

Zoning Docket from October 15, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-62	<p>Emmie Rose Peden, John Keith Woods, Denise N. Bruner (Surv), Brian C. Woods (Surv), Frances D. Woods, Revocable Trust, Louk Living Trust, James & Pearl Barton, Jessie Ellis Barton, Herman & Sheri Wingruber, Jenifer Newton Ladwig, David L. & Terri L. Kelly, Gilley Kyle c/o Upstate Greenery Inc., H. Wright Holland, III, James R. & Debra C. Davis, William F. & Jeanette C. Harnesberger and Larry B. Coker c/o Harnesberger Revocable Trust</p> <p>Fairview Road, Peden Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road</p> <p>0564010100801, 0564020101100, 0569020101200, 0569020101201, 0569020101202, 0569020101207, 0569010101605, 0569010102400, 0569010102401, 0569010102500, 0587010100809, 0587010100814, 0587010101100, 0587010101101, 0587030101302, 0587030101303 0587030101300, 0587030101301 and 0587030101304</p> <p>Unzoned to R-R3, Rural Residential</p>	26	Approval	Approval 10-24-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Lived in Greenville for the past 35 years • Previously came before the board in 2017 for the 7,700 acres zoning • Want to guide development in this area • Development is on its way to this area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Community Meeting 8/16/2018</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcels are part of the Southern Greenville McKelvey Road/Reedy River Area Contiguous add on known as Area 18, adopted March 2018. There was a recently adopted text amendment to Section 3:2.3B number 5 of the Greenville County Zoning Ordinance, allowing properties (for a period of up to six months after the effective adoption date of an area zoned by petition) to apply for initial zoning if they</p>					

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were contiguous. All subject parcels requesting zoning are contiguous properties to the recently adopted Area 18.

SUMMARY:

The subject parcels are unzoned with 341.63 acres of property located on Fairview Road, Peden Road, McKittrick Bridge Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road located below Highway 418. These parcels are a part of the Southern Greenville County Citizens for the McKelvey Road/Reedy River Area as Contiguous Add-Ons for Area 18. The parcels have approximately 1,360 feet of frontage along Reedy Fork Road, 1,300 feet of frontage along Hopkins Road, 2,415 feet of frontage along McKelvey Road, 500 feet of frontage along Slatton Shoals Road, 1,320 feet of frontage along Terry Road, 730 feet of frontage along McKittrick Bridge Road, 3,500 feet of frontage along McKittrick Bridge Road Extension, 500 feet of frontage along Dean Woods Road, 580 feet of frontage along Hillside Church Road and 600 feet along Fairview Road. The applicant is requesting to rezone the property to R-R3, Rural Residential.

The applicant states the proposed land use is for residential, farms, farm land, and landscape nursery.

CONCLUSION:

The subject parcels are surrounded Unzoned, R-R1 and R-R3, Rural Residential zoning with single-family residences, farm land, vacant wooded land and the occasional church. Staff is of the opinion that the requested zoning of R-R3, Rural Residential is consistent with the surrounding zoning and land uses. The subject parcels are also consistent with Imagine Greenville Comprehensive Plan and comply with Section 3:2.3B of the Greenville County Zoning Ordinance.

Based on these reasons staff recommends approval of the requested zoning to R-R3, Rural Residential.

DOCKET NUMBER: CZ-2018-62

APPLICANT: Emmie Rose Peden, John Keith Woods, Denise N. Bruner (Surv), Brian C. Woods (Surv), Frances D. Woods, Revocable Trust, Louk Living Trust, James & Pearl Barton, Jessie Ellis Barton, Herman & Sheri Wingruber, Jenifer Newton Ladwig, David L. & Terri L. Kelly, Gilley Kyle c/o Upstate Greenery Inc., H. Wright Holland, III, James R. & Debra C. Davis, William F. & Jeanette C. Harnesberger and Larry B. Coker c/o Harnesberger Revocable Trust

PROPERTY LOCATION: Fairview Road, Peden Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road

PIN/TMS#(s): 0564010100801, 0564020101100, 0569020101200, 0569020101201, 0569020101202, 0569020101207, 0569010101605, 0569010102400, 0569010102401, 0569010102500, 0587010100809, 0587010100814, 0587010101100, 0587010101101, 0587030101302, 0587030101303, 0587030101300, 0587030101301 and 0587030101304

EXISTING ZONING: Unzoned

REQUESTED ZONING: R-R3, Rural Residential

ACREAGE: 341.63

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcels are unzoned and are a contiguous add on, a part of the R-R1 and R-R3, Rural Residential initiation zoning in March 2018 for Area 18.

