

Zoning Docket from August 14, 2017 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPD REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------------------|----------|---------------------------------------------------------------------------------------|
| CZ-2017-52 | Eric Hedrick for Jimmy M. Bridges, Marvin L. Anderson, Renee G. Anderson, Mark K. Tucker, FFP Upstate Manor, LLC. and Mark III Properties, Inc. Phillips McCall Road and Anderson Ridge Road 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908 R-S, Residential Suburban to R-12, Single-Family Residential | 27 | Approval | Denial 8-23-17 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Will be a traditional neighborhood development • REWA is extending its lines to here • Will provide a stub out to the tract to the north • Intend to use cluster development standards • \$200,000 to \$300,000 homes <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposed to rezoning • Five Forks is an excellent place to live and wants to preserve this area • Growth for this area is projected at 12% in the next 5 years • Infrastructure is lacking in this area • Wants a land development plan for this area <p>2) Resident</p> <ul style="list-style-type: none"> • Mother of two • Morning battle to take kids to school • Aggressive driving because of traffic • Environmental concerns • Improve tree ordinance <p>3) Resident</p> <ul style="list-style-type: none"> • Phillips McCall Road is a blind curve • A lot of accidents in this area <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter For: 3 Present</p> <p>Against: 9 Present</p> |
| Staff Report | <p>The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site and electrical lines run through the southern portion of the subject site. The</p> | | | | | |

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| | <p>applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a residential subdivision.</p> <p>The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential is similar to surrounding developments in this area. The requested rezoning is also consistent with the Greenville County Image Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p> |
| GCPC | <p>At the August 23, 2017 Planning Commission meeting the Commissioners denied the requested rezoning to R-12, Single-Family Residential. The applicant contacted staff after the Public Hearing with an amendment to his original request. The amendment was for an R-15 zoning classification. The Planning Commission is not able to amend a request; however, they may forward the request with a recommendation of amending. The Planning Commission did not recommend the requested amendment to R-15.</p> |

DOCKET NUMBER: CZ-2017-52

APPLICANT: Eric Hedrick for Jimmy M. Bridges, Marvin L. Anderson, Renee G. Anderson, Mark K. Tucker, FFP Upstate Manor, LLC. and Mark III Properties, Inc.

PROPERTY LOCATION: Phillips McCall Road and Anderson Ridge Road

PIN/TMS#(s): 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 69.29

COUNCIL DISTRICT: 27 – Kirven

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

EXISTING LAND USE: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------------|----------------------------------------------|
| North | R-S | single-family residential and soccer complex |
| East | R-S | single-family residential |
| South | R-S and R-15 | single-family residential and vacant wooded |
| West | R-S and R-12 | single-family residential and vacant wooded |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is 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 | Acres | Total Units |
|-----------|--------|----------------|-------|-------------|
| Current | R-S | 1.7 units/acre | 69.29 | 117 units |
| Requested | R-12 | 3.6 units/acre | | 249 units |

A successful rezoning may add up to 132 dwelling units.

ROADS: Anderson Ridge Road: two-lane County-maintained minor-arterial
Phillip McCall Road: two-lane County-maintained local

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|-------|-------|-------|
| Anderson Ridge Road | 400' W | 2,700 | 2,900 | 5,100 |

TRAFFIC:

| | | | | |
|--|--|--|------|-------|
| | | | 7.4% | 75.8% |
|--|--|--|------|-------|

SUMMARY:

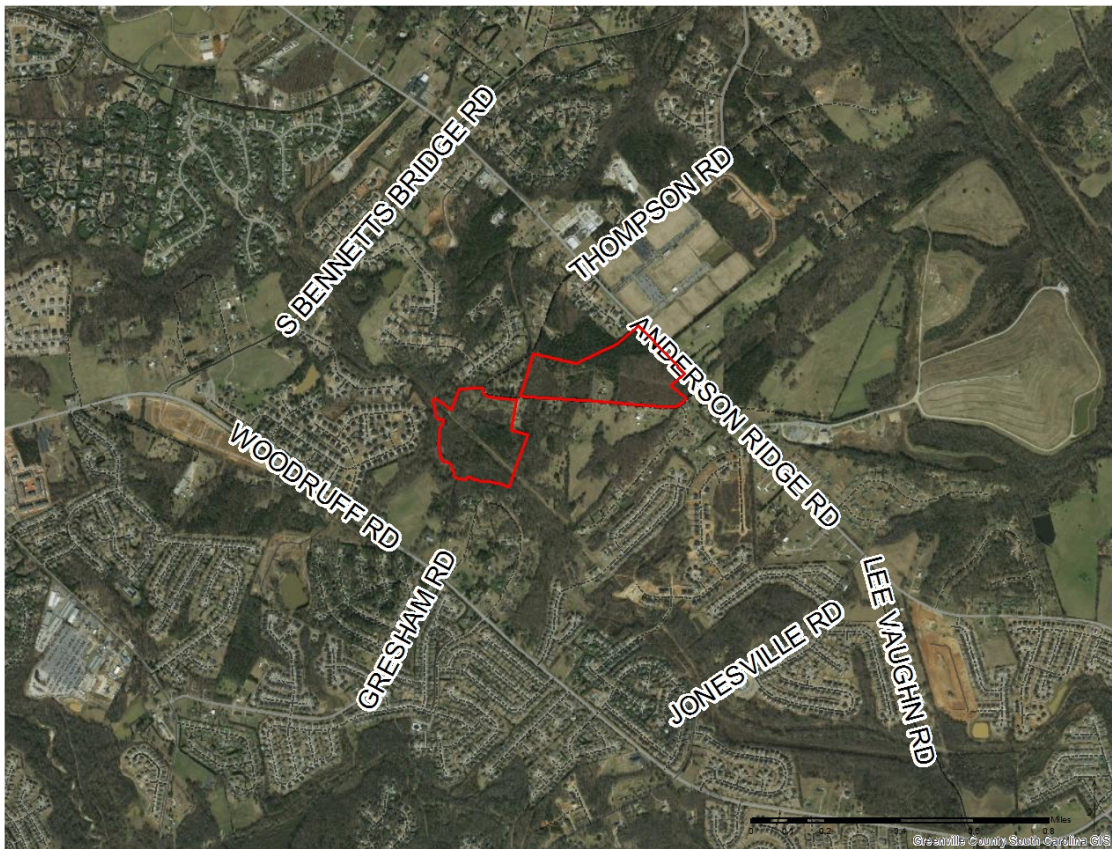
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