

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-02	Adam R. Fiorenza for Patricia N. Greene 816 McKinney Road 0548010102503 R-S, Residential Suburban to R-12, Single-Family Residential	27	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Adam Fiorenza – New Style Communities, Applicant</p> <ul style="list-style-type: none"> • third project in the area • Charlotte based homebuilder • Local, presently in Simpsonville • Price range is roughly 200k to 400k • Average age is 65 or older in the community • Traffic counts less than that of traditional neighborhood • Found a severe lack of housing available for this age demographic <p>2) 7 supporters recognized</p> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concern that more subdivisions will impair egress onto the roads • Concerned that stormwater drainage will be impaired and place burden on infrastructure <p>2) Resident</p> <ul style="list-style-type: none"> • Moved current location for the maintained rural presentation • Concern about traffic congestion <p>3) Resident</p> <ul style="list-style-type: none"> • Roughly 5,000 cars a day feeding into Five Forks area • Opposed to the increase in the number of homes in the area <p>4) Resident</p> <ul style="list-style-type: none"> • Concern for the traffic on McKinney Road <p>5) 8 in opposition recognized</p> <p><u>List of meetings with staff:</u></p> <ul style="list-style-type: none"> • December 1, 2015 – meeting with applicant • January 13, 2016 – conference call with applicant, business partner 					<p><u>Petition/Letter For:</u> none</p> <p><u>Against:</u> 1</p>
Staff Report	<p>The subject parcel is 12.3 acres of property located on McKinney Road approximately 0.25 miles south of Adams Mill Road. The subject parcel has approximately 580 feet of frontage along McKinney Road.</p> <p>The applicant states the proposed land use is for developing and building an active adult community of full brick homes by NewStyle Communities/Epcon; similar to Carriage Hills in Simpsonville.</p> <p>It is staff’s opinion that this requested rezoning would have significant impact on the surrounding area. Discussions among area residents continue to shape the Scuffletown Plan with a final proposal</p>					

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	<p>soon to be considered by the Planning Commission and County Council. Thus, this proposal is premature to be compared to these grassroots discussions. Most significant debate concerns traffic and maintenance of the rural landscape. This area lacks significant road capacity and connectivity while also experiencing significant residential growth. It is staff's opinion that the current R-S zoning is appropriate and maintaining this current zoning, based on community input, has emerged as a key recommendation in the proposed Scuffletown Plan.</p> <p>Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.</p>
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Planning Report

DOCKET NUMBER: CZ-2016-02

APPLICANT: Adam R. Fiorenza for Patricia N. Greene

PROPERTY LOCATION: 816 McKinney Road

PIN/TMS#(s): 0548010102503

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 12.3

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was zoned R-S, Residential Suburban in June 1991 as part of Area 7.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residence
East	R-S	single-family residence
South	R-S	single-family residence
West	R-S	single-family residence, vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer is not directly available, additional easements will be required to access the sewer line.

FUTURE LAND USE: The subject property is part of the Scuffletown Road Area Plan and is designated as *Transitional Residential* which prescribes 2 to 4 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-S	1.7 units/acre	12.21	21 units
Requested	R-12	3.6 units/acre		44 units

A successful rezoning may add up to 23 units.

ROADS: McKinney Road: two lane County-maintained, local road

TRAFFIC: No traffic counts in the proximity of McKinney Road.

SUMMARY:

The subject parcel is 12.3 acres of property located on McKinney Road approximately 0.25 miles south of Adams Mill Road. The subject parcel has approximately 580 feet of frontage along McKinney Road.

The subject parcel is zoned R-S, Residential Suburban. 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. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

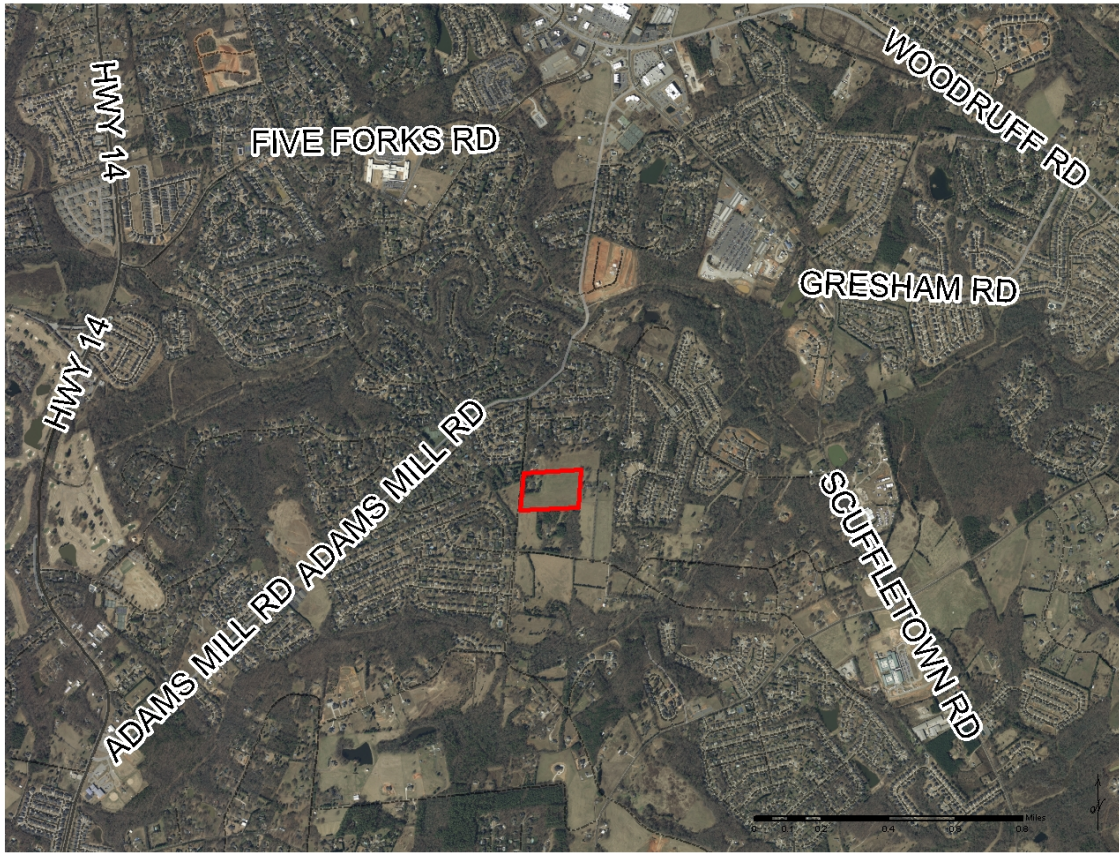
The application is requesting to rezone the property to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

