

Zoning Docket from February 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-16	Paul J. Harrison, Bluewater Civil Design, LLC for Debbie A. Tucker 2228 Standing Springs Road 0583010100609 (portion) R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Approval 2/22/17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Part of a previous rezoning case CZ-2017-09 for the rezoning of 110.9 acres • Did not have this portion of the parcel carved out at the time of the first rezoning application • This property would allow for another access • Price range for homes between \$125,000 to \$300,000 <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: December 7, 2016, Applicant</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 0.98 acres of property located on Standing Springs Road approximately 0.5 miles north of the intersection of Log Shoals Road and Standing Springs Road. The parcel has approximately 120 feet of frontage along Standing Springs Road.</p> <p>The applicant is requesting to rezone the property to R-12, Single-Family Residential. There are single-family residences located to the north, east and south of the site. The parcels to the north and west of the site are currently in the review process for a requested rezoning of R-12, Single-Family Residential. The subject sites future land use designation is Residential Land Use 2 which prescribes 3 to 6 units per acre.</p> <p>The applicant states the proposed land use is for Single-Family Residential.</p> <p>It is Staff's opinion R-12, Single-Family Residential is consistent with the surrounding land uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					

Planning Report

DOCKET NUMBER: CZ-2017-16

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Debbie A. Tucker

PROPERTY LOCATION: 2228 Standing Springs Road

PIN/TMS#(s): 0583010100609 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 0.98

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential
South	R-S	single-family residential
West	R-S	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 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	0.98	1 units
Requested	R-12	3.6 units/acre		3 units

A successful rezoning may add up to 2 dwelling units.

ROADS: Standing Springs Road: two-lane State-maintained minor collector

TRAFFIC: No traffic counts in proximity of Standing Springs Road.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 0.98 acres of property located on Standing Springs Road approximately 0.5 miles north of the intersection of Log Shoals Road and Standing Springs Road. The parcel has approximately 120 feet of frontage along Standing Springs Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. There are single-family residences located to the north, east and south of the site. The parcels to the north and west of the site are currently in the review process for a requested rezoning of R-12, Single-Family Residential. The subject sites future land use designation is Residential Land Use 2 which prescribes 3 to 6 units per acre.

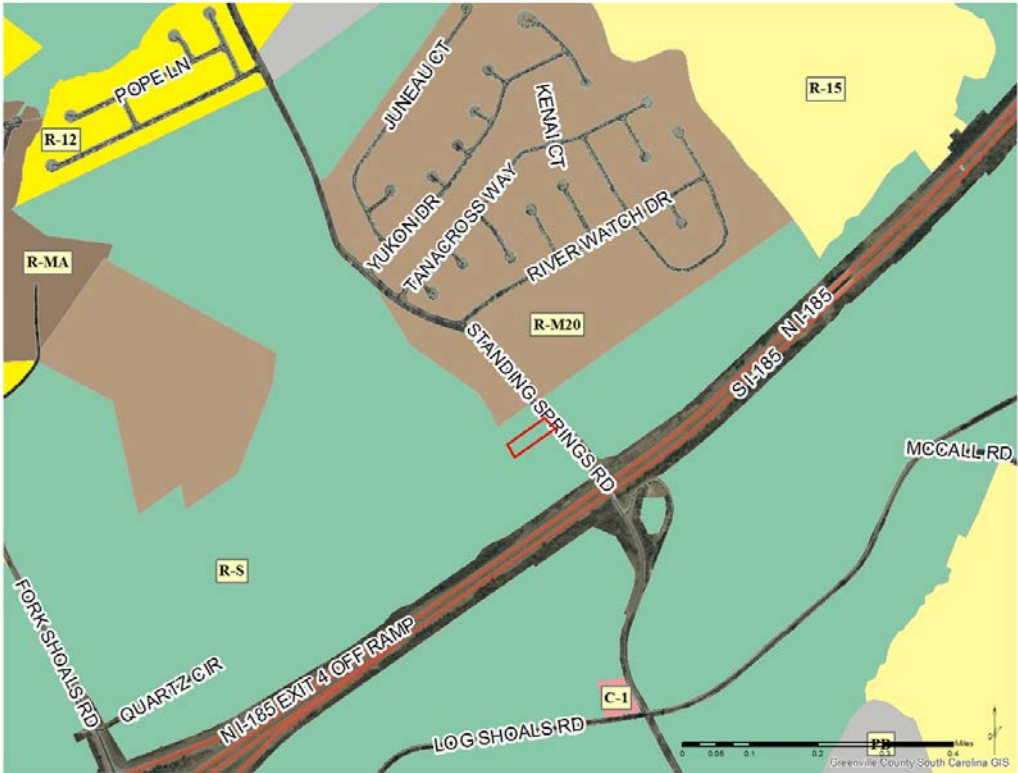
The applicant states the proposed land use is for Single-Family Residential.

STAFF RECOMMENDATION:

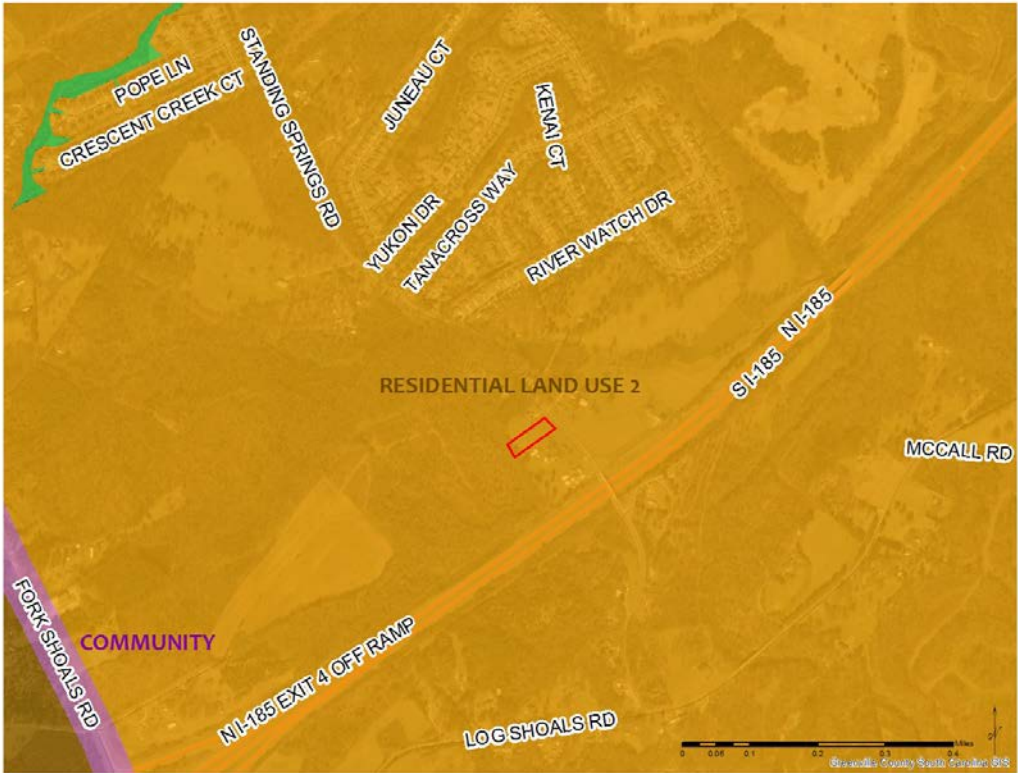
It is staff's opinion R-12, Single-Family Residential is consistent with the surrounding land uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended approval.



Aerial Photography, 2016



Zoning Map



Future Land Use Map