

**Zoning Docket from June 18, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-44	Nick Franchina for Helen Louise Hendrix and Charles Michael Hendrix 2114 Standing Springs Road 0583020100103, 0583020100105, 0583020100901, 0583020100902 and 0583020100903 R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Denial 6-27-18		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 18, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to build a 126 lot subdivision</li> <li>• Affordable housing</li> <li>• \$170,000 to \$200,000 homes</li> <li>• Intending to build homes on 40 acers and giving the rest back to the property owner</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 1 Letter</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>Standing Springs Road is a 40 foot wide road, with two twenty feet lanes. There are no Long Range Transportation Plans projects shown for Standing Springs Road. Traffic issues may be a major concern at subdivision such as; capacity, traffic, and safety at Antioch Church Road and/or along Fork Shoals Road.</p> <p>The subject site is a part of the South Greenville Area Plan designated as Suburban Residential. This category represents the typical single-family subdivision that one regularly finds in suburban areas. These developments typically have both public water and sewer. Suburban Residential calls from a ranging density of two to four units per acre.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned R-S, Residential Suburban, is 64.8 acres of property located on Standing Springs Road approximately 0.65 miles south of the intersection of Ashmore Bridge Road and Standing Springs Road. The parcel has approximately 1,410 feet of frontage along Standing Springs Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential. The applicant states the proposed land use is for single family home subdivision.</p> <p>The subject site is located in an area that was once rural, but has seen major development in the past few years. The surrounding zoning and land uses consist of multifamily, single family residential and vacant wooded land uses. Staff is of the opinion that the requested rezoning is appropriate for this area and consistent with the surrounding zoning and land uses. The requested rezoning is also consistent with the South Greenville Area Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					

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<b>GCPC</b>	At the June 27, 2018 Planning Commission meeting the Commission members denied the request due to the increase in density would put a hardship on the current infrastructure.
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**DOCKET NUMBER:** CZ-2018-44

**APPLICANT:** Nick Franchina for Helen Louise Hendrix and Charles Michael Hendrix

**PROPERTY LOCATION:** 2114 Standing Springs Road

**PIN/TMS#(s):** 0583020100103, 0583020100105, 0583020100901, 0583020100902 and 0583020100903

**EXISTING ZONING:** R-S, Residential Suburban

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

**ACREAGE:** 64.8

**COUNCIL DISTRICT:** 28 - Payne

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

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential and vacant wooded land
East	R-S and R-M20	single-family residential
South	R-S and R-M20	single-family residential and vacant wooded land
West	R-MA and R-M20	church (Union Baptist) and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *Suburban Residential* which prescribes 3 to 4 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	64.8	110 units
Requested	R-12	3.6 units/acre		233 units

A successful rezoning may add up to 123 dwelling units.

**ROADS:** Standing Springs Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Ashmore Bridge Road	6,140' N	7,000	6,700 -4.3%	7,500 +12%

**ANALYSIS:** Standing Springs Road is a 40 foot wide road, with two twenty feet lanes. There are no Long Range Transportation Plans projects shown for Standing Springs Road. Traffic

issues may be a major concern at subdivision such as; capacity, traffic, and safety at Antioch Church Road and/or along Fork Shoals Road.

The subject site is a part of the South Greenville Area Plan designated as Suburban Residential. This category represents the typical single-family subdivision that one regularly finds in suburban areas. These developments typically have both public water and sewer. Suburban Residential calls for a ranging density of two to four units per acre.

