

Zoning Docket from June 20, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-41	Rodney E. Gray for Terry Blakely, Blakely Family Limited Partnership Furr Road and Emily Lane 0610070100900 R-S, Residential Suburban to R-12, Single-Family Residential	26	Approval	Denial of R-12 6/22/16 Approval if amended to R-15 8/24/16	Returned to Planning Commission 7/11/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2016 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Tony Cirelli, applicant representative <ul style="list-style-type: none"> • 1750-2695 sq ft (\$190K-\$300K) • Single-family residential • 119 units, 2.4 units/ac • 33 lots north of the lines, 86 below the lines • Two entrances: Furr, Emily • Some open space will be preserved and made into passive recreation • Powerlines through the property identified • Would upgrade Furr Lane for the County <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1)Emily Lane residents <ul style="list-style-type: none"> • Not for nor against the project but do not have all the information about the project • Drainage from the subject property goes onto their property • Have built a berm to try to keep some of the water off the property <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 48.9 acres of property located on Emily Lane approximately 3 miles southwest of the intersection of Augusta Road and I-185. The parcel has approximately 560 feet of frontage along Emily Lane and 2,900 feet of frontage along Furr Road.</p> <p>The applicant is requesting to amend the zoning from R-12 to R-15, Single-Family Residential. The current zoning of R-S, Residential Suburban is intended for single-family residences. Recent developments in the area such as Laurel Trace and Southpark have similar density and lot size to the requested R-15, Single-Family Residential.</p> <p>The applicant states the proposed land use is for Single-Family Residential.</p> <p>It is staff's opinion that the amended R-15 zoning is an appropriate requested zoning and would be consistent with the surrounding density in the area. The amended zoning request is also consistent with the recommended residential land use in Greenville County's Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family residential.</p>					
P&D Committee	Return to Planning Commission to reconsider the zoning category to better match the proposed density.					

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GCPC	At the August 24, 2016 Planning Commission meeting, staff informed the members the applicant had met with staff and was agreeable to amend his request to R-15 zoning classification. Staff would be in favor of the amendment.
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Planning Report

DOCKET NUMBER: CZ-2016-41

APPLICANT: Rodney E. Gray and Anthony Cirelli for Terry Blakely, Blakely Family Limited Partnership

PROPERTY LOCATION: Furr Road and Emily Lane

PIN/TMS#(s): 0610070100900

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 48.9

COUNCIL DISTRICT: 26 – Ballard

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

EXISTING LAND USE: vacant wooded and pasture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residential (Belle Terrace Acres SD) and vacant wooded
East	R-S	Single-family residential (Laurel Trace SD) and vacant residential
South	Unzoned	Single-family residential and manufactured homes
West	R-S	Single-family residential and vacant wooded

WATER AVAILABILITY: Greenville County

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 1* which prescribes 0.3 to 3 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	47.04	80 units
Requested	R-12	3.6 units/acre		169 units

A successful rezoning may add up to 89 units.

ROADS: Emily Lane: two-lane State-maintained minor arterial
Furr Road: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Emily Lane and Furr Road.

SUMMARY: The subject parcel is 48.9 acres of property located on Emily Lane approximately 3 miles southwest of the intersection of Augusta Road and I-185. The parcel has approximately 560 feet of frontage along Emily Lane and 2,900 feet of frontage along Furr Road.

