

Zoning Docket from January 28, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-01	Randall S. Edwards, William M. Edwards, V. Wayne Edwards and Judith Edwards Elaine Court and Elaine Avenue P015060104401, P015060104402, P015060104700, P015060104800, P015060105300, P015060105301, P015060105302, P015060105303, P015060105304, & P015060105305 2.31 acres R-20 to R-6	22	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p> a) Most of the buildings on the land were built in the 1940-50s with the last built in the 1960's.</p> <p> b) Properties owned by four people, some properties with two houses on one lot. Rezoning would allow subdivision, single ownership of properties, and less conflict between owners.</p> <p><u>Speakers Against</u></p> <p>None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject properties are a combined 2.3 acres consisting of ten parcels. There is approximately 120 feet of frontage along Elaine Avenue and approximately 600 feet of frontage on each side of Elaine Court.</p> <p>The subject parcels are currently zoned R-20 (Single-Family Residential); this application is requesting to rezone the parcels to R-6 (Single-Family Residential). The R-6 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-01

APPLICANT: Randall S. Edwards, William M. Edwards, V. Wayne Edwards, and Judith Edwards

PROPERTY LOCATION: Elaine Court and Elaine Avenue

PIN/TMS#(s): P015060104401, P015060104402, P015060104700, P015060104800, P015060105300, P015060105301, P015060105302, P015060105303, P015060105304, and P015060105305

EXISTING ZONING: R-20, Single Family Residential

REQUESTED ZONING: R-6, Single-Family Residential

ACREAGE: 2.31

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The parcel was zoned in May 1970 as part of Area 1.

EXISTING LAND USE:

- 1 Elaine Court – Single family detached residence
- 2 Elaine Court – Single family attached residences
- 3 Elaine Court – Single family detached residence
- 4 Elaine Court – Single family attached residences
- 5 Elaine Court – Duplex residence
- 6 Elaine Court – Single section manufactured home residence
- 7 Elaine Court – Duplex residence
- 9 Elaine Court – Single family detached residence
- 11 Elaine Court – Duplex residence
- 100A Elaine Avenue – Single family detached residence
- 100B Elaine Avenue – Single family detached residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Commercial (Signs by Design on E. Lee Rd)
East	R-20 R-12	Single family residential
South	R-20	Single family residential
West	R-20	Single family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Sewer District

IMAGINE GREENVILLE: **Residential Land Use 3** - Ideal density of 6 or more units per acre

ROADS:

Elaine Avenue: Two lane County-maintained minor collector

Elaine Court: Two lane County-maintained residential

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Elaine Avenue	1,000' S	1,450	1,400 (-3%)	1,300 (-10%)

SUMMARY:

The subject properties are a combined 2.3 acres consisting of ten parcels. There is approximately 120 feet of frontage along Elaine Avenue and approximately 600 feet of frontage on each side of Elaine Court.

The subject parcels are currently zoned R-20 (Single-Family Residential); this application is requesting to rezone the parcels to R-6 (Single-Family Residential). The R-6 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

This land is already developed for residential use.

CONCLUSION:

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. This subject site is adjacent to commercial property along Wade Hampton Boulevard and E. Lee Road and within 500 feet of that intersection which also includes a transit stop. These amenities offer support for higher density residential. The site is surrounded on the remaining three sides by single family residential and can act as a buffer from the referenced commercial uses. Based on these reasons, staff recommends approval of the application to rezone from the R-20 district to the R-6 district.

STAFF RECOMMENDATION: Approval

