

Zoning Docket from August 20, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2018-51	Wendell L. Hawkins, PA and Gray Engineering Consultants Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris & etal Furr Road 0609040100500 R-S, Residential Suburban to R-12, Single-Family Residential	26	Denial	Denial 8-22-18	Held 8-27-18; Next 11-5-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Planning to build 132 homes • Floodplain and power lines on property • Not planning on building on the northern portion of the parcel • Aware of speeding as an issue in this area <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Not in favor of reducing vegetation • Keep trees <p>2) Resident</p> <ul style="list-style-type: none"> • Concern about traffic, developments in this area is not finished and is already experiencing traffic issues • Majority of zoning in this area is R-S, Residential Suburban • Roads and infrastructure is currently inadequate • Two cars cannot pass easily <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject site is located on both sides of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The northern portion is designated as Rural Residential recommending 1 to 2 units per acre. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.</p> <p>SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 54.50 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 2,420 feet of frontage along Furr Road. The 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 subdivision.</p> <p>CONCLUSION: The subject site is located in an area where single-family residential land uses are mainly present, with the majority of the surrounding zoning being R-S, Residential Suburban. The South Greenville Area Plan recommends 1 to 2 units per acre (Rural Residential) for the northern portion of the parcel;</p>					

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	<p>the southern portion of the parcel recommends 2 to 3 units per acre (Transitional Residential). Staff is of the opinion the requested rezoning of 3.6 units per acre is not consistent with the South Greenville Area Plan and the surrounding zoning.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.</p>
P&D Committee	At the August 27, 2018 Planning and Development meeting the Planning and Development Committee held CZ-2018-51 until the next meeting per the applicant's request.

DOCKET NUMBER: CZ-2018-51

APPLICANT: Wendell L. Hawkins, PA and Gray Engineering Consultants Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal.

PROPERTY LOCATION: Furr Road

PIN/TMS#(s): 0609040100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 54.50

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 land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-12	single-family residential
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded and pasture land
West	R-15 and I-1	single-family residential 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*, a portion is designated as *Transitional Residential*, and a portion is designated as *Rural Residential*.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	54.50	<i>92 units</i>
Requested	R-12	3.6 units/acre		196 units

A successful rezoning may add up to 104 dwelling units.

ROADS: Furr Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Piedmont Golf Course Road	6,330' NW	2,200	2,300 4.5%	3,100 35%

ANALYSIS:

The subject site is located on both sides of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The northern portion is designated as Rural Residential recommending 1 to 2 units per acre. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 54.50 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 2,420 feet of frontage along Furr Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a subdivision.

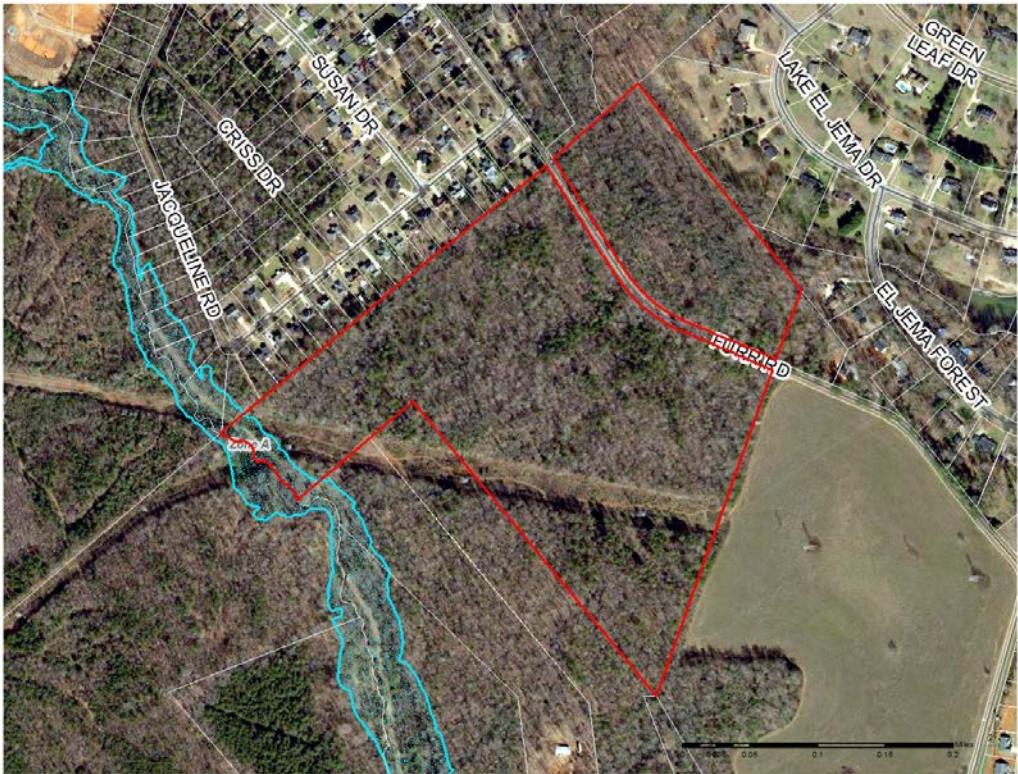
CONCLUSION:

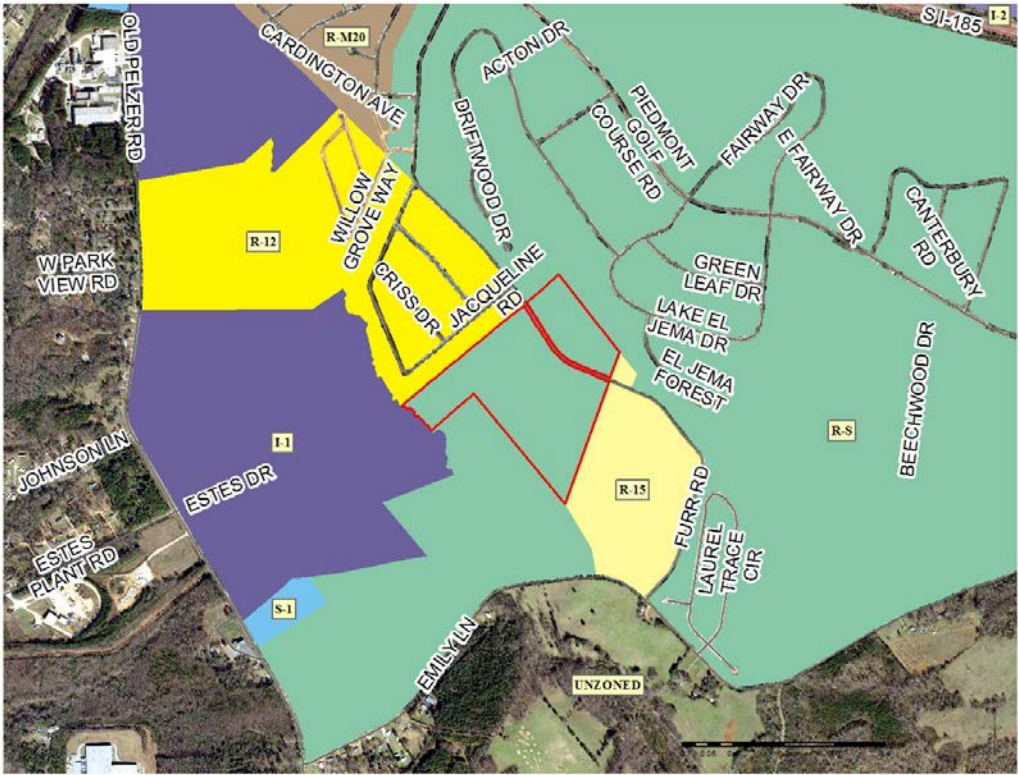
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Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended denial.