**SUMMARY:**

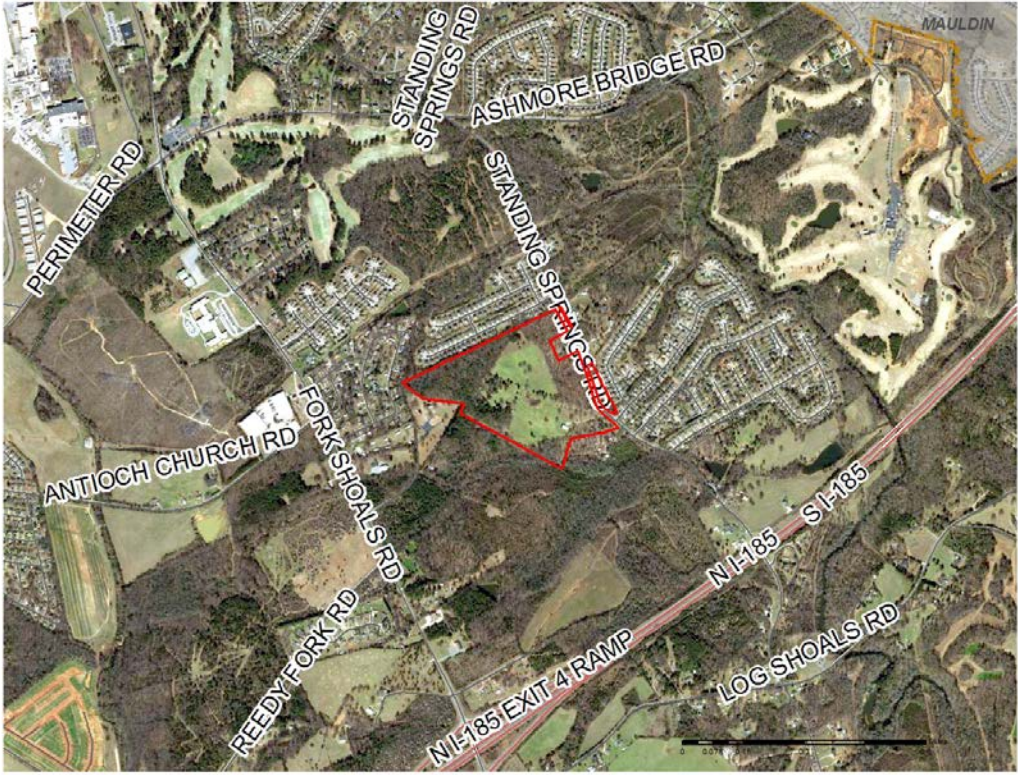
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The applicant states the proposed land use is for single family home subdivision.

**CONCLUSION:**

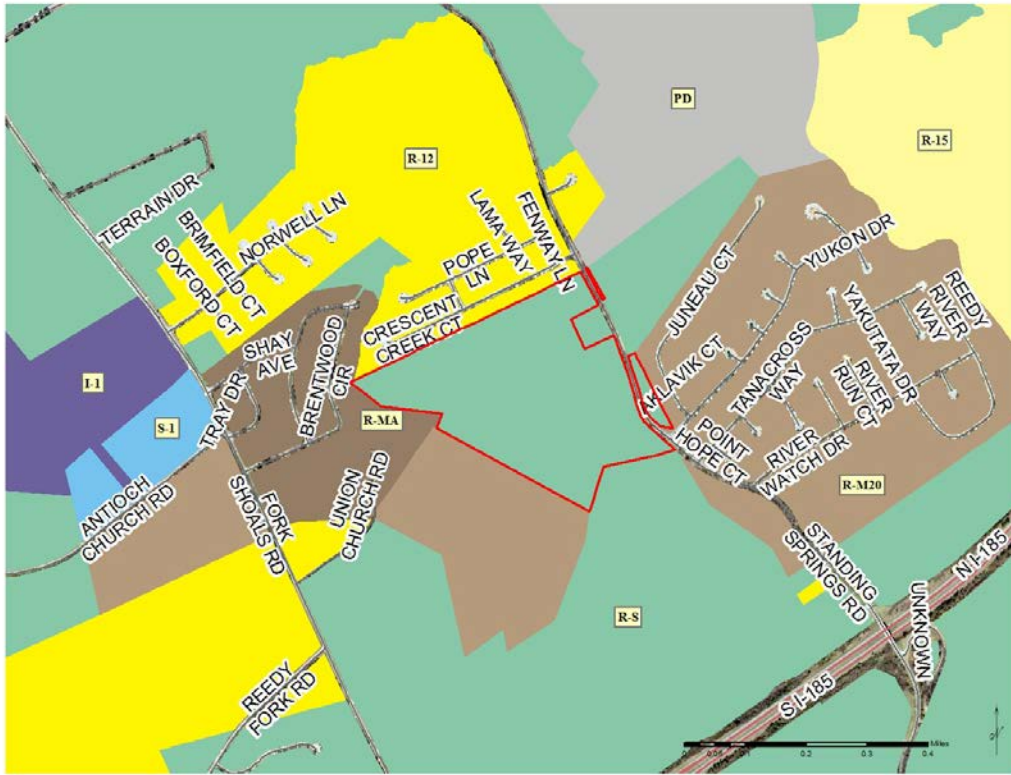
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Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended denial.

