

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-34	John Beeson, Mark III Properties Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal Furr Road 0609040100500 R-S, Residential Suburban to FRD, Flexible Review District	26	Approval	Denial 5/22/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Has previously been to a Rezoning Public Hearing for this site • Has heard the issues and concerns and has worked to address them • 2.7 units per acre is less than surrounding zoning • No minimum lot size • 175K to 250k per house • Northern portion of parcel to remain untouched; or is happy to do a conservation easement • Conducting traffic study • Does not expect that there will be a delay in travel time • Development will include a 20 foot undisturbed buffer <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Previous attempts for R-12 and R-15 were denied • Site does not meet adequate infrastructure, private drive or sight distances required by LDR • Concern about law enforcement • Area is predominately R-S, Residential Suburban zoning <p>2) Resident</p> <ul style="list-style-type: none"> • Adding 350 homes in 2 years to the area • Infrastructure is not there from an engineering perspective <p>3) Resident</p> <ul style="list-style-type: none"> • Does not believe previous concerns were heard • Rural character should be preserved • 306 signatures were previously gathered to oppose it • Concern about the minimum lot size <p>4) Resident</p> <ul style="list-style-type: none"> • Wants to enjoy trees, wildlife and woods • FRD takes away residents' rights • Residents will not have adequate parking • Concerned about topography <p>List of meetings with staff: Applicant 3/26/19</p>					<p>Petition/Letter For: None</p> <p>Against: 312 Petitions</p>
Staff Report	<p>ANALYSIS: The subject site is located on both sides of Furr Road, a two-lane County maintained road. The</p>					

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concept plan shows road widening on Furr Road from Jacqueline Road, to just past the entrance of the proposed subdivision. Additionally, the applicant states a 50 foot of right-of-way is being dedicated to Greenville County for road improvements along the remainder of this parcel along Furr Road. What the applicant has identified as the proposed use of the property.

The requested rezoning is also located in the South Greenville Area Plan with a portion of the property designated as Rural Residential and a portion designated as Transitional Residential. The portion of the parcel north of Furr Road, which is approximately 10 acres and designated as Rural Residential, is to remain undeveloped and part of the common area. The southern portion is designated as Transitional Residential which recommends 2 to 3 units per acre. The applicant is requesting a density of 2.7 units per acre of the overall site. The requested zoning is consistent with the South Greenville Area Plan.

Floodplain is present along the western portion of the southern property. Additionally, there are no transit services located in this area.

SUMMARY:

The subject parcel, currently zoned R-S, Residential Suburban, is 54.5 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 1,210 feet of frontage along both sides of Furr Road.

Project Information: The applicant is proposing an FRD consisting of 147 single-family detached homes on 54.5 acres with 16.5 acres of common area for the development. The northern portion of the property is proposed to remain undeveloped and common area. Overall density is not to exceed 2.7 units per acre. There will be a 25 foot exterior building setback around the perimeter of the development.

Architectural Design: Homes will consist of a mixture of brick, stone, vinyl and/or hardiplank and will have a mixture of sizes, with a minimum of 3 bedrooms.

Access: The applicant is proposing two points of ingress/egress onto Furr Road. Another access point will be an interconnection with the approved Cambridge Walk Subdivision in the southeast corner of the property. The applicant is also proposing to dedicate 50 feet of right-of-way to Greenville County on the north side of Furr Road for any possible future road improvements. The Statement of Intent states that sidewalks will be on one side of all roads in the development.

Landscaping and Buffers: The 13.5 acres on the northern side of Furr Road will be left undisturbed. There is a 20 foot undisturbed buffer along the east, south, and western sides of the property as shown on the Concept Plan. A Landscape Buffer is proposed along the frontage of Furr Road.

CONCLUSION:

The subject site is located in an area with single-family residential and vacant wooded and pasture land uses. The surrounding zoning consists of I-1, Industrial, R-S, Residential Suburban along with R-15 and R-12, Single-Family Residential.

The proposed plan provides dedication of right-of-way along Furr Road with a proposed widening improvement from Jacqueline Road to the first western entrance. The applicant is also providing connectivity to the adjacent subdivision to the east.

The applicant also states the northern portion along Furr Road is to remain undeveloped and that they will be providing undisturbed buffers around the subject site.