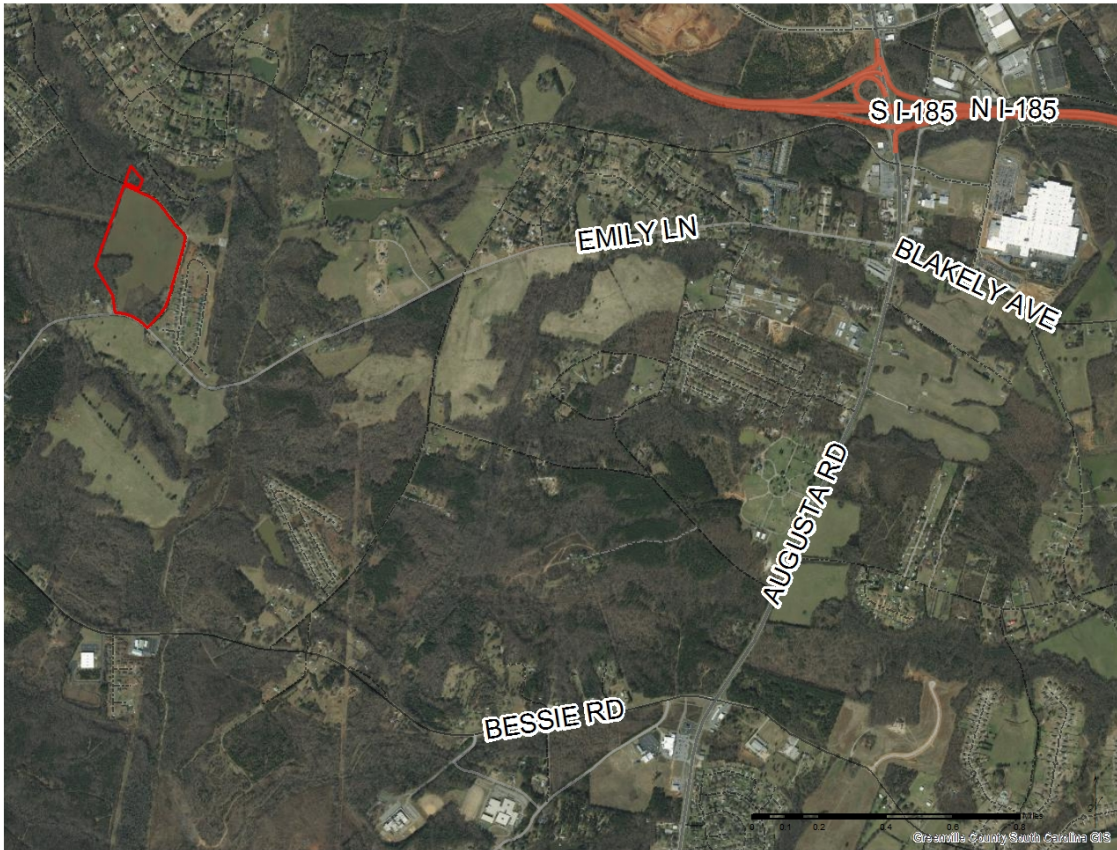
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The applicant states the proposed land use is for Single-Family Residential.