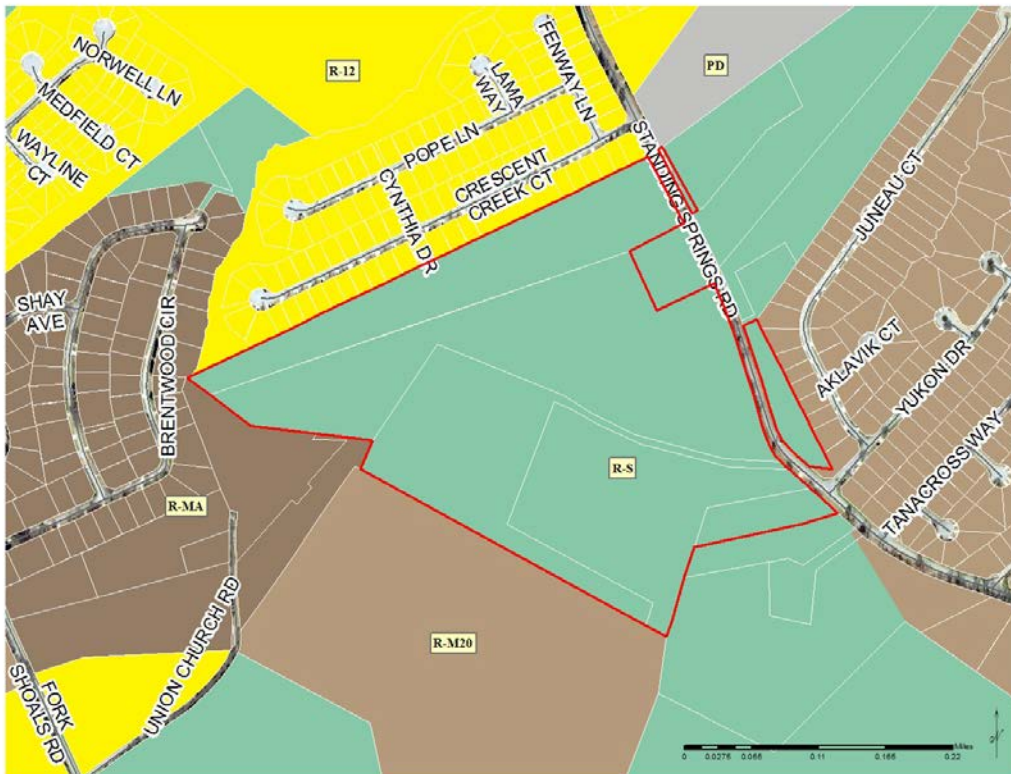


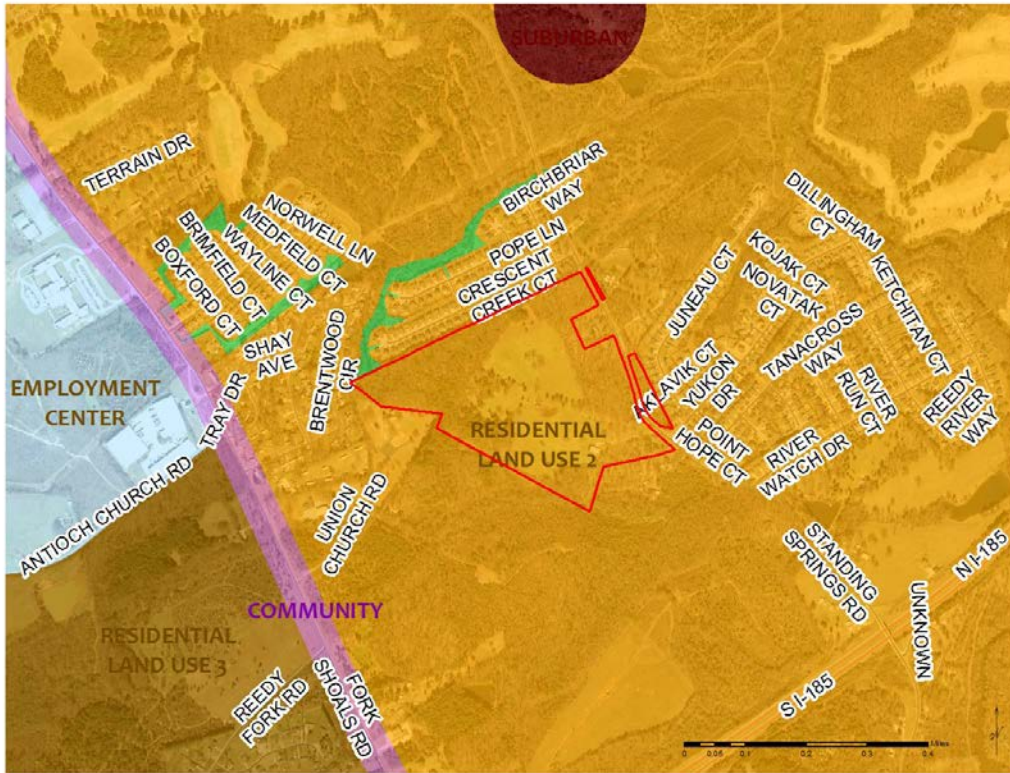
Aerial Photography, 2017





Zoning Map





Future Land Use Map