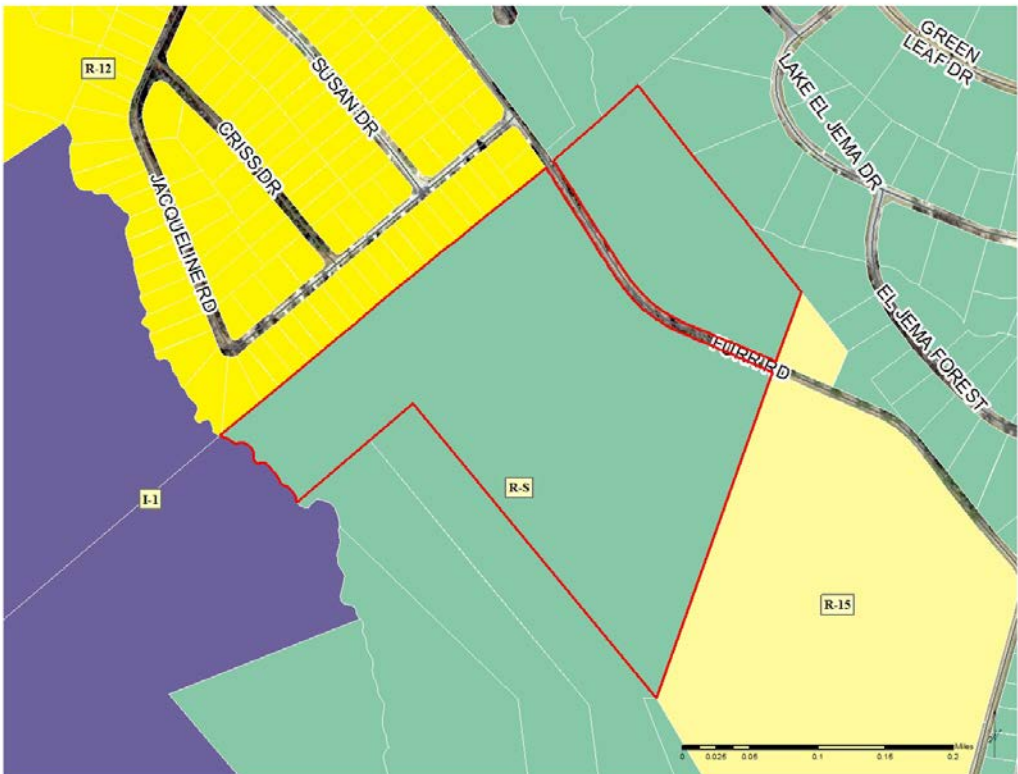


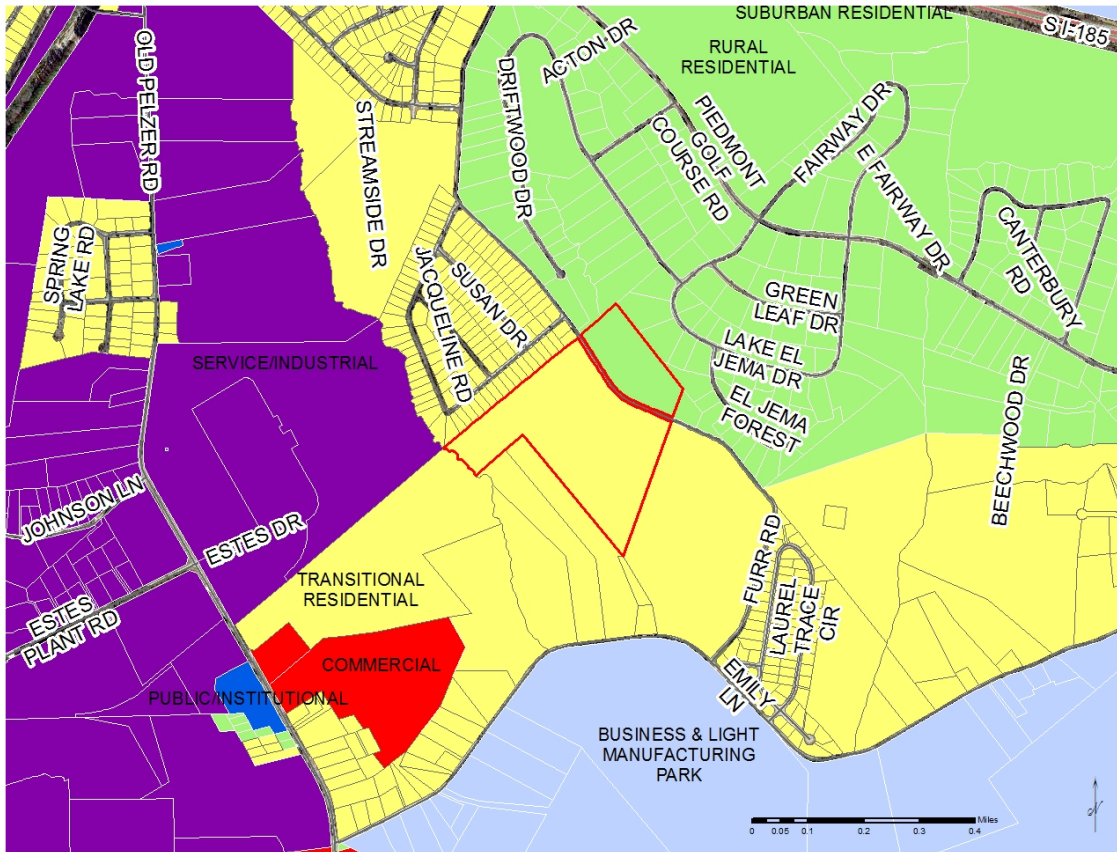
Aerial Photography, 2018


















Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 unites/acre)
-  Rural Residential (1-2 unites/acre)
-  Rural Preservation (0-0.3 unites/acre)
-  Agricultural (10 acre minimum)