

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-05	Eugene Kenneth Iozzino for Carl Vaughan Schmidt, Jr. 100 Block of All Star Way 0540020103701 R-20, Single-Family Residential to FRD, Flexible Review District	22	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> <ol style="list-style-type: none"> 1) Eugene Iozzino - Applicant <ul style="list-style-type: none"> • Builds small quaint neighborhoods that preserve most of the neighborhoods surrounding landscape • Looking to enhance the value of local surrounding property • Proposing 2,500sqft homes • Low maintenance yards • Homes projected cost around the \$260,000 range <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Flooding an issue in this area • Concerned about the value of the property 2) Resident <ul style="list-style-type: none"> • Concerned about increased flooding • Want property values to remain high and increase over the years • Concerned about neighborhood power outages and if this neighborhood would affect it 3) Resident <ul style="list-style-type: none"> • Concern for the number of houses going into this lot • States that trees are not a buffer • Concerns over the transformer blowing in the area 4) Resident <ul style="list-style-type: none"> • Concern for storm water and would like a more detailed plan • Believes storm water detention should be required • Believes parcel size should stay consistent with the R-20 zoning <p>List of meetings with staff:</p> <ul style="list-style-type: none"> • November 17, 2015 – meeting with applicant • December 8, 2015 – meeting with applicant 	<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>				
Staff Report	<p>The subject parcel is 5.0 acres of property located on All Star Way and approximately 870 feet north of Pelham Road. The subject parcel has approximately 1,000 feet of frontage along All Star Way.</p> <p>The applicant states the proposed land use is for a Patio Home Neighborhood.</p> <p>Staff's opinion is that the current R-20 zoning is appropriate and this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with the surrounding zoning and density of the surrounding established neighborhood. Further, this site contains a significant flood zone, a proven hazard area. This flood area should be avoided, especially from significant</p>					

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	<p>residential development, to ensure safety of homes during major storm events.</p> <p>Based on these reasons, staff recommends denial of the requested FRD, Flexible Review District.</p>
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Planning Report

DOCKET NUMBER: CZ-2016-05

APPLICANT: Eugene Kenneth Iozzino for Carl Vaughn Schmidt, Jr.

PROPERTY LOCATION: 100 Block of All Star Way

PIN/TMS#(s): 0540020103701

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.0

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The parcel was zoned R-20, Single-Family Residential in May 1970 as part of Area 1.

EXISTING LAND USE: wooded vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential (Merrifield Park)
East	R-20	school (Pelham Road Elementary)
South	R-20	church (Morningside Baptist Church)
West	R-20	single-family residential (Pelham Estates)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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	5.0	11 units
Requested	FRD	2.8 units/acre		14 units

A successful rezoning may result in 3 additional units.

ROADS: All Star Way: two-land State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Pelham Road	2,550' SE	21,200	18,800 -11.3%	19,700 4.8%

SUMMARY:

The subject parcel is 5.0 acres of property located on All Star Way and approximately 870 feet north of Pelham Road. The subject parcel has approximately 1,000 feet of frontage along All Star Way.

The subject property is currently zoned R-20, Single-Family Residential. Residential districts are established as areas 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 these districts 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 requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

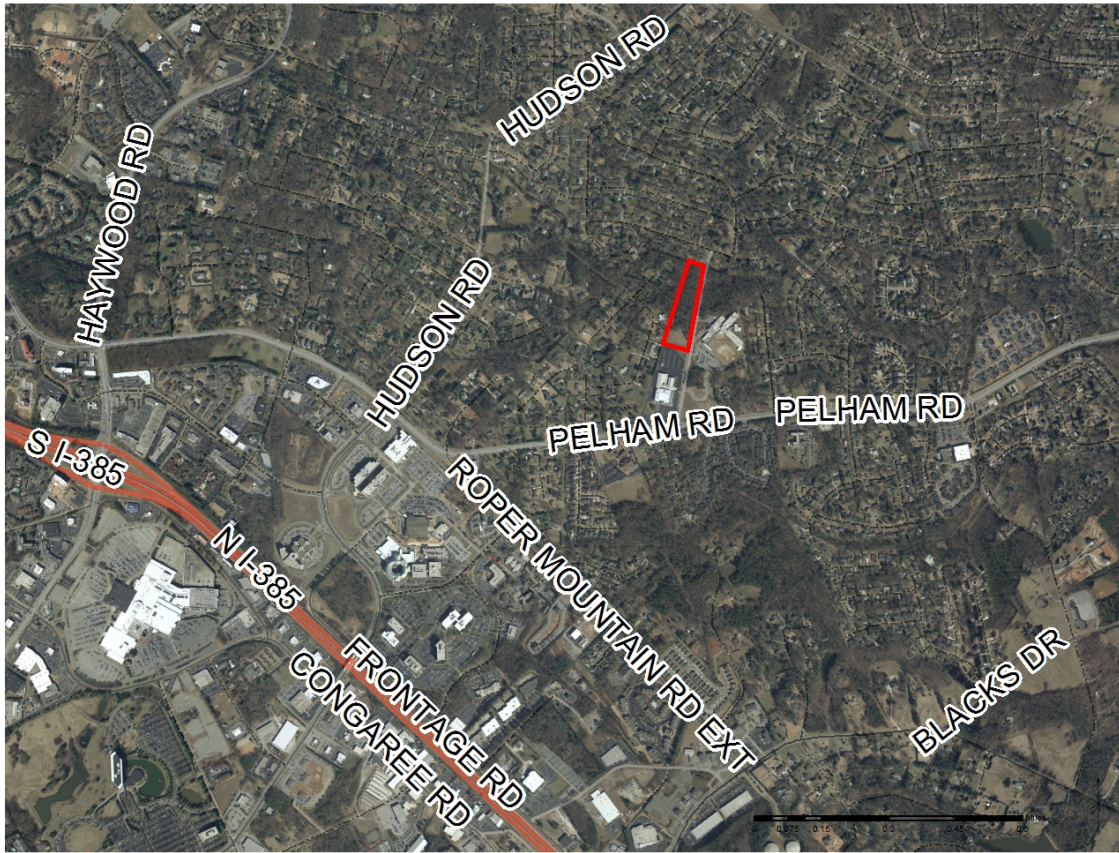
It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The applicant states the proposed land use is for a Patio Home Neighborhood.

CONCLUSION:

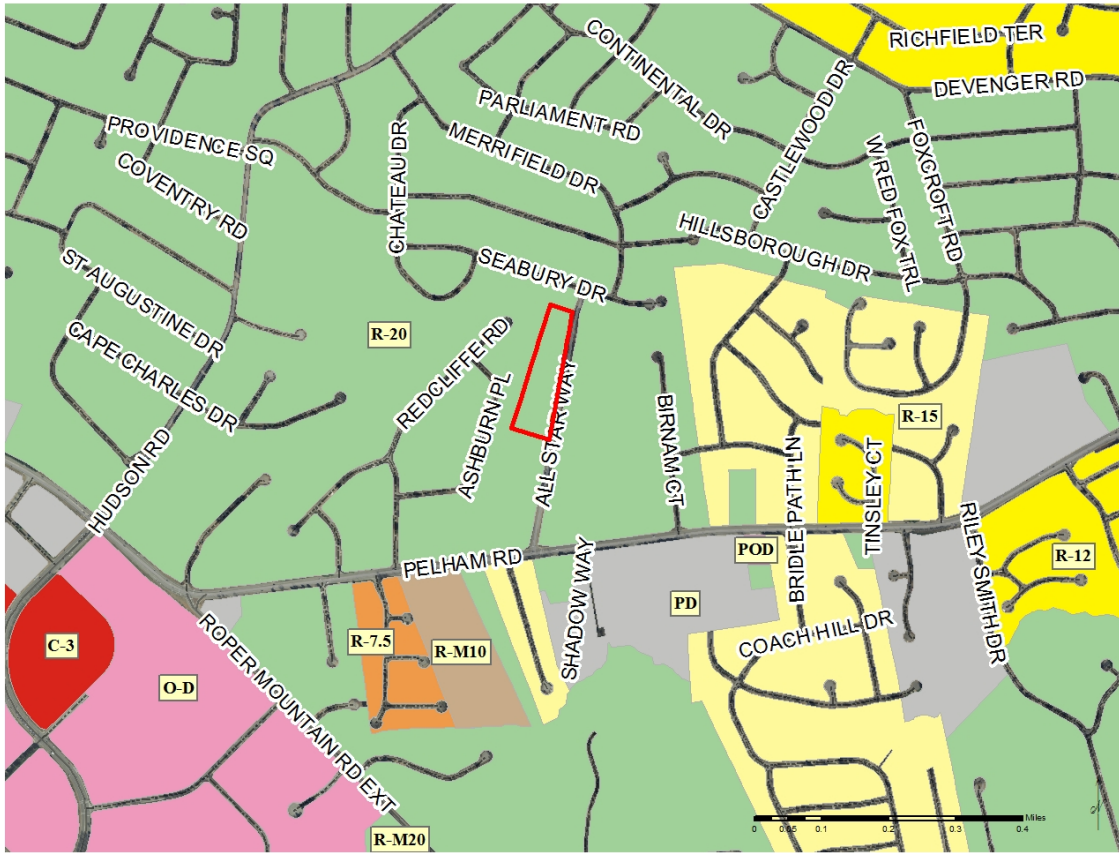
Staff's opinion is that the current R-20 zoning is appropriate and this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with the surrounding zoning and density of the surrounding established neighborhood. Further, this site contains a significant flood zone, a proven hazard area. This flood area should be avoided, especially from significant residential development, to ensure safety of homes during major storm events.

Based on these reasons, staff recommends denial of the requested FRD, Flexible Review District.

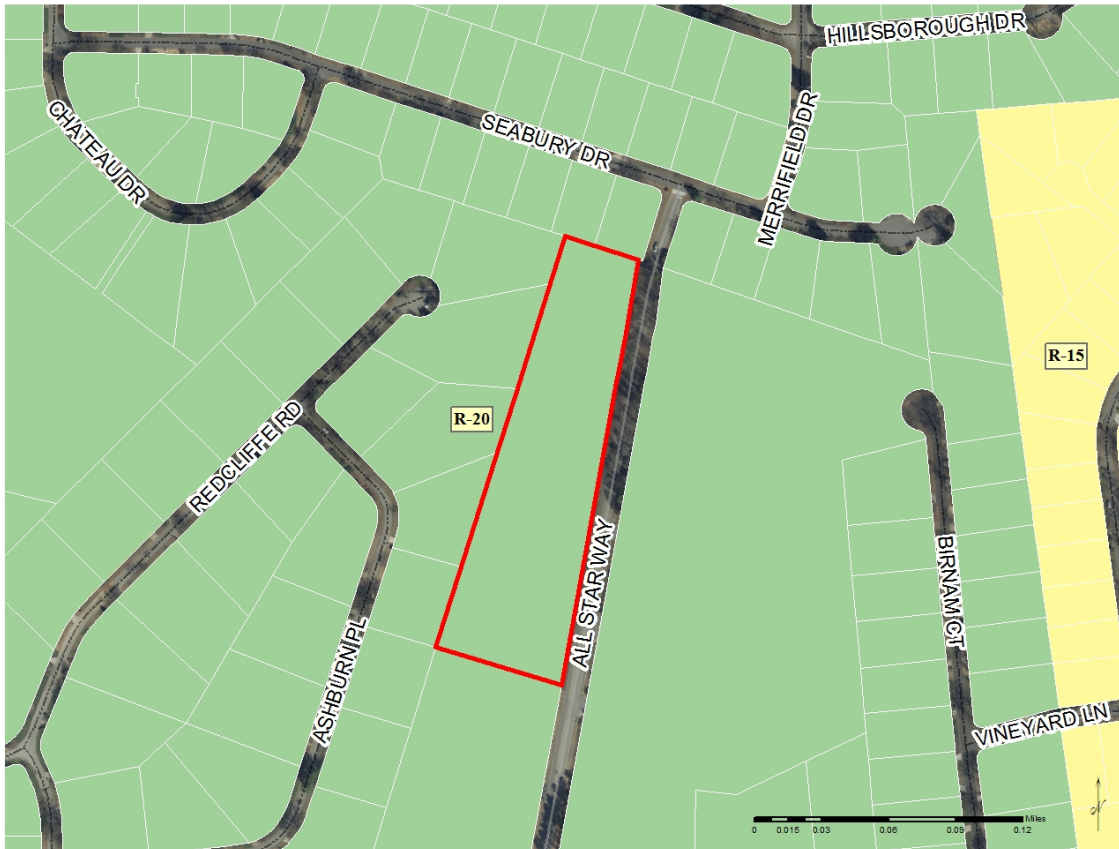


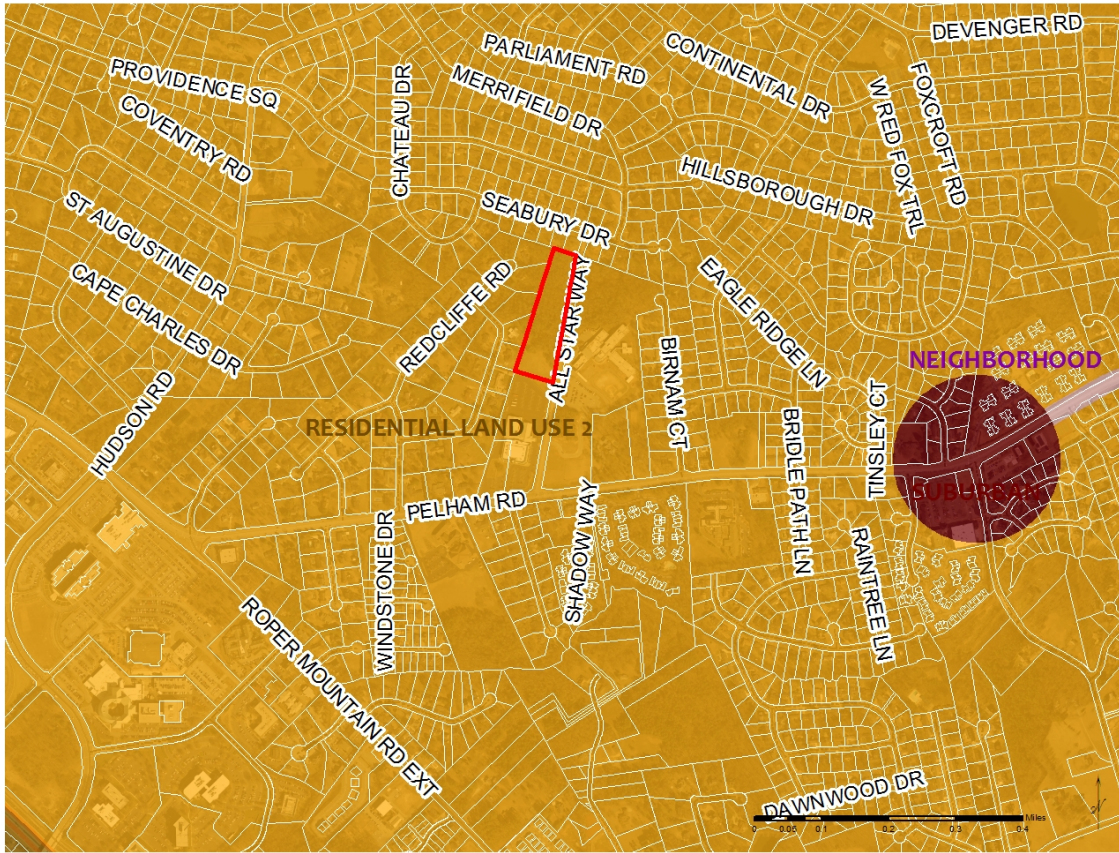
Aerial Photography, 2014





Zoning Map





Future Land Use Map