

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-03	Gray Engineering Consultants c/o Chris Przirembel for Louise Bell Cooper, Connie L. Tadlock and Peggy Ayers Brown 300 Block of Michelin Road 0593030101100, 0593030101101 and 0593030101102 R-S, Residential Suburban to R-12, Single-Family Residential	25	Denial	Approval		
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) Tony Cirelli – Gray Engineering Representative</p> <ul style="list-style-type: none"> • Proposing affordable family homes to be built in this area • Will subdivide the area if rezoned • Roughly 172 lots <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposed to the number of houses proposed <p>List of meetings with staff: January 19, 2016, applicant’s representative</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel is 57 acres of property located on Michelin Road approximately 2 miles southeast of Augusta Road. The parcel has approximately 2,400 feet of frontage along Michelin Road.</p> <p>The applicant states the proposed land use is for Residential Development.</p> <p>It is staff’s opinion that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing expanding industrial uses and surrounding zoning. This site is located in a heavily industrialized area of Greenville County, just southeast of Michelin’s US 1 facility. Level topography, utility availability, and easy access to major highways/interstates make this an ideal site for future industrial development. Initial stakeholder feedback gathered to inform the update to the County’s land use plan indicates that this area should be preserved for future industrial growth and job creation. Finally, due to the location of floodplain, the potential to connect to future roadways is limited only to Michelin Road where residents would be committed to a roadway currently dominated by industrial traffic.</p> <p>It is staff’s opinion that this area is better situated to serve new and existing industrial businesses with its proximity to major roadways.</p> <p>Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-03

APPLICANT: Gray Engineering Consultants c/o Chris Przirembel for Louise Bell Cooper, Connie L. Tadlock and Peggy Ayers Brown

PROPERTY LOCATION: 300 Block of Michelin Road

PIN/TMS#(s): 0593030101100, 0593030101101 and 0593030101102

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 57

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2.

EXISTING LAND USE: vacant agriculture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	overflow parking for industrial complex, wooded
East	R-S, I-1	vacant, wooded
South	R-S, S-1	mobile home residences
West	R-S, I-1	industrial complex, pasture, vacant

WATER AVAILABILITY: Has access to the water main on Reedy Fork Road.

SEWER AVAILABILITY: Metro Sewer

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

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its level topography, utility availability, and vicinity to major highways and interstates.

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	55.04	94 units
Requested	R-12	3.6 units/acre		198 units

A successful rezoning may add up to 104 units.

ROADS: Michelin Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Michelin Road.

SUMMARY: The subject parcel is 57 acres of property located on Michelin Road approximately 2 miles southeast of Augusta Road. The parcel has approximately 2,400 feet of frontage along Michelin Road.

The subject parcels are 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

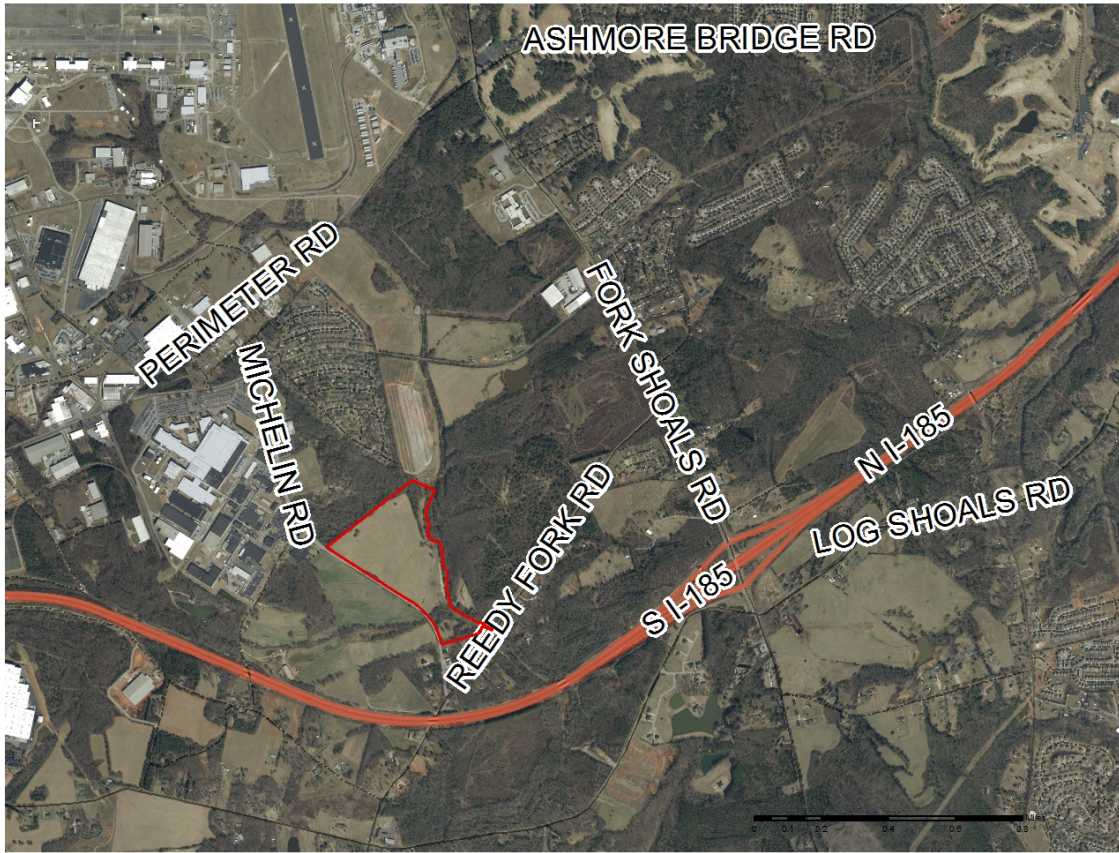
This application is requesting to rezone the property to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is intended to discourage any use which, because of its characteristics, 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 Residential Development.

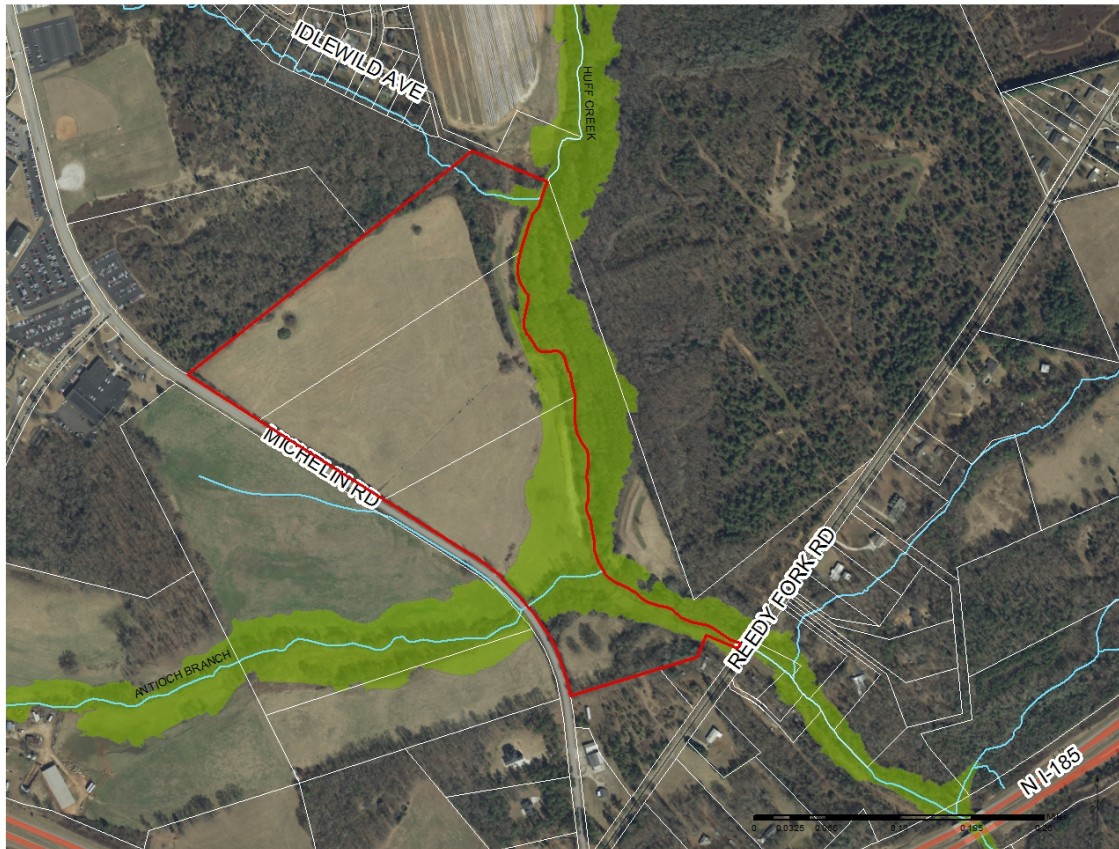
CONCLUSION: It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing expanding industrial uses and surrounding zoning. This site is located in a heavily industrialized area of Greenville County, just southeast of Michelin's US 1 facility. Level topography, utility availability, and easy access to major highways/interstates make this an ideal site for future industrial development. Initial stakeholder feedback gathered to inform the update to the County's land use plan indicates that this area should be preserved for future industrial growth and job creation. Finally, due to the location of floodplain, the potential to connect to future roadways is limited only to Michelin Road where residents would be committed to a roadway currently dominated by industrial traffic.

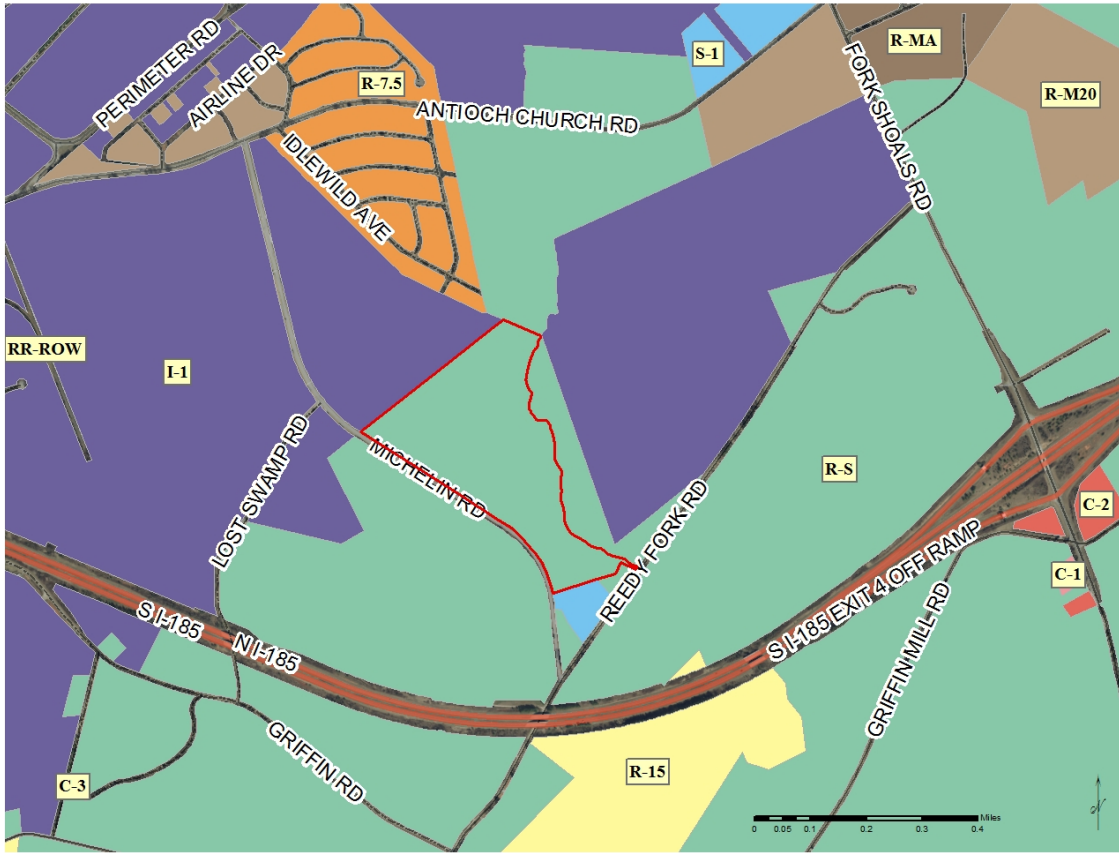
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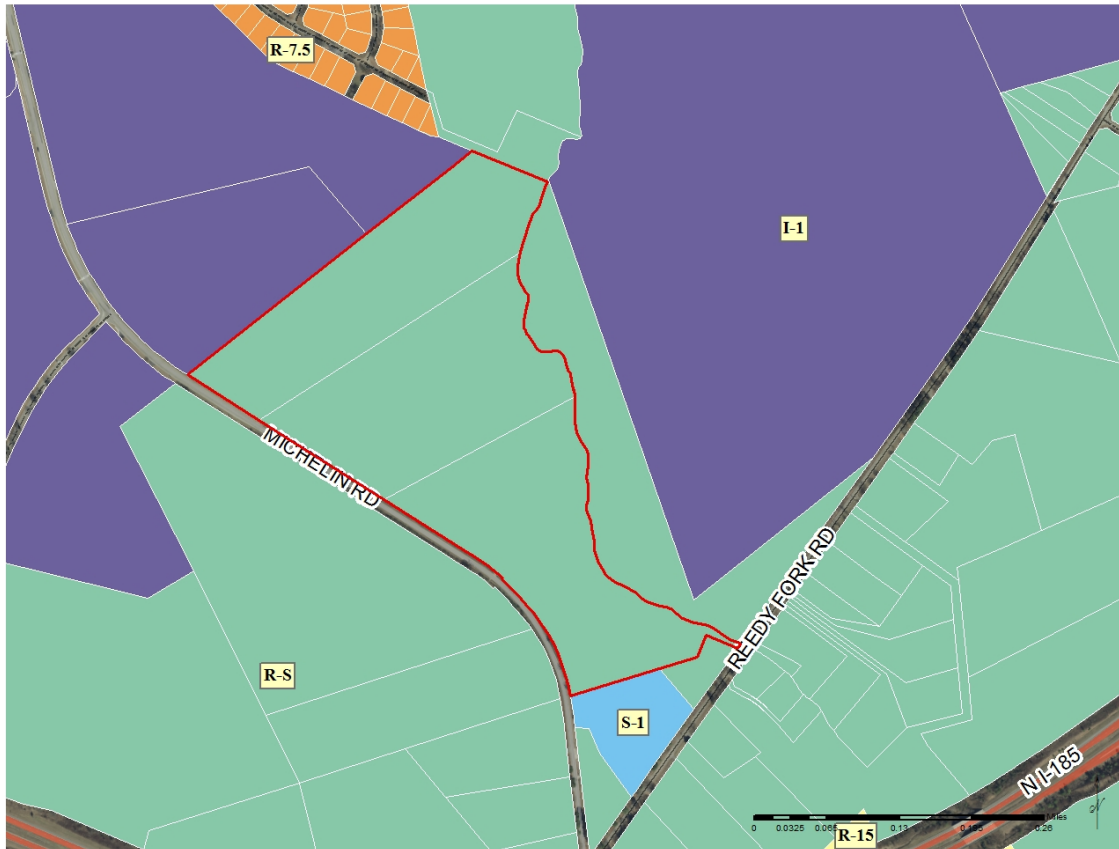


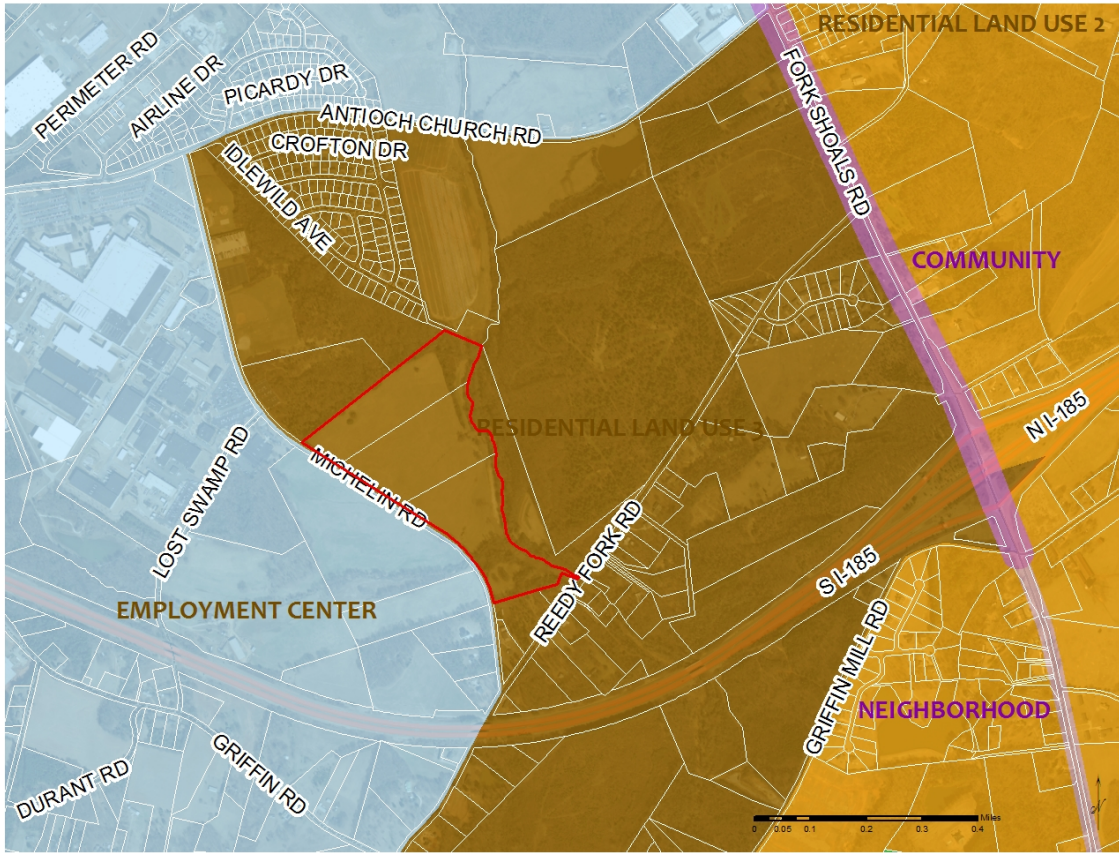
Aerial Photography, 2014





Zoning Map





Imagine Greenville Future Land Use Map