EXISTING LAND USE: single-family residential, landscape nursery, vacant wooded and pasture land

AREA CHARACTERISTICS: The requested zoning parcels are surrounded by Unzoned; R-R1, Rural Residential; and R-R3, Rural Residential zoning with single-family residential, churches, vacant wooded and pasture land uses.

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject properties are a part of the Imagine Greenville Comprehensive Plan and are designated as *Rural Residential Land Use 2* which prescribes 1 unit every 3 acres. A portion of the subject parcels are also a part of the South Greenville Area Plan, designated as *Agriculture* which recommends 10 acres or more per unit.

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

	Zoning	Zoning Density	Acres	Total Units
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<i>Current</i>	<i>Unzoned</i>	<i>7.3 units/acre</i>	341.63	<i>2,493 units</i>
Requested	R-R3	0.33 units/acre		113 units

A successful rezoning decreases 2,380 dwelling units.

ROADS:

Fairview Road: two-lane State-maintained minor arterial
Peden Road: two-lane County-maintained local
McKittrick Bridge Road: two-lane State-maintained minor arterial
McKittrick Bridge Road, Ext: two-lane County-maintained local
Dean Woods Road: two-lane County-maintained local
Hopkins Road: two-lane State-maintained minor arterial
Hillside Church Road: two-lane State-maintained minor arterial
Terry Road: two-lane County-maintained local
Slatton Shoals Road: two-lane County-maintained local
McKelvey Road: two-lane State-maintained minor arterial
Reedy Fork Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Hopkins Road	5,970' NW	425	500 17.6%	350 -30%
McKelvey Road	4,530' NE	950	650 -31.6%	1,700 161%
Hillside Church Road	2,635' N	800	850 6%	850 0%
Fairview Road	0'	3,900	3,400 -12.8%	3,800 11.7%

ANALYSIS:

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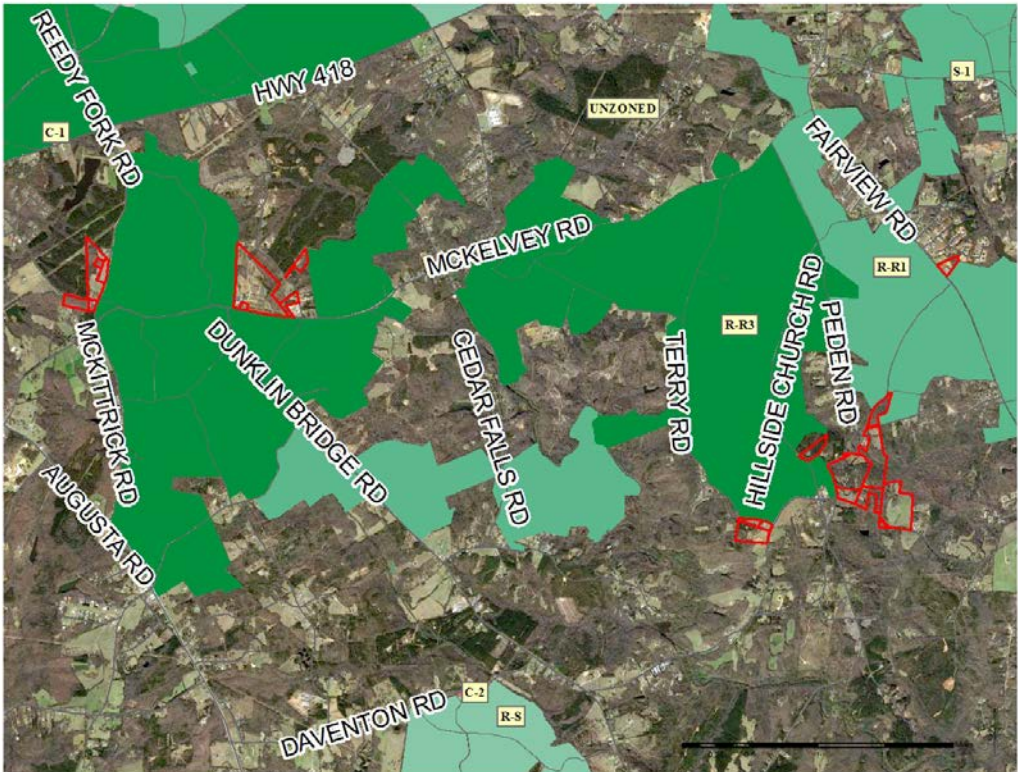
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Based on these reasons staff recommends approval of the requested zoning to R-R3, Rural Residential. The Planning Commission recommended approval.



