

ZONING DOCKETS FROM FEBRUARY 27, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-5	Joy Satterfield Hipps Drive (Simpsonville) S-1 to R-S 0560030103342, 0560030103300, and 0560030103315 (portion)	27	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to rezone property for the actual use (2) Did not realize it was not zoned residential (3) Would like to build another house on a portion <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The site has always been used as a farm and pasture land for the property owner who lives on site and adjacent to two of the subject parcels. The reason the parcels are zoned S-1, Services, are due to the adjacent electrical contractor's business (Hipps) which requested to be made conforming at the time the area was zoned in 1996. In 1996, all of the subject properties were one property and tax map number. When the request was made to zone the property S-1, Services, with the area zoning all of the acreage was zoned even though that was not the intent of the owner.</p> <p>The surrounding area is zoned R-S, Residential Suburban, and the proposed district and permitted uses are consistent with the residential development pattern of the area. The existing and proposed land use meets the intent of the R-S, Residential Suburban, district. Staff is of the opinion the R-S, Residential Suburban request is appropriate at this location and recommends approval of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-5

APPLICANT: Joy Satterfield

PROPERTY LOCATION: Hipps Drive (Simpsonville)

PIN/TMS#(s): 0560030103342, 0560030103300, and 0560030103315 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 8.78

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject parcels were zoned S-1, Services, as part of Area 11 in March 1996. No rezoning requests have been made for the subject parcels.

EXISTING LAND USE: Undeveloped and farm/pasture

AREA CHARACTERISTICS: Single-family residential with adjacent service businesses
North: R-S, Residential Suburban, single-family residential
East: S-1, Services, Hipps Electrical
South: R-S, Residential Suburban, single-family residential
West: S-1, Services, Ellason Tree Service

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (3-6 units per acre)

ROADS: Hipps Drive: two-lane, undivided County maintained road with no sidewalks present and no road improvements scheduled for this area

TRAFFIC IMPACT: Traffic generated from the site will not greatly change as the site has always been undeveloped. However, if it was developed as S-1, Services, it would likely generate more traffic than single-family residential uses in the R-S, Residential Suburban, district. The closest traffic count station is located approximately one-half of a mile north on Fowler Road at Mayfield Estates. The 2011 traffic count was 1,650 average daily trips. Traffic volumes have increased by an average of approximately seven percent over the past five years at this location.

SUMMARY

The property is zoned S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses. The request is for R-S, Residential Suburban, a district established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

CONCLUSION

The site has always been used as a farm and pasture land for the property owner who lives on site and adjacent to two of the subject parcels. The reason the parcels are zoned S-1, Services, are due to the adjacent electrical contractor's business (Hipps) which requested to be made conforming at the time the area was zoned in 1996. In 1996, all of the subject properties were one property and tax map number. When the request was made to zone the property S-1, Services, with the area zoning all of the acreage was zoned even though that was not the intent of the owner.

The surrounding area is zoned R-S, Residential Suburban, and the proposed district and permitted uses are consistent with the residential development pattern of the area. The existing and proposed land use meets the intent of the R-S, Residential Suburban, district. Staff is of the opinion the R-S, Residential Suburban request is appropriate at this location and recommends approval of the request.

