

Zoning Docket from November 16, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-69	Crown Properties c/o Nick Franchina Tanner Road, north of Rutherford Road T029020100201 R-20, Single-Family Residential and R-12, Single-Family Residential To R-7.5, Single-Family Residential	20	Denial	Approval as amended to R-10		
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"> • Owner intends to amend rezoning to R-10 • No covenants on the property • Look into making Randy drive an emergency access only if necessary <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1) Brantley Smith – Resident of Edwards Forest <ul style="list-style-type: none"> • Oppose current rezoning request and R-10 • Size would not be congruent to surrounding homes • Request developer to rezone to R-12 • Concern over blind spot and increased traffic • Compromises safety of neighborhood 2) David Young - Represent Community <ul style="list-style-type: none"> • Concern of traffic flow through Randy Drive neighborhood • Want rezoning to represent the surrounding zoning 3) Jim Sync – Concerned Citizen <ul style="list-style-type: none"> • Concern for safety on Randy Drive • Road onto Randy Drive was gated and locked when pool was not in use 					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 6.2 acres of property located on Tanner Road and Randy Drive approximately 1.1 miles north of Rutherford Road. The subject parcel has approximately 60 feet of frontage along Tanner Road and 50 feet of frontage along Randy Drive.</p> <p>The applicant states the proposed land use is for townhouses.</p> <p>It is staff's opinion that this requested rezoning would have negative impacts on surrounding area. Although the future land use map of the comprehensive plan supports the proposed density, the density is inconsistent with surrounding uses. Furthermore, potential constraints to accessing Tanner Road safely may be reduced by reducing potential density.</p> <p>Based on these reasons, staff recommends denial of the requested R-7.5, Single-Family Residential and encourages the applicant to consider requesting a less dense zoning.</p>					

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Planning Commission	<i>November 18, 2015:</i> Planning Commission amended the request to R-10 and approved the request as amended.
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Planning Report

DOCKET NUMBER: CZ-2015-69

APPLICANT: Crown Properties c/o Nick Franchina

PROPERTY LOCATION: Tanner Road, north of Rutherford Road

PIN/TMS#(s): T029020100201

EXISTING ZONING: R-20, Single-Family Residential and R-12, Single-Family Residential

REQUESTED ZONING: R-7.5, Single-Family Residential

AREA: 6.2 acres

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: This parcel was zoned R-20, Single-Family Residential in May 1970 as a part of Area 1. The application to rezone a portion of parcel T029020100201 from R-20 to R-12 was approved in 1977 (CZ-1977-62).

EXISTING LAND USE: community pool

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential (Edwards Forest SD)
South	R-12 and R-20	single-family residential (Mountain Creek SD and Edwards Forest SD)
West	R-10 and R-12	single-family residential (Pebble Creek Village SD and Mountain Creek 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.

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-20	2.2 units/acre	6.4	14 units
Requested	R-7.5	5.8 units/acre		37 units

A successful rezoning may add up to 23 units.

ROADS:

Tanner Road: two-lane State-maintained minor arterial
Randy Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Tanner Road	1,600' S	1,600	1,900 18.8%	1,900 0%
Edwards Mill Road	4,000' SE	5,300	5,500 3.8%	5,300 -3.6%

SUMMARY:

The subject parcel is 6.2 acres of property located on Tanner Road and Randy Drive approximately 1.1 miles north of Rutherford Road. The subject parcel has approximately 60 feet of frontage along Tanner Road and 50 feet of frontage along Randy Drive.