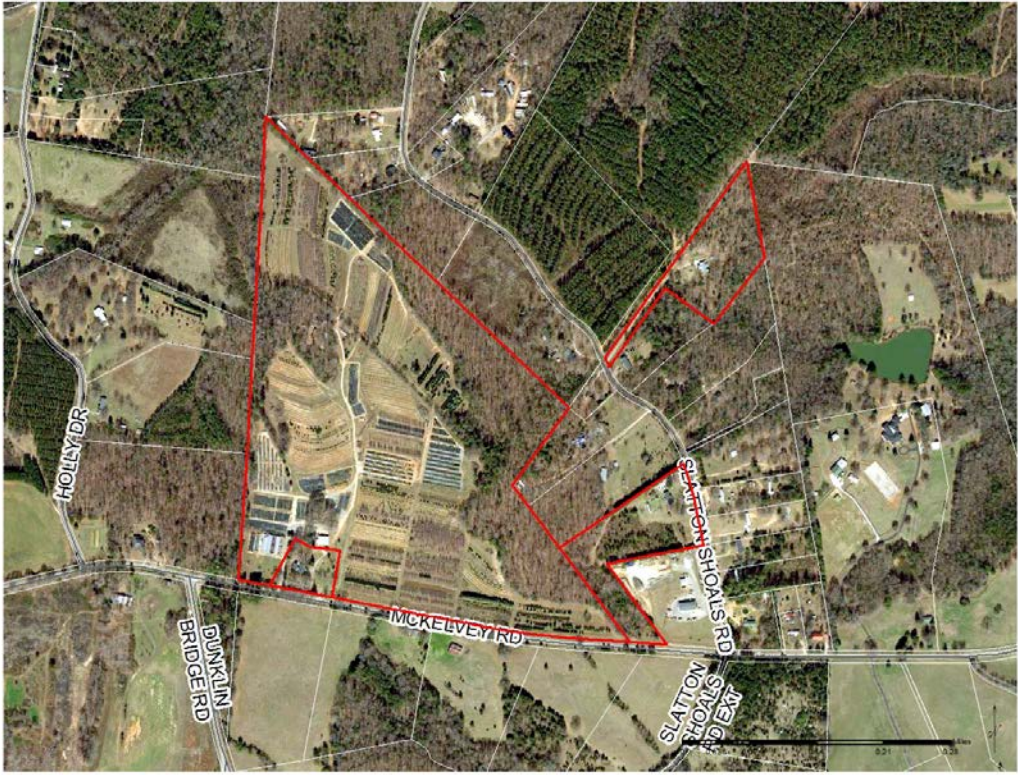
Aerial Photography, 2017 and Zoning Map



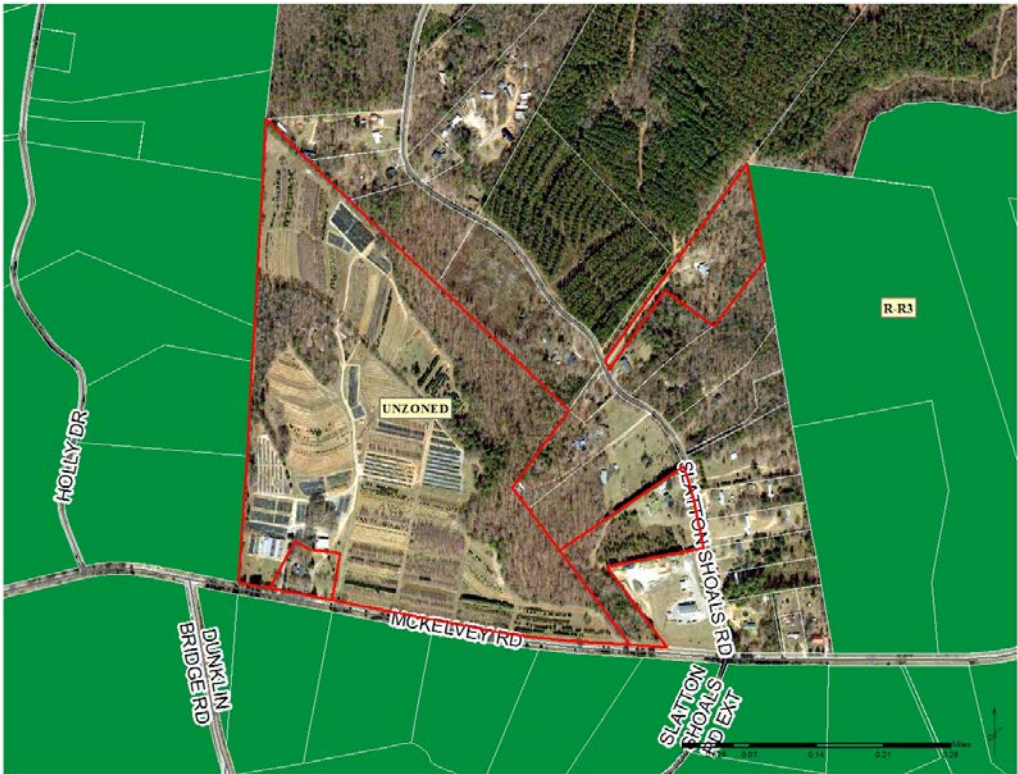


Aerial Photography, 2017 and Zoning Map (Close Ups Reedy Fork Road)