Staff is of the opinion the requested FRD with a density of 2.7 units per acre is consistent with the surround land uses and density. It is also consistent with the South Greenville Area Plan which recommends 2 to 3 units per acre.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible

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	Review District.
GCP	At the May 22, 2019 Planning Commission meeting, the Commissioners discussed the additional traffic the development would produce and also the condition of the roads. Some of the Commissioners felt the development was not a good fit for the area.

DOCKET NUMBER: CZ-2019-34

APPLICANT: John Beeson, Mark III Properties 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: FRD, Flexible Review District

ACREAGE: 54.5

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential District zoning request in 2018, CZ-2018-51. There was another unsuccessful R-15, Single-Family Residential District zoning request in 2018, CZ-2018-66.

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-S 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, designated as *Transitional Residential* which prescribes 2 to 3 units per acre and *Rural Residential* which prescribes 1 to 2 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	54.5	92 units
Requested	FRD	2.7 units/acre		147 units

A successful rezoning may add up to 55 dwelling units.

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

Location of Traffic Count	Distance to Site	2011	2014	2017

TRAFFIC:

Piedmont Golf Course Road	6,330' NW	2,200	2,300 4.5%	3,100 35%
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ANALYSIS:

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CONCLUSION:

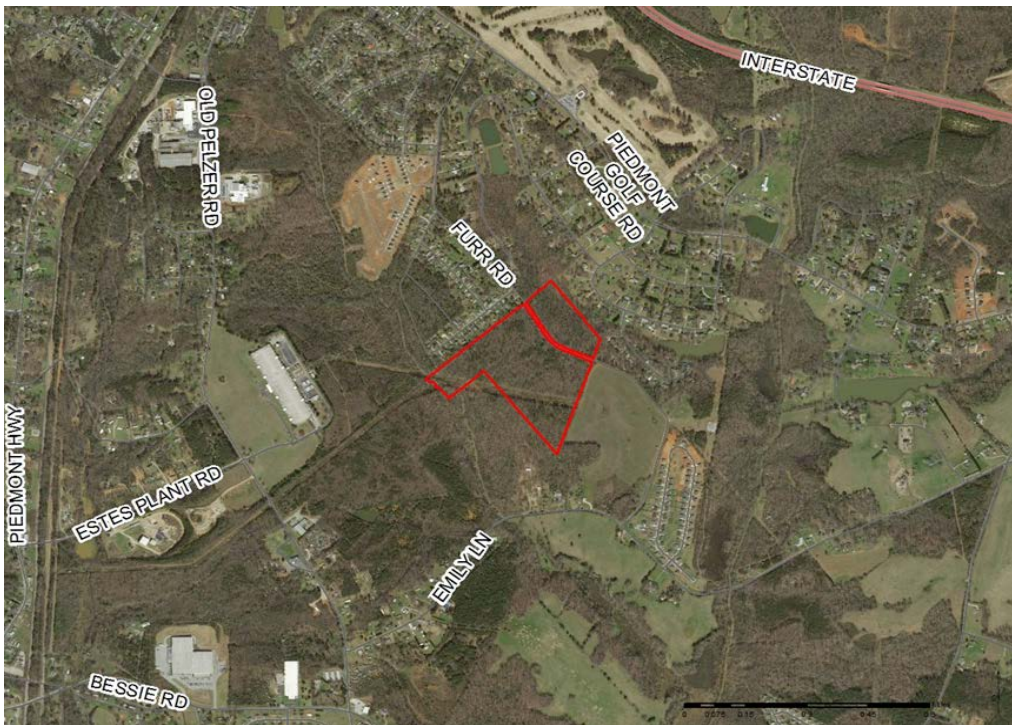
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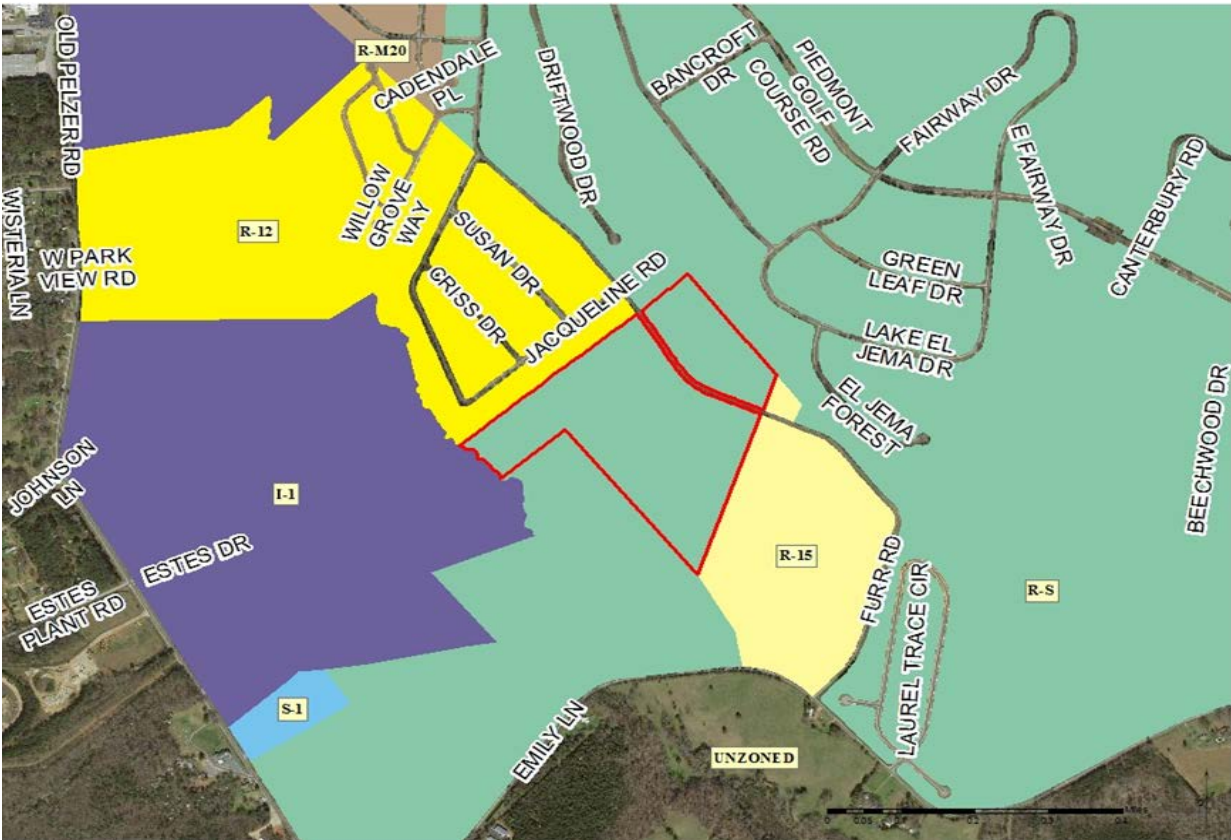
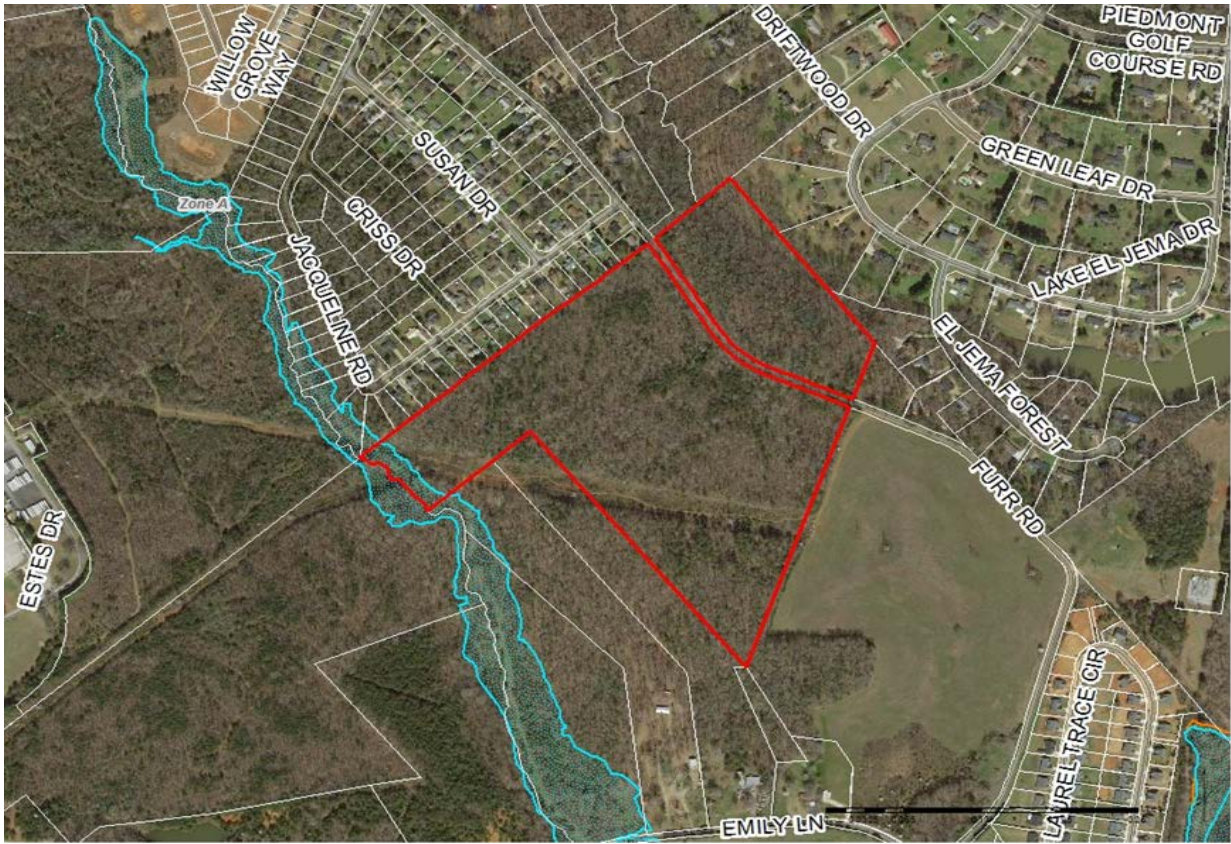
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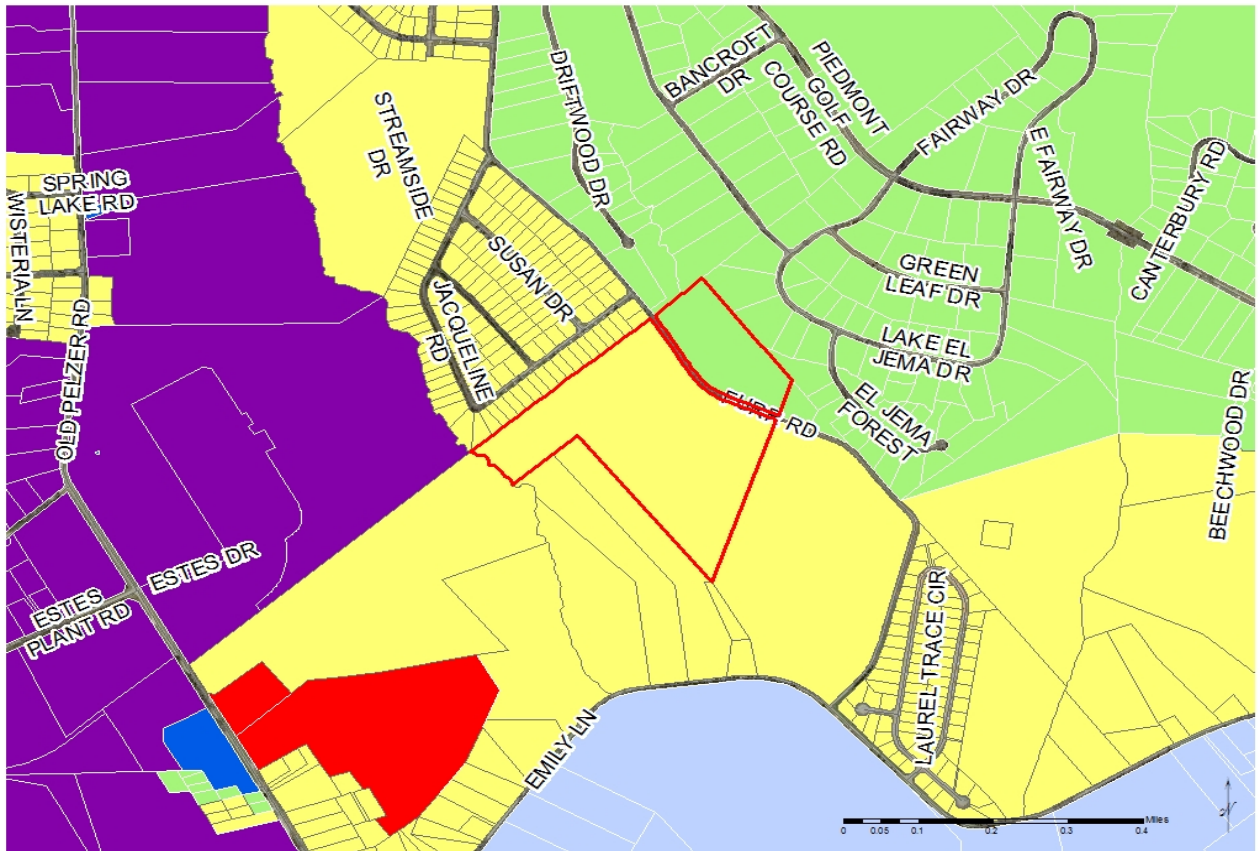
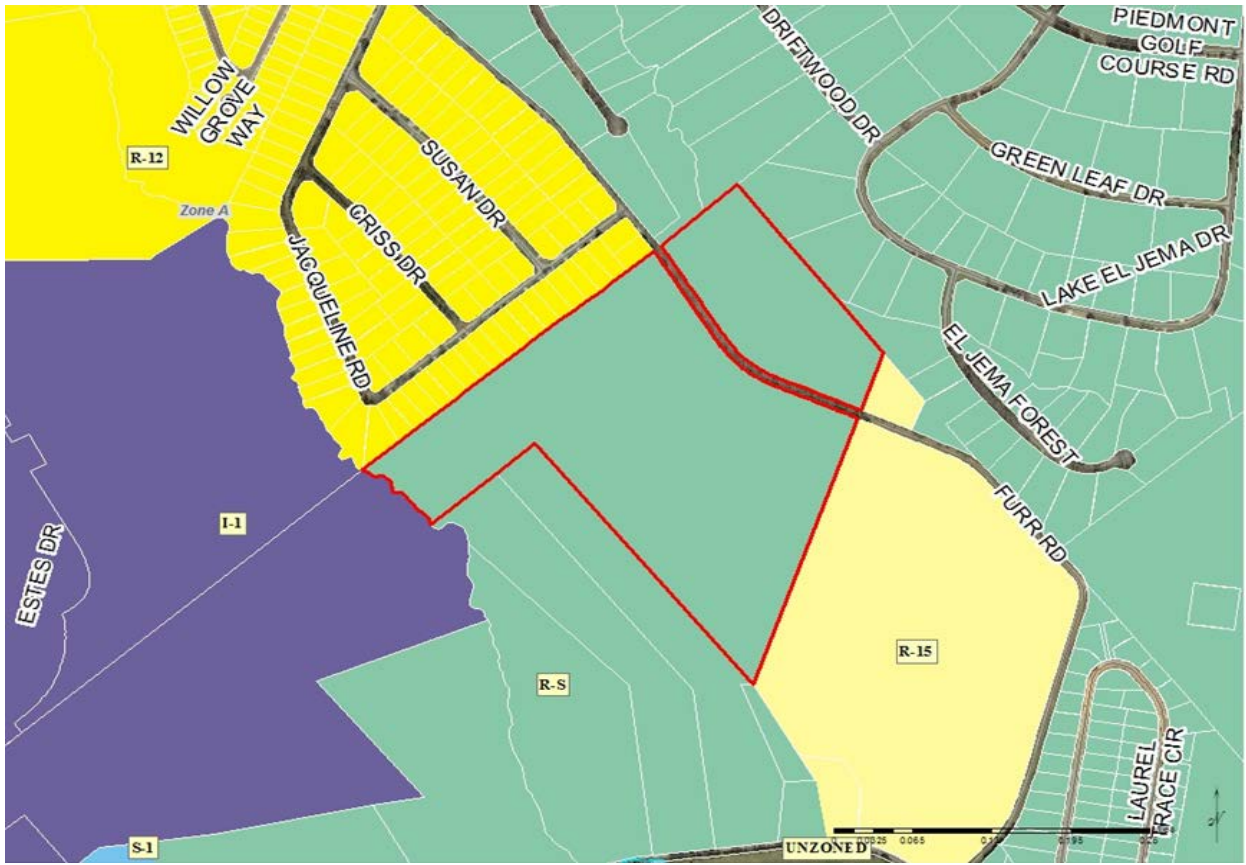
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Aerial Photography, 2018



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 units/acre)



Rural Residential (1-2 units/acre)



Rural Preservation (0-0.3 units/acre)



Agricultural (10 acre minimum)