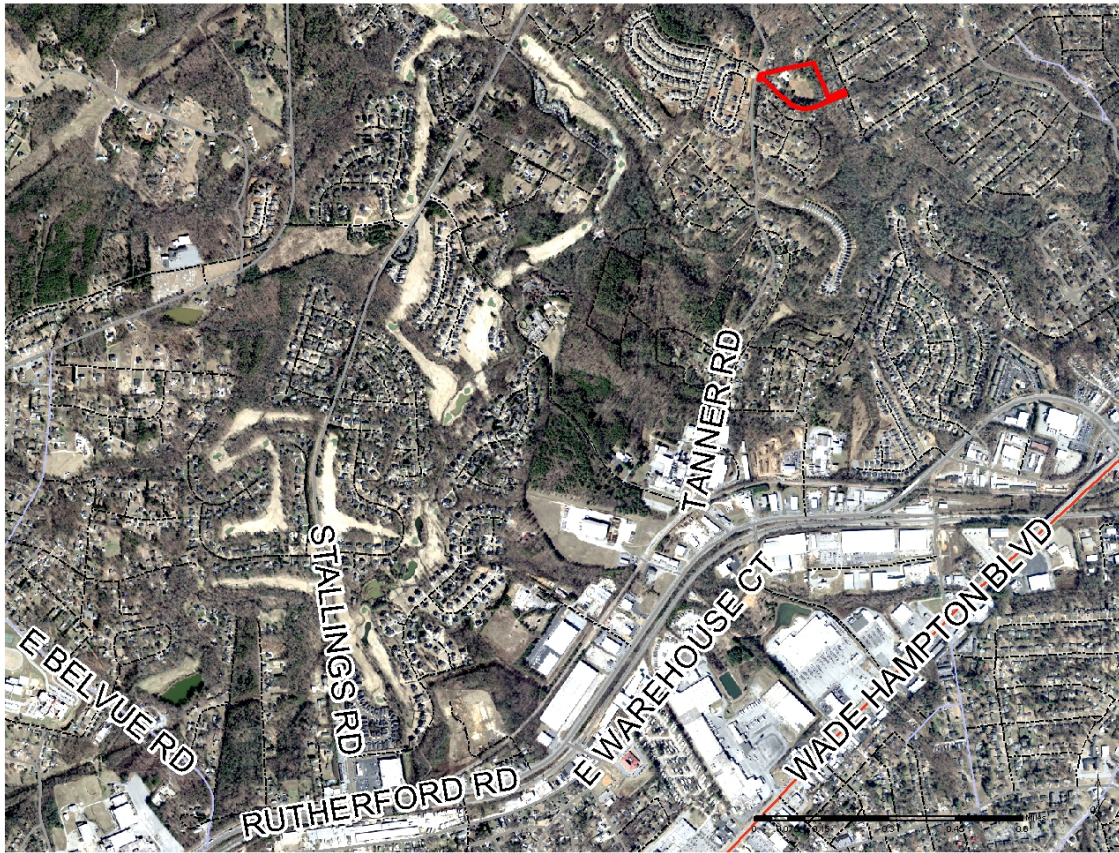
The subject parcel is zoned R-20 and R-12, Single Family residential. The applicant is requesting to rezone the properties to R-7.5, Single Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, 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:

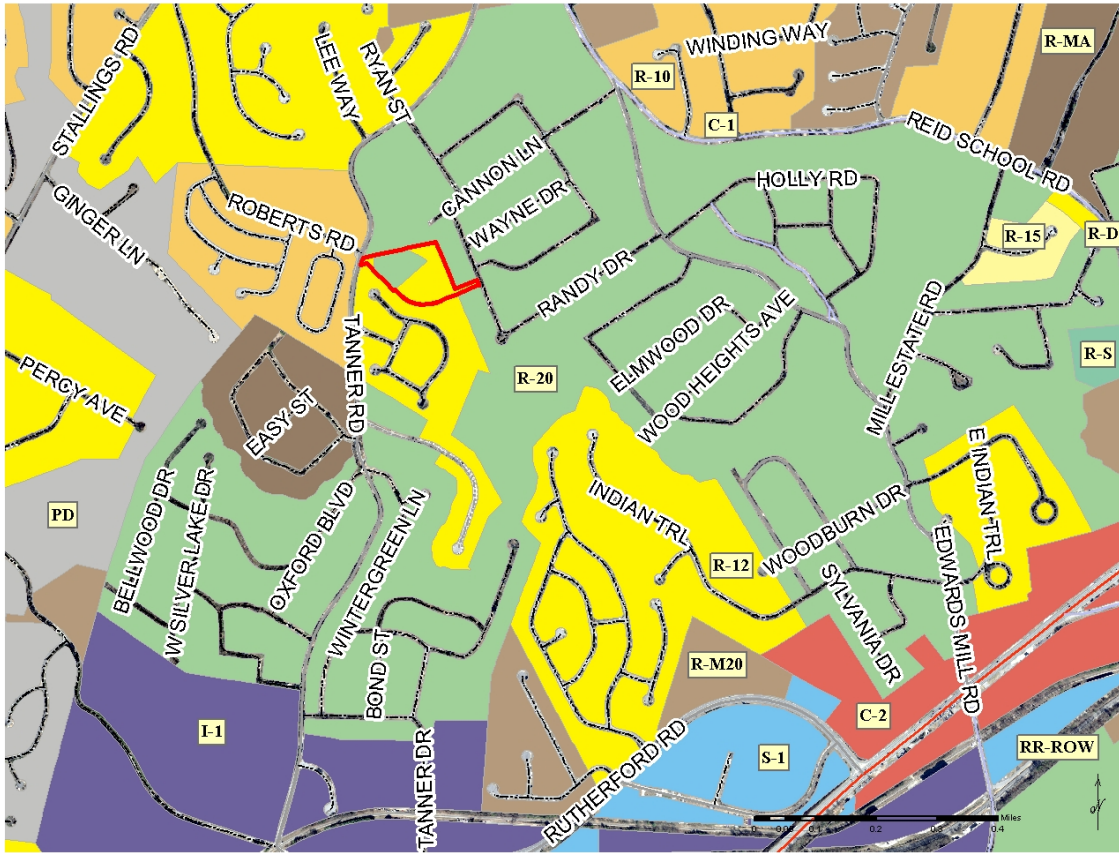
It is staff's opinion that this requested rezoning would have negative impacts on surrounding area. Although the future land use map of the comprehensive plan supports the proposed density, the density is inconsistent with surrounding uses. Furthermore, potential constraints to accessing Tanner Road safely may be reduced by reducing potential density.

Based on these reasons, staff recommends denial of the requested R-7.5, Single-Family Residential and encourages the applicant to consider requesting a less dense zoning. The Planning Commission amended the request to R-10 and approved the requested rezoning as amended.

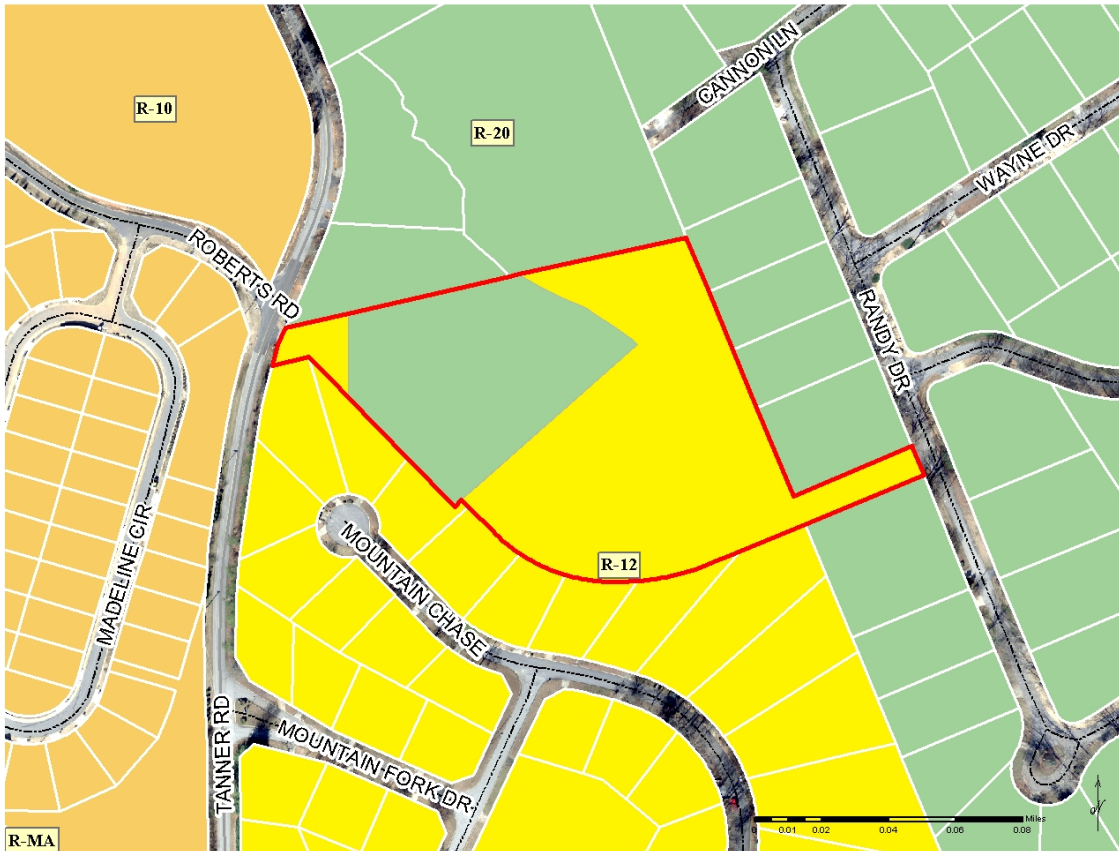


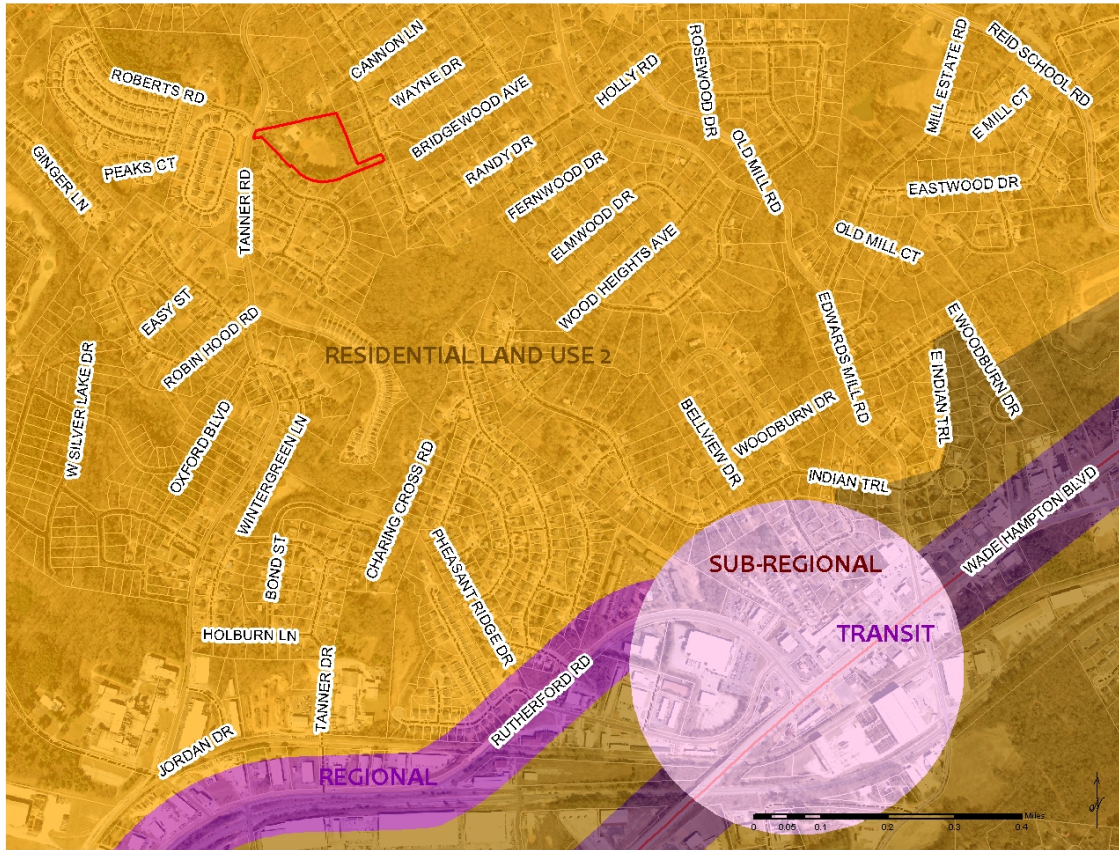
Aerial Photography, 2014





Zoning Map





Future Land Use Map