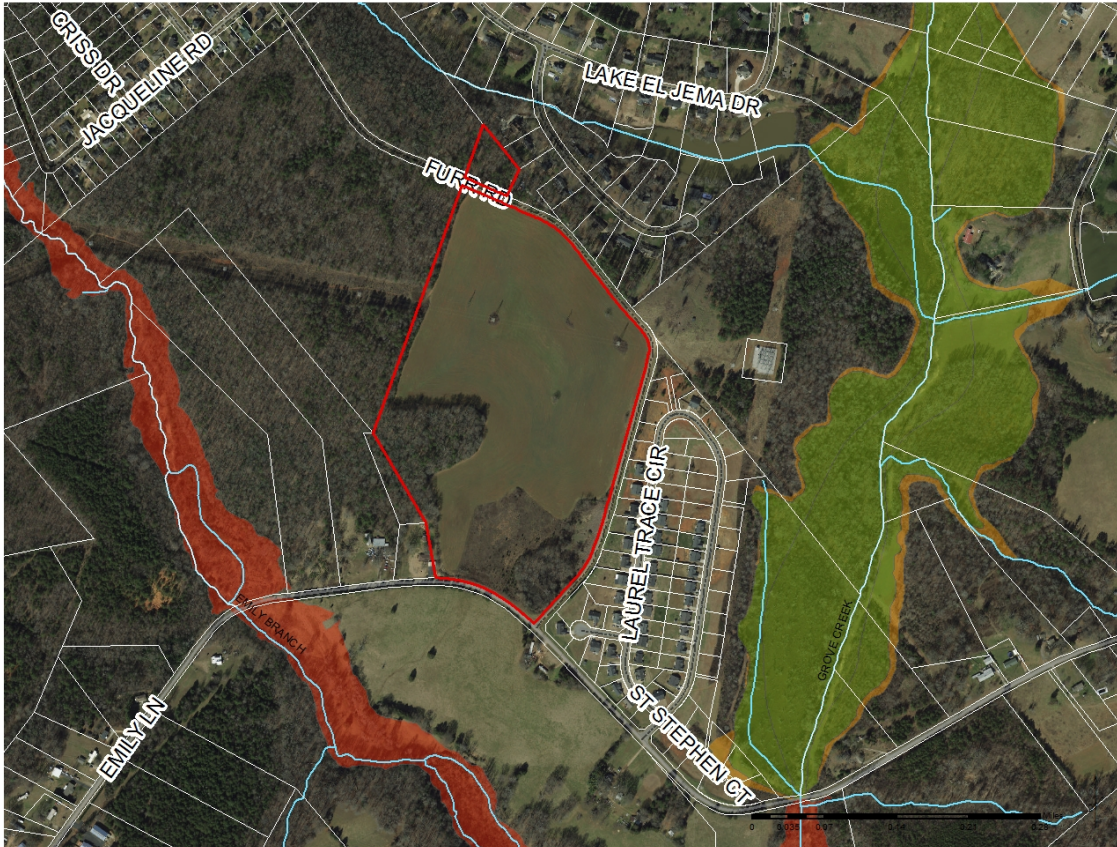
CONCLUSION: It is staff's opinion that the amended R-15 zoning is an appropriate requested zoning and would be consistent with the surrounding density in the area. The amended zoning request is