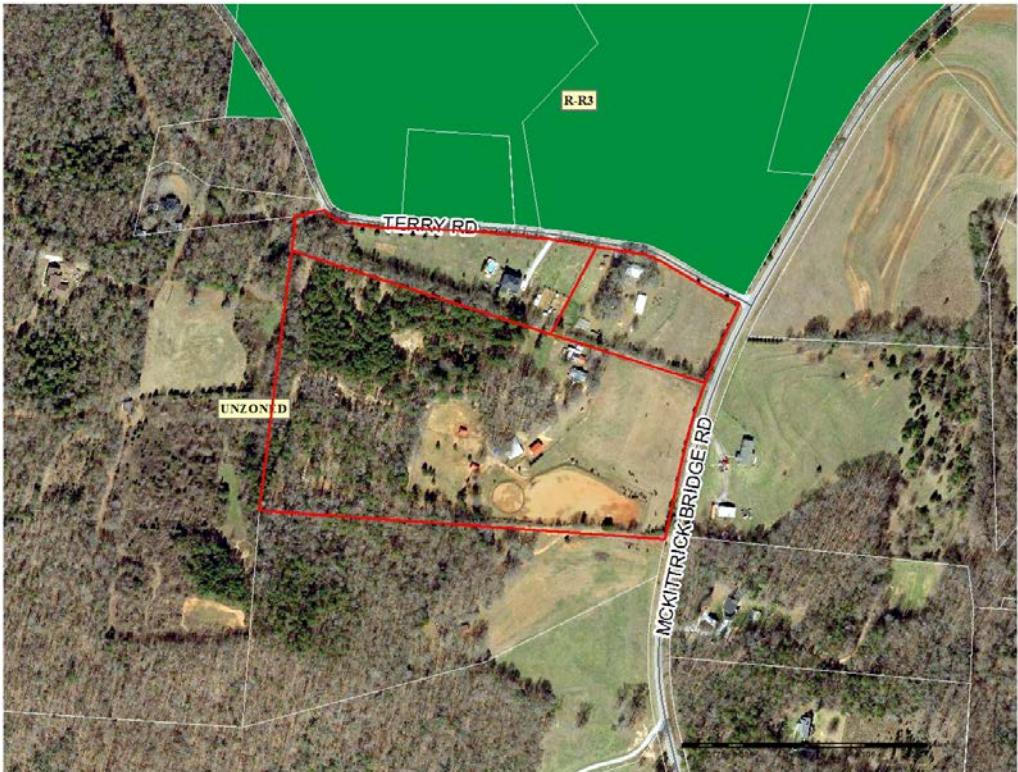


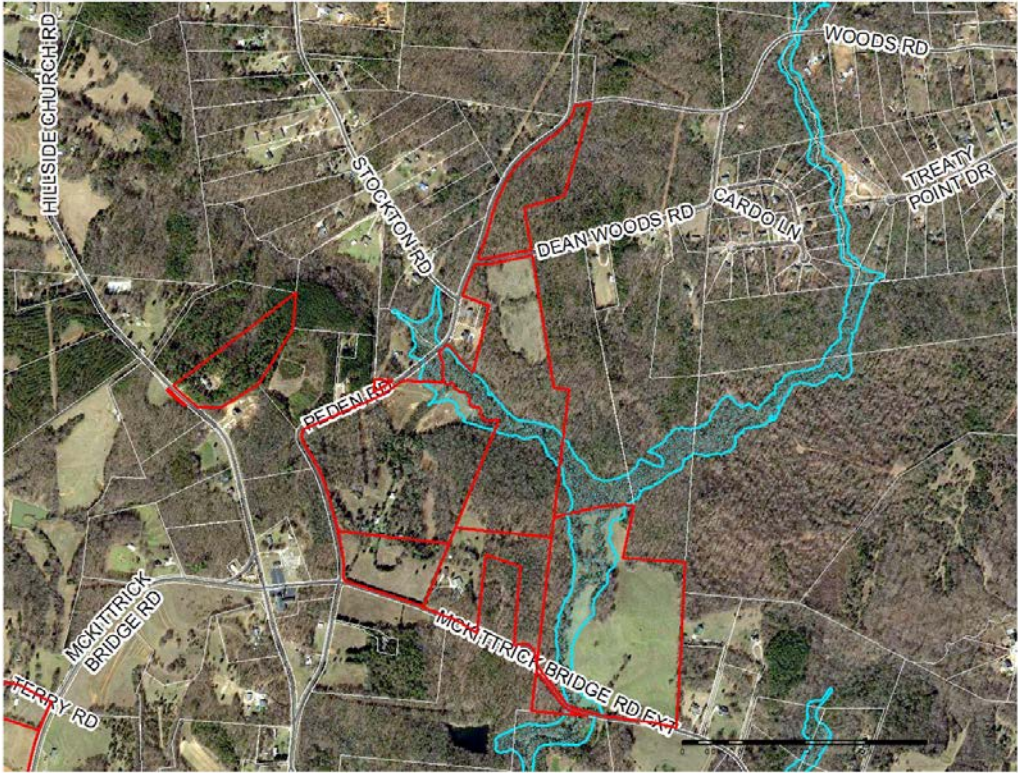
Aerial Photography, 2017 and Zoning Map (Close Ups McKelvey Road)



