

**Zoning Docket from March 20, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-20	Alexander Zuendt for Brent Jones 3725 and 3729 Woodruff Road 0550010102502 and 0550010102505 R-S, Residential Suburban to R-15, Single-Family Residential	27	Approval	Approval 3/22/17		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 20, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to build a single-family residential subdivision on this site</li> <