also consistent with the recommended residential land use in Greenville County's Imagine Greenville Comprehensive Plan.

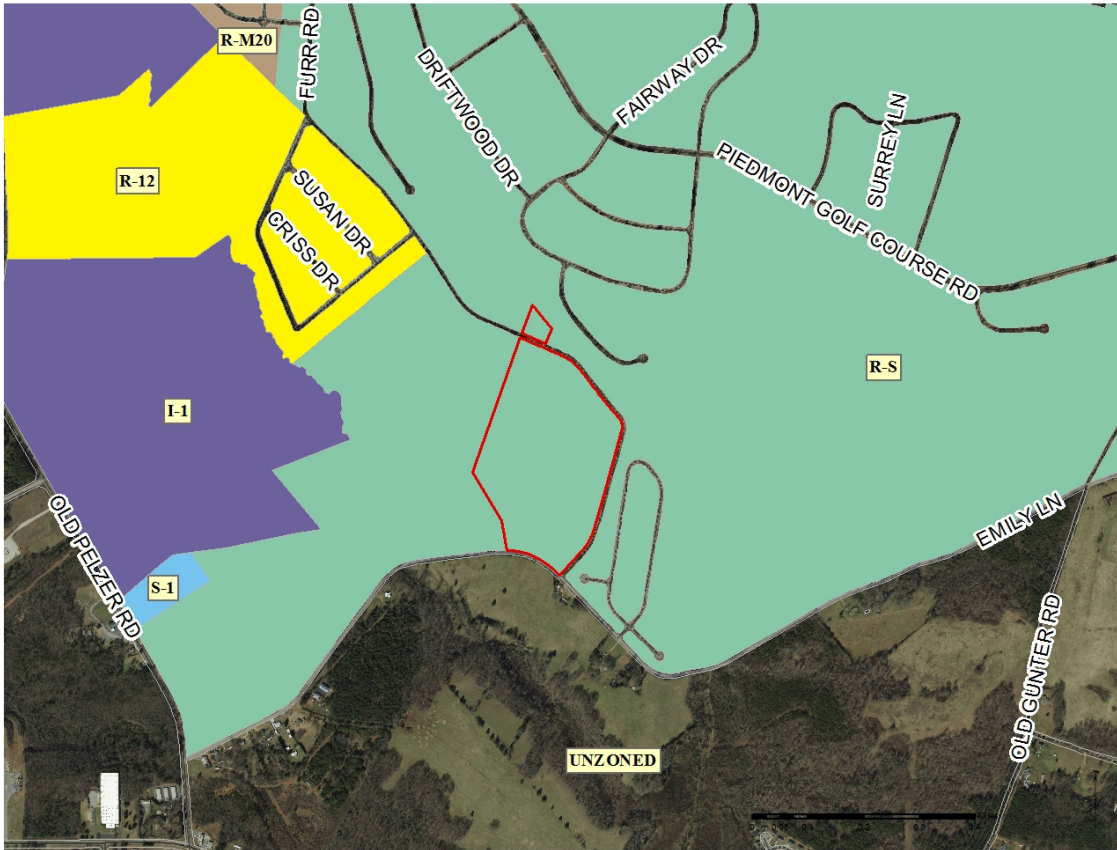
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family residential.