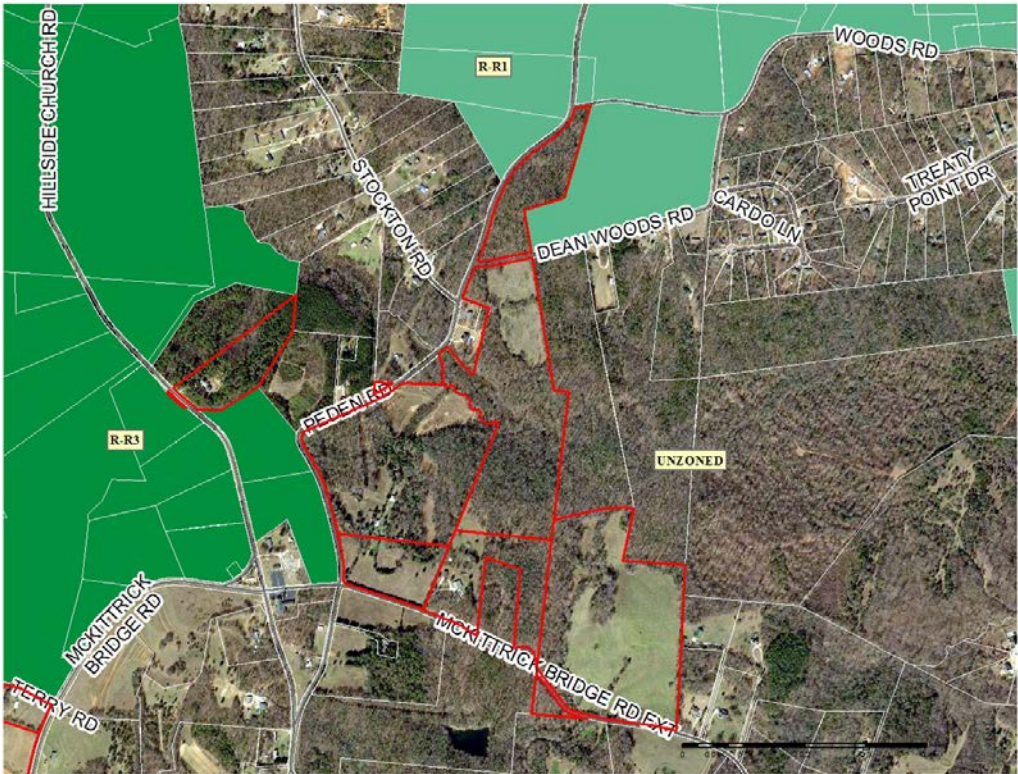


Aerial Photography, 2017 and Zoning Map (Close Ups McKittrick Bridge Road)





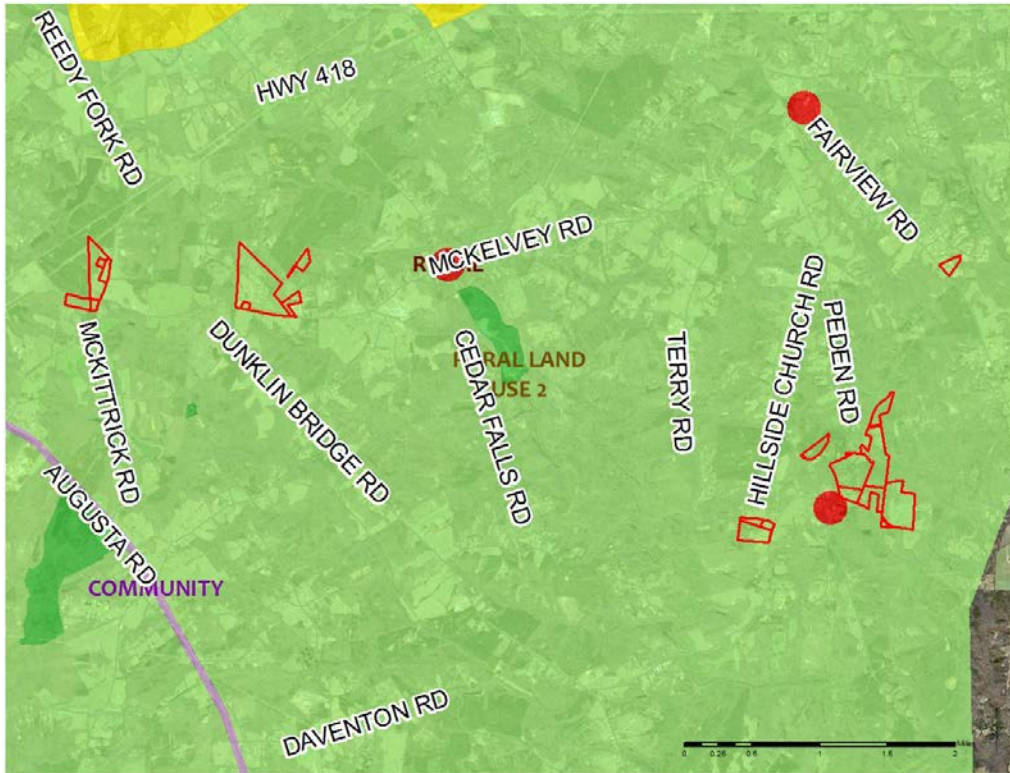
Aerial Photography, 2017 and Zoning Map (Close Ups Peden Road)





Aerial Photography, 2017 and Zoning Map (Close Ups Fairview Road)





Future Land Use Map and South Greenville Area Plan