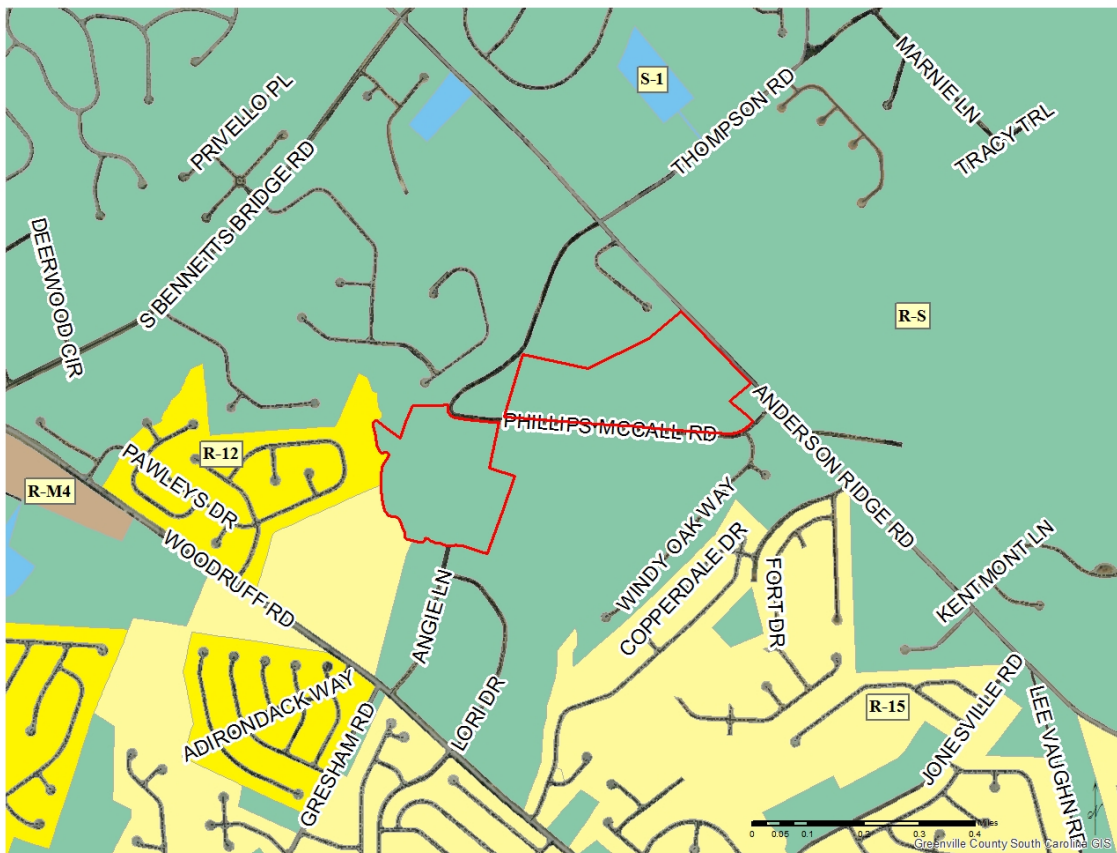
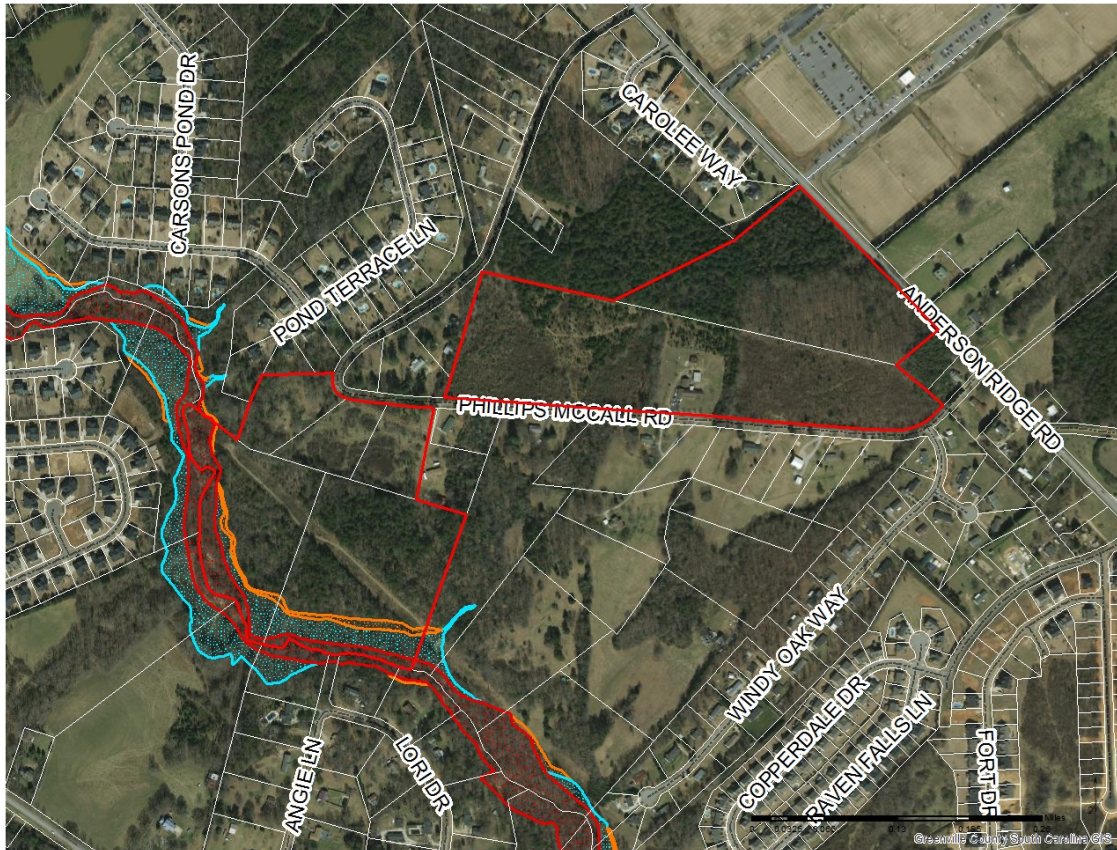
CONCLUSION:

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential is similar to surrounding developments in this area. The requested rezoning is also consistent with the Greenville County Image Greenville Comprehensive Plan.

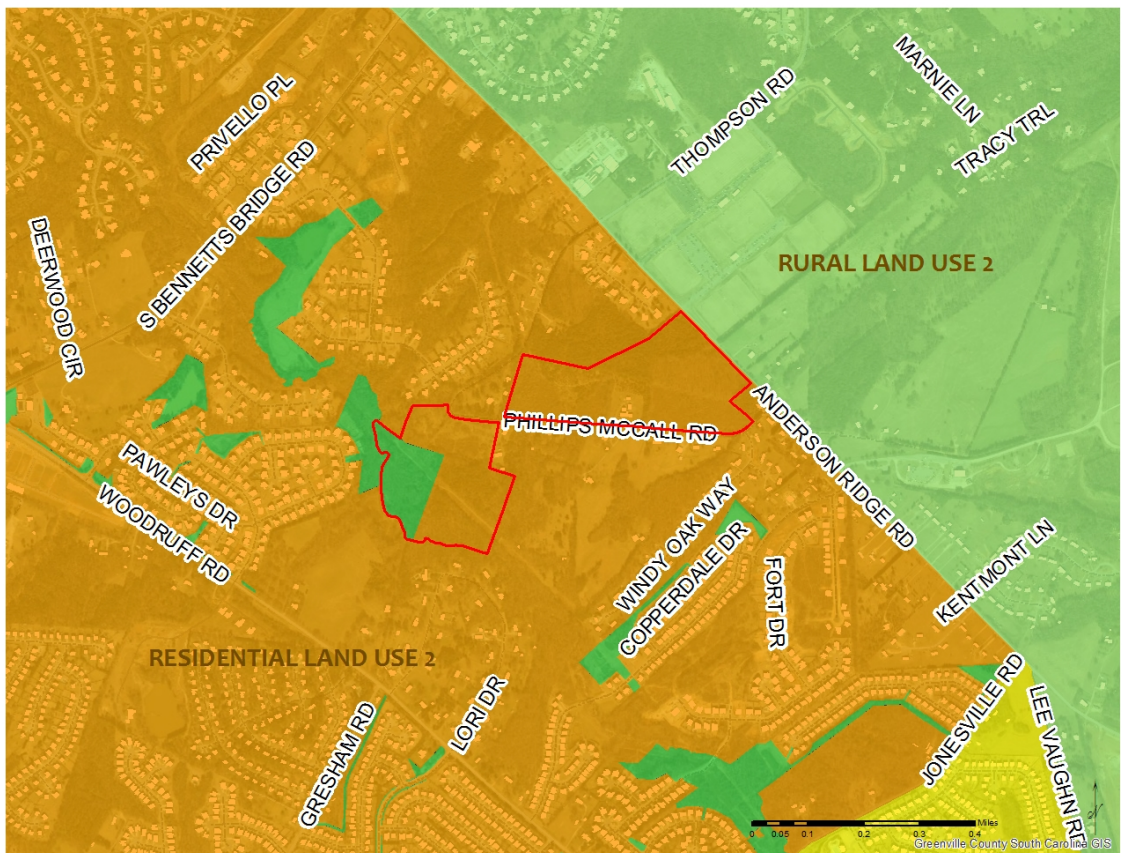
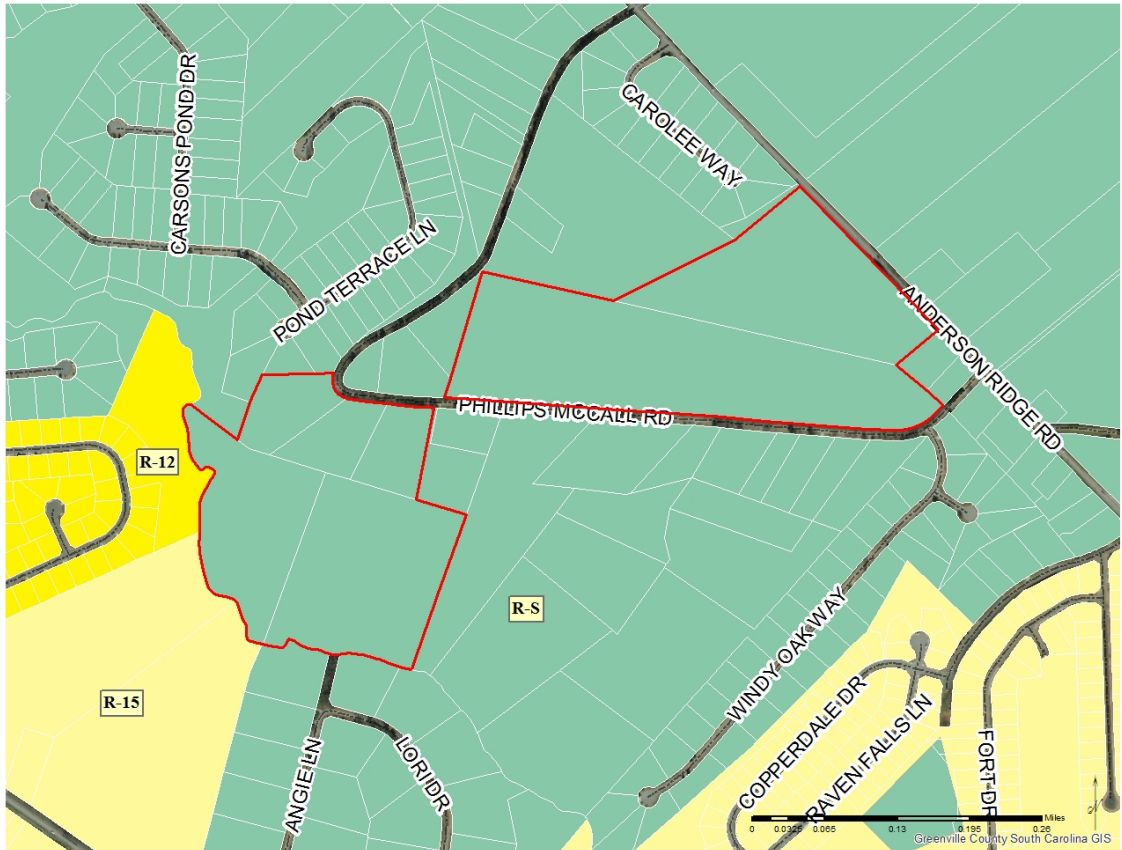
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Aerial Photography, 2016



Zoning Map



Future Land Use Map