family Residential and PD, Planned Development, to R-10, Single-Family Residential and PD, Planned Development (major change). The Planning Commission recommended approval.



Aerial Photography, 2014





Future Land Use Map