

Zoning Docket from January 28, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-05	Arnold Adams for First Citizens Bank 508 State Park Road 0173010204100 and 0173010204200 0.31 acres O-D to R-12	23	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> 1) Applicant a) The home could not be used in the O-D designation and the property will not sell. b) There is a contract on the property contingent upon rezoning to residential.</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property consists of two parcels with a single family residence bisected by the common lot line. The parcels are a combined 0.31 acres, with approximately 100 feet of total road frontage.</p> <p>The subject parcel is currently zoned O-D (Office Development); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 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> <p>The proposed use listed on the application is "Residential".</p>					

Planning Report

DOCKET NUMBER: CZ-2015-05

APPLICANT: Arnold Adams for First Citizens Bank

PROPERTY LOCATION: 508 State Park Road

PIN/TMS#(s): 0173010204100 and 0173010204200

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 0.31

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcels were zoned O-D, Office District in May 1970 as part of Area 1.

EXISTING LAND USE: Single family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Right of way for State Park Road, then Single family residential and Church (cemetery)
East	O-D	Single family residential
South	R-12	Single family residential
West	R-12	Single family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

IMAGINE GREENVILLE: **Regional Center (Cherrydale)** - Located within a broader area, this center serves one or more contiguous regions in the County. Residents will typically travel longer distances to these centers on a weekly or biweekly basis. The Regional Centers are characterized by large-scale retail such as grocery stores, some big box stores, small hotels, movie theaters, and medium to large scale employment centers and parks. The Regional Center ideally supports higher density residential including both single-family attached and multifamily residences.

AREA PLAN: Cherrydale Plan, Medium Density Residential

ROADS: State Park Road: Three lane State-maintained minor arterial

Location of Counter	Distance to Site	2007	2010	2012
State Park Road	900' NE	10,200	9,400	9,500

TRAFFIC:

			(-8%)	(-7%)
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SUMMARY:

The subject property consists of two parcels with a single family residence bisected by the common lot line. The parcels are a combined 0.31 acres, with approximately 100 feet of total road frontage.

The subject parcel is currently zoned O-D (Office Development); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 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.

The proposed use listed on the application is "Residential".

CONCLUSION:

It is staff's opinion that this requested rezoning is consistent with the surrounding neighborhood and would have minimal impact on surrounding properties. Although the site is within a regionally significant Cherrydale area, this neighborhood has maintained its single-family dominated land use, consistent with the 4-6 units per acre designated within the referenced plan. Based on these reasons, staff recommends approval of the application to rezone from the O-D district to the R-12 district.

STAFF RECOMMENDATION: Approval