STAFF RECOMMENDATION: Approval

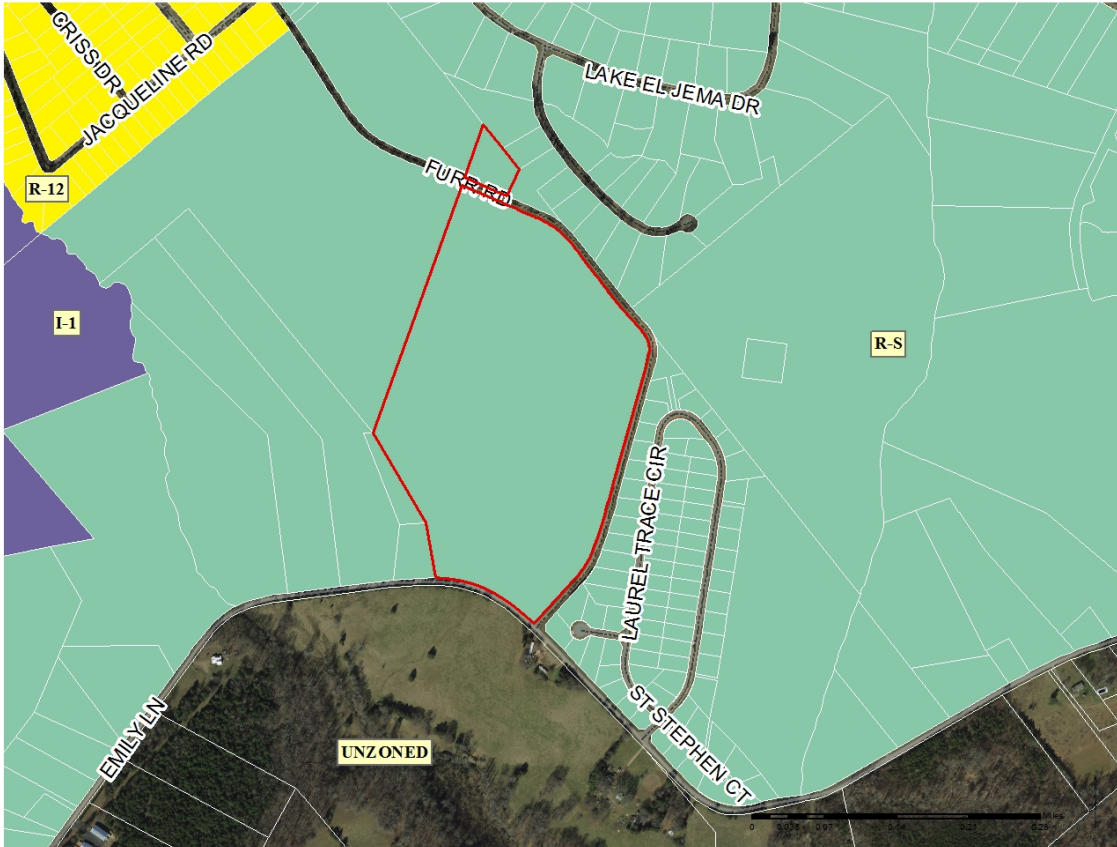


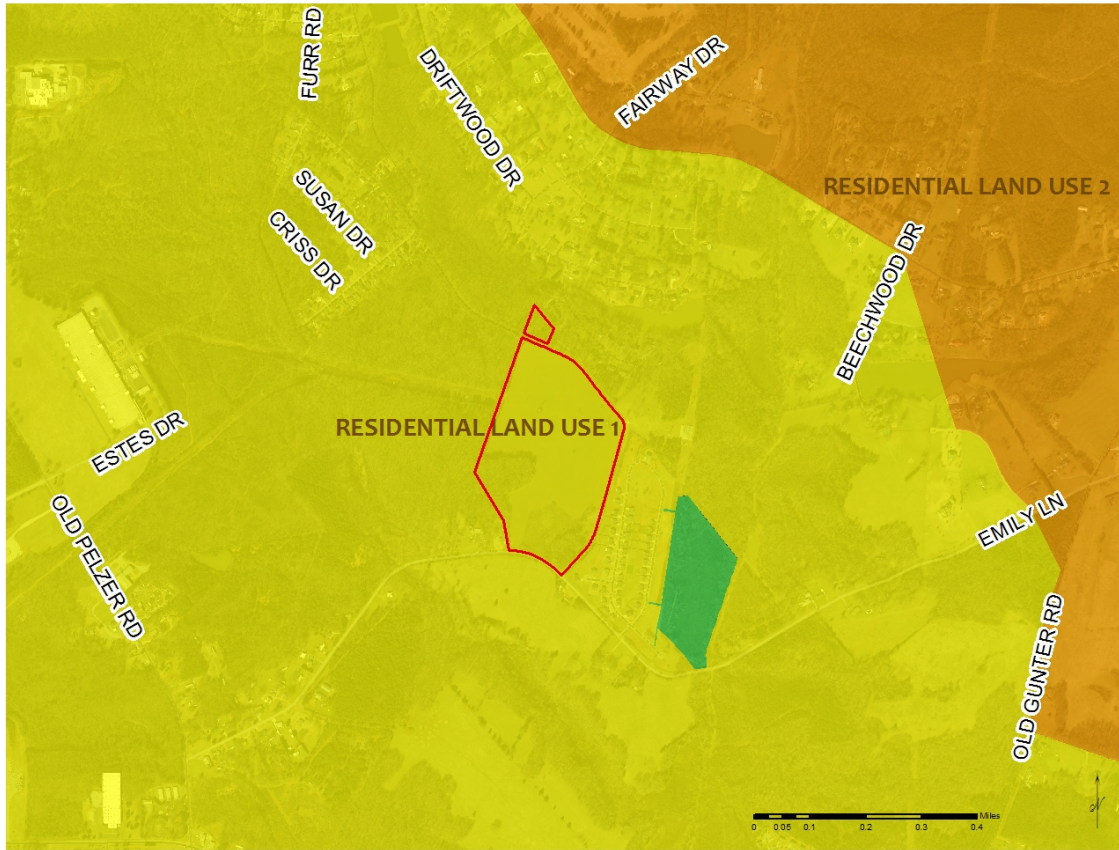
Aerial Photography, 2016





Zoning Map





Future Land Use Map