

ZONING DOCKETS FROM JANUARY 21, 2014 COUNTY COUNCIL MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-47	Michael F. Barnes Alexander Road and Picket Road R-15 to R-S T035000101513 (portion)	18	Approval	Approval	Approval	1/21/2014 Referred back to P and D for further discussion
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 18, 2013 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant intends to use the subject parcels for his cattle to graze. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Stagnant water in the rear of the lot along the cul-de-sac of Picket Road. 2. The horrible smells deter potential buyers. Property values have decreased due to the use on the 17-acre tract; expanding it would only make things worse. 					<p>Petition/Letter</p> <p>For: One (1) letter of support from Carotell, I-1 property adjacent to subject property</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is comprised of three (3) individual lots, but none abut each other. However, all three (3) lots surround (and abut) a large (16.8-acre) undeveloped parcel. The large abutting parcel is zoned Residential Suburban District (R-S) and is currently being used as a cow pasture. The applicant's intent is to combine the three (3) individual lots of the subject parcel with this 16.8-acre undeveloped parcel, to create one (1) unified parcel and expand the physical boundaries of the cow pasture. A cow pasture (Farm Animals, Livestock, Barns, and Stables) is a permitted use in the R-S district. It is not allowed in the R-15 district. At this time, it is unclear if it is the applicant's intent is to expand the boundaries of the cow pasture in order to increase the number of livestock or to just merely expand the physical boundaries of the pasture.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the R-S zoning district would be inconsistent with the assigned Residential Land Use 2 future land use classification. However, it should be noted that the westernmost lot of the subject parcel, as well as the western property line of the undeveloped 16.8-acre parcel abuts Corey Burns Park, which is classified Rural Land Use 1. As such, the requested R-S zoning for the subject parcel would be consistent with the future land use classification of the abutting property. As previously mentioned, the applicant's intent is to unify the subject parcel with the 16.8-acre parcel, and to match its zoning. This would be an appropriate and logical application of zoning/land use planning.</p> <p>As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as with those within the immediate area. As of the today, there are no residential subdivisions within close proximity to the subject parcel or existing cow pasture, and except for one parcel, an overwhelming majority of the abutting properties are undeveloped. Therefore, based on the aforementioned reasons, staff recommends approval of the application to rezone from the R-15 district to the R-S district.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-47

APPLICANT: Michael F. Barnes

PROPERTY LOCATION: Alexander Road and Picket Road

PIN/TMS#(s): T035000101513 (portion)

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 6.04 acres

COUNCIL DISTRICT: 18 - Baldwin

ZONING HISTORY: The parcel was originally zoned C-1 in June 1970 (Area 1)

EXISTING LAND USE: Vacant lots/undeveloped

AREA CHARACTERISTICS:

Lot "A"		
	Zoning	Land Use
North	R-S	Agricultural/undeveloped land
East	R-15	Single-family dwelling unit and undeveloped land
South	R-15	Undeveloped land
West	R-15	Enoree River, then farther west is Corey Burns Park
Lot "B"		
North	R-S R-15	Agricultural/undeveloped land; and Undeveloped land
East	R-15	Right-of-way for Alexander Road; then farther east is undeveloped land
South	R-15	Single-family dwelling unit and undeveloped land
West	R-S R-15	Agricultural/undeveloped land Undeveloped land
Lot "C"		
North	R-S	Agricultural/undeveloped land
East	R-15	Right-of-way for Alexander Road; then farther east is undeveloped land
South	R-15	Right-of-way for Picket Road; then farther south is undeveloped land
West	R-15	Undeveloped land

WATER AVAILABILITY: Greer Commission of Public Works

SEWER AVAILABILITY: Taylors Sewer District

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Alexander Road: 2-lane State-maintained collector
Picket Road: 2-lane, County-maintained local road

TRAFFIC IMPACT: Traffic generated from the site should remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Brushy Creek Road in 2012, approximately 3280 feet south of the subject site. The station counted 19,400 average daily traffic trips, which represented a 4.3% change (increase) from the previous year.

SUMMARY

The subject property is an undeveloped parcel of land that is comprised of three (3) separate lots – none of which abut each other (see accompanying location map). Each lot however, surrounds a large (16.8-acre) undeveloped tract of land that is zoned Residential Suburban (R-S) and currently being used for a cow pasture. Staff understands it is the applicant's intent to combine the three (3) lots with the larger tract of land and expand the boundaries of the cow pasture.

This application is to rezone the three (3) lots from R-15, Single-Family Residential to R-S, which would be consistent with the zoning of the large, undeveloped parcel. If this request for rezoning is approved, the entire unified parcel would be zoned R-S. The R-S district was established to provide reasonable safeguards for areas that are in the process of development with single-family dwellings but are generally still rural in character.

CONCLUSION

The subject parcel is comprised of three (3) individual lots, but none abut each other. However, all three (3) lots surround (and abut) a large (16.8-acre) undeveloped parcel. The large abutting parcel is zoned Residential Suburban District (R-S) and is currently being used as a cow pasture. The applicant's intent is to combine the three (3) individual lots of the subject parcel with this 16.8-acre undeveloped parcel, to create one (1) unified parcel and expand the physical boundaries of the cow pasture. A cow pasture (Farm Animals, Livestock, Barns, and Stables) is a permitted use in the R-S district. It is not allowed in the R-15 district. At this time, it is unclear if it is the applicant's intent is to expand the boundaries of the cow pasture in order to increase the number of livestock or to just merely expand the physical boundaries of the pasture.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the R-S zoning district would be inconsistent with the assigned Residential Land Use 2 future land use classification. However, it should be noted that the westernmost lot of the subject parcel, as well as the western property line of the undeveloped 16.8-acre parcel abuts Corey Burns Park, which is classified Rural Land Use 1. As such, the requested R-S zoning for the subject parcel would be consistent with the future land use classification of the abutting property. As previously mentioned, the applicant's intent is to unify the subject parcel with the

16.8-acre parcel, and to match its zoning. This would be an appropriate and logical application of zoning/land use planning.

As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as with those within the immediate area. As of the today, there are no residential subdivisions within close proximity to the subject parcel or existing cow pasture, and except for one parcel, an overwhelming majority of the abutting properties are undeveloped. Therefore, based on the aforementioned reasons, staff recommends approval of the application to rezone from the R-15 district to the R-S district. The Planning Commission recommended approval of the request.