The applicant states the proposed land use is for developing and building an active adult community of full brick homes by NewStyle Communities/Epcon; similar to Carriage Hills in Simpsonville.

CONCLUSION:

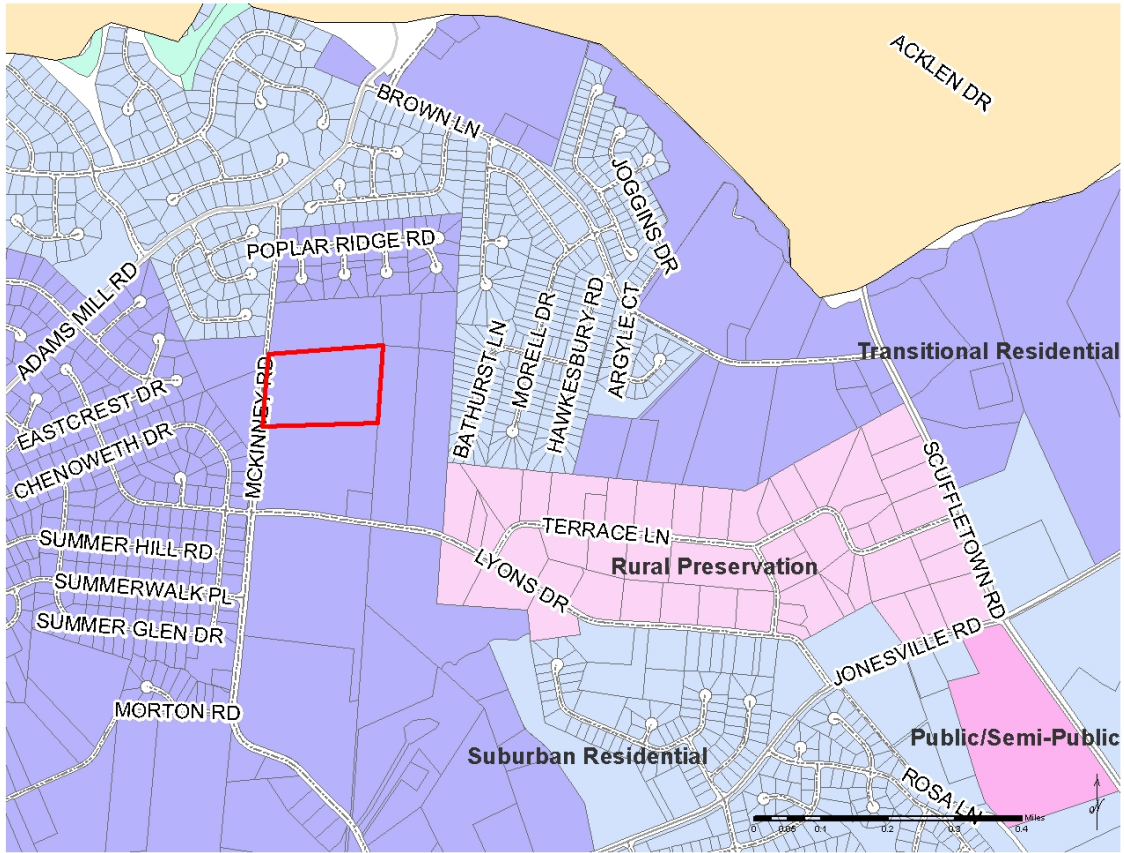
It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. Discussions among area residents continue to shape the Scuffletown Plan with a final proposal soon to be considered by the Planning Commission and County Council. Thus, this proposal is premature to be compared to these grassroots discussions. Most significant debate concerns traffic and maintenance of the rural landscape. This area lacks significant road capacity and connectivity while also experiencing significant residential growth. It is staff's opinion that the current R-S zoning is appropriate and maintaining this current zoning, based on community input, has emerged as a key recommendation in the proposed Scuffletown Plan.

Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.



Aerial Photography, 2014





Scuffletown Road Area Plan, Future Land Use Map