

**Zoning Docket from January 11, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-08	Gray Engineering Consultants c/o Chris Przirembel for Jeffery Scott Collins, Co A LLC, David M. Collins, Dana M. Collins, Douglas N. Collins, Lois C. Rouse and Samuel B. Rouse, et.al. 300 Block of Reedy Fork Road 0583020100700, 0583020100703, 0583020100704, 0593030101000, and 0593030101002 I-1, Industrial and R-S, Residential Suburban to R-12, Single-Family Residential	28	Denial	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) David Nickels - Gray Engineering Representative</p> <ul style="list-style-type: none"> <li>• Rezoning used to create a subdivision</li> <li>• Potential for 568 lots</li> <li>• Roughly 5,460 residential trips per day generated if subdivision created</li> <li>• Housing would support the industry in the area</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Issues concerning traffic</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Concern with traffic in the area</li> <li>• Worried about floodplain issues</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcels are 180 acres of property located on Fork Shoals Road, Reedy Fork Road and Union Church Road approximately 0.5 miles from I-185. The project has approximately 1,600 feet of frontage along Fork Shoals Road, 2,500 feet of frontage along Reedy Fork Road, and 875 feet of frontage along Union Church Road.</p> <p>The application did not include a proposed use.</p> <p>It is staff's opinion that the current I-1 zoning is the appropriate for this site and that this requested rezoning would have significant impact on the surrounding area. This site represents a significant block of contiguous I-1, is in a heavily industrialized area of the county, and has all utilities in close proximity to support future industrial and manufacturing users. The proposal is inconsistent with existing and expanding industrial uses and surrounding zoning. Further, this site contains flood zone which should be avoided, especially from significant residential development, to ensure safety of</p>					

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	<p>homes during major storm events.</p> <p>Amenities in this area are 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>
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**Planning Report**

**DOCKET NUMBER:** CZ-2016-08

**APPLICANT:** Gray Engineering Consultants c/o Chris Przirembel for Jeffery Scott Collins, Co A LLC, David M. Collins, Dana M. Collins, Douglas N. Collins, Lois C. Rouse and Samuel B. Rouse, etal

**PROPERTY LOCATION:** 300 Block of Reedy Fork Road

**PIN/TMS#(s):** 0583020100700, 0583020100703, 0583020100704, 0593030101000, and 0593030101002

**EXISTING ZONING:** I-1, Industrial and R-S, Residential Suburban

**REQUESTED ZONING:** R-12, Single-Family Residential

**ACREAGE:** 180

**COUNCIL DISTRICT:** 28 – Payne

**ZONING HISTORY:** The parcels were originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. The application to rezone 0583020100700 and 0593030101000 from R-S, Residential Suburban to I-1, Industrial was approved in 2000, CZ-2000-56. There was an unsuccessful PD, Planned Development rezoning request for 0583020100700 and 05930301000 in 2007, CZ-2007-65.

**EXISTING LAND USE:** wooded vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S, R-M20 and R-MA	wooded vacant, single-family residential, church (Union Baptist Church) and
East	R-S	wooded vacant
South	R-S	single-family residential (Meadow Ridge SD)
West	R-S	vacant wooded and single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan with majority of the property designated as *Residential Land Use 3* which prescribes 6 or more units per acre. The subject property also contains a small portion of property on the eastern side designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designated a *Community Corridor* which are a near-balance of residential and nonresidential uses. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three

lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

**INDUSTRIAL POTENTIAL:** The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site represents a significant, contiguous area designated industrial in a heavily industrialized area of the county.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon county records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>GIS Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>16.82</i>	<i>29</i>
	<i>I-1</i>	<i>0 units/acre</i>	<i>169.8</i>	<i>0 units</i>
<b>Requested</b>	<b>R-12</b>	<b>3.6 units/acre</b>	<b>186.1</b>	<b>670units</b>

A successful rezoning may have up to 641 additional dwelling units.

**ROADS:**  
 Fork Shoals Road: two-lane State-maintained major collector  
 Reedy Fork Road: two-lane State-maintained major collector  
 Union Church Road: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2014</b>
Ashmore Bridge Road	2,800' N	3,300	3,300 0%	3,200 -3%

**SUMMARY:** The subject parcels are 180 acres of property located on Fork Shoals Road, Reedy Fork Road and Union Church Road approximately 0.5 miles from I-185. The project has approximately 1,600 feet of frontage along Fork Shoals Road, 2,500 feet of frontage along Reedy Fork Road, and 875 feet of frontage along Union Church Road.

The subject parcels 0583020100700 and 0593030101000 are zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The subject parcels 0583020100703, 0583020100704 and 0593030101002 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.

The application is requesting to rezone the properties 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.

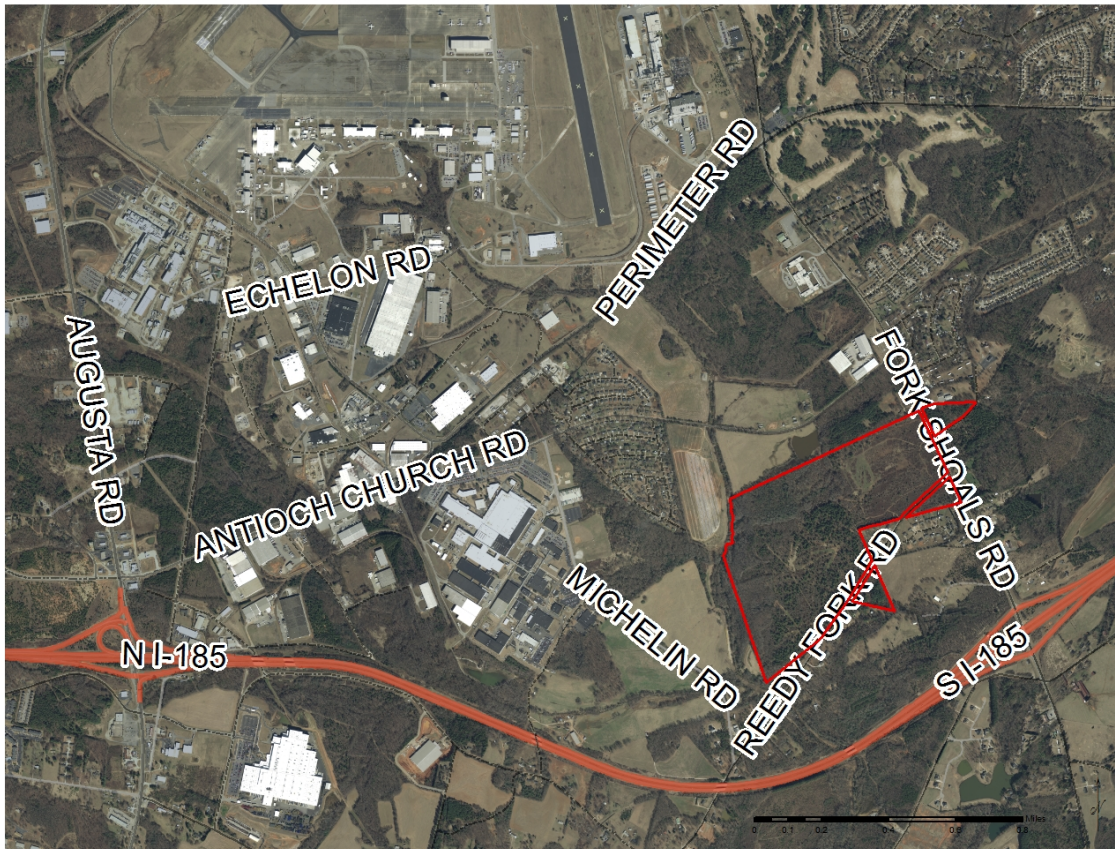
The applicant did not state a proposed use.

**CONCLUSION:**

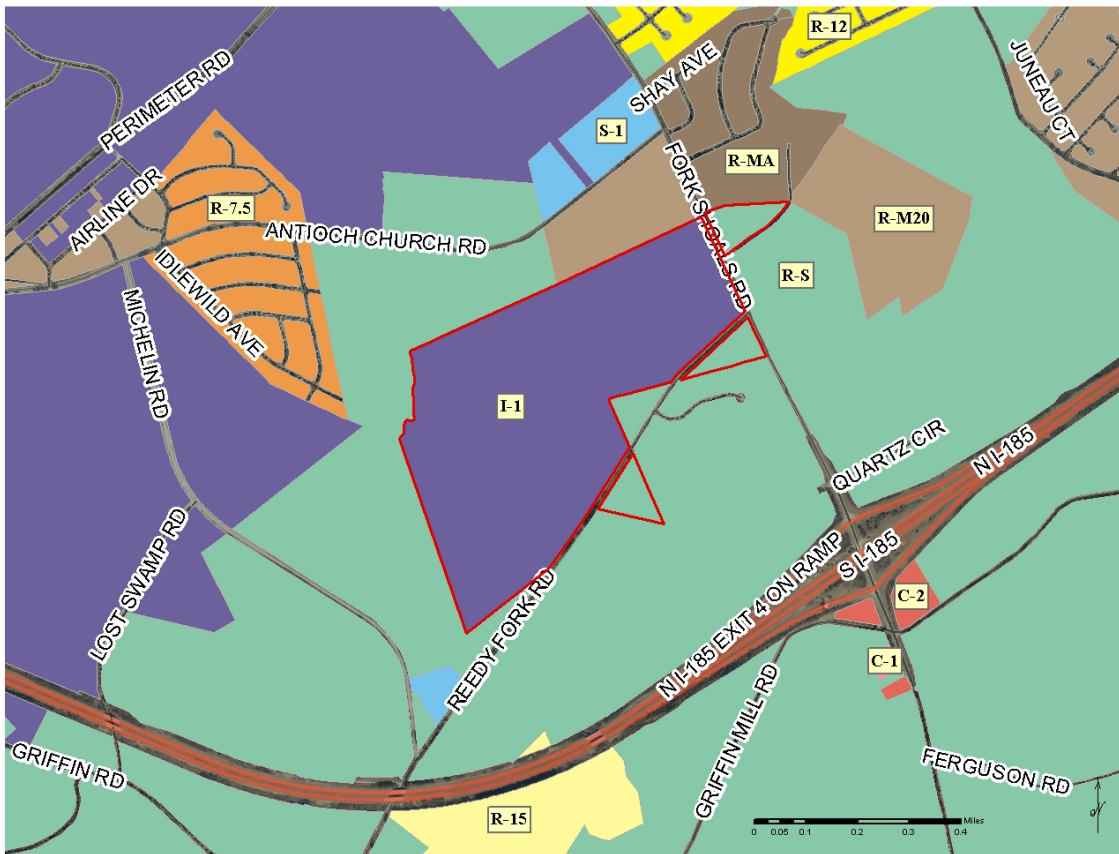
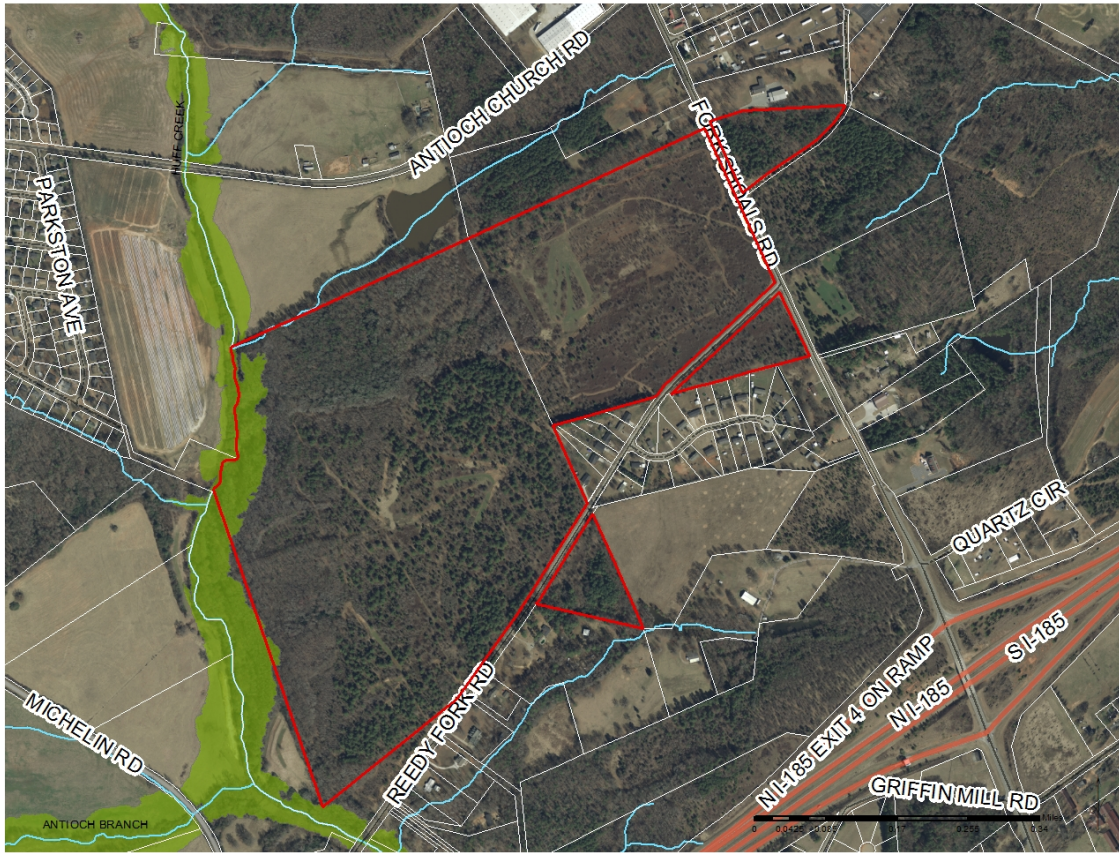
It is staff's opinion that the current I-1 zoning is the appropriate for this site and that this requested rezoning would have significant impact on the surrounding area. This site represents a significant block of contiguous I-1, is in a heavily industrialized area of the county, and has all utilities in close proximity to support future industrial and manufacturing users. The proposal is inconsistent with existing and expanding industrial uses and surrounding zoning. Further, this site contains flood zone which should be avoided, especially from significant residential development, to ensure safety of homes during major storm events.

Amenities in this area are better situated to serve new and existing industrial businesses with its proximity to major roadways.

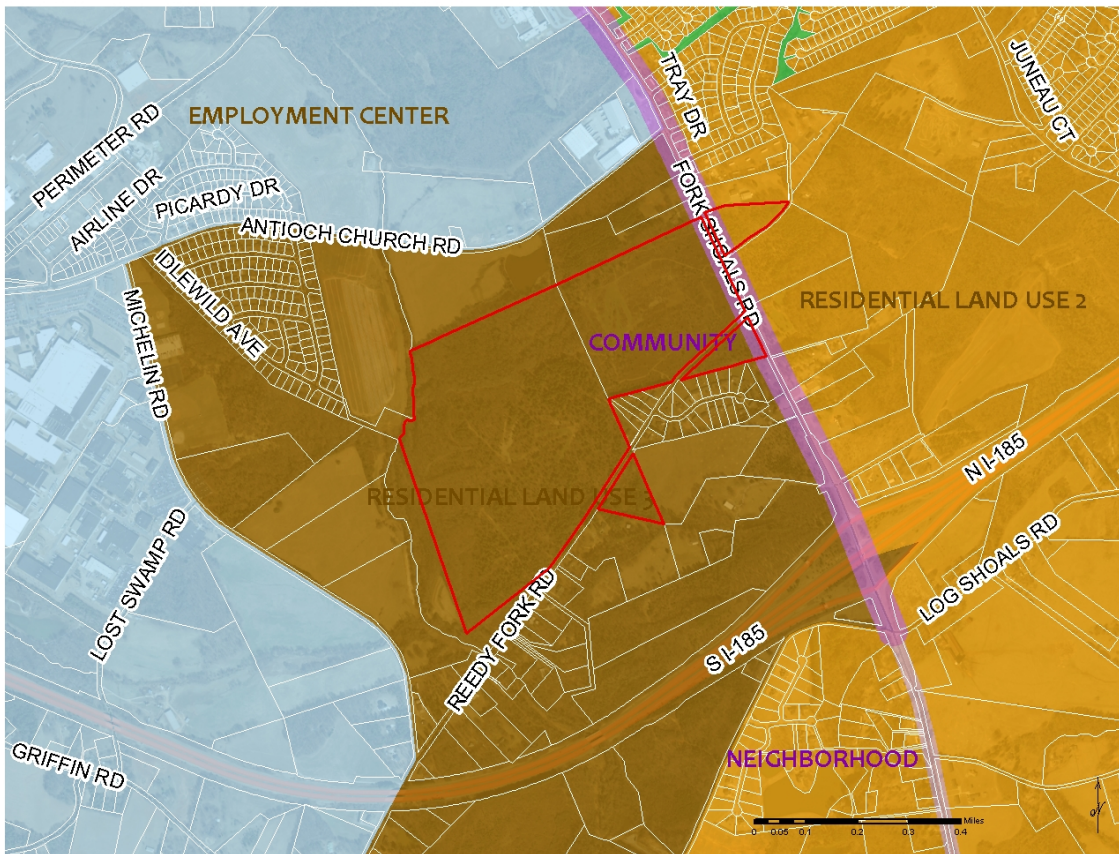
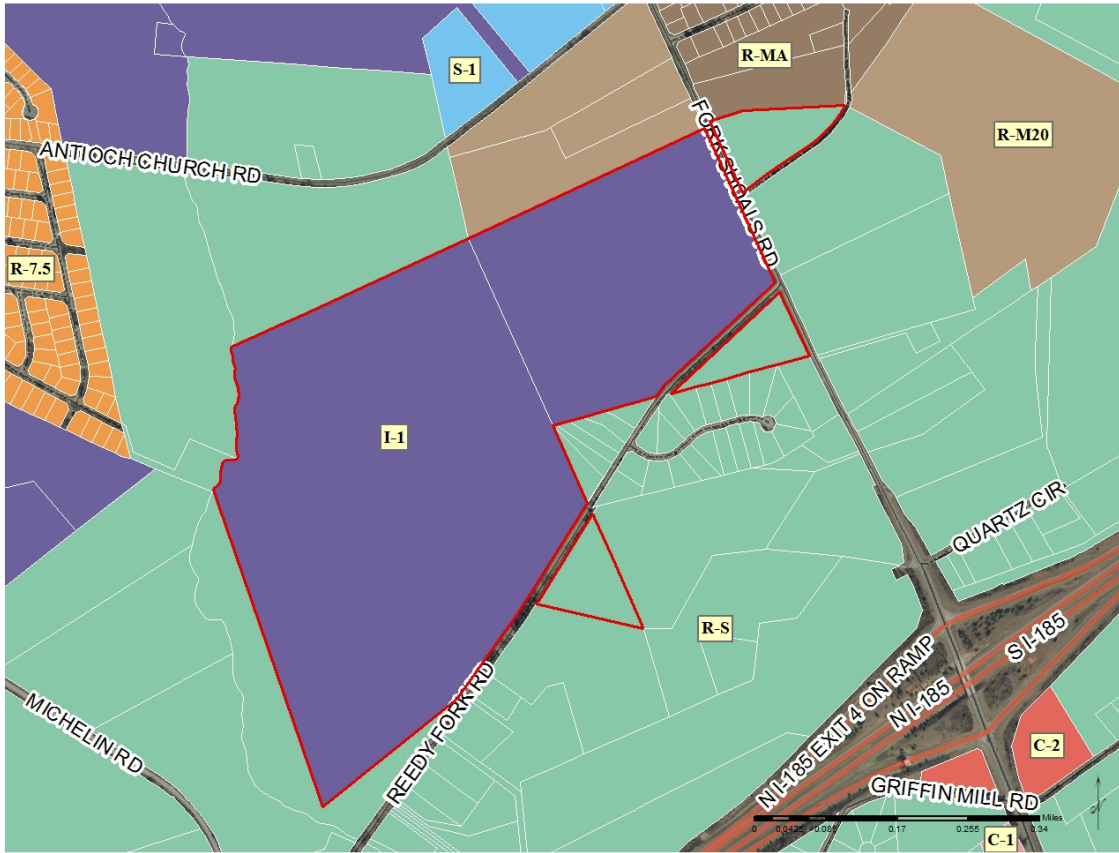
Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.



Aerial Photography, 2014



Zoning Map



Imagine Greenville Future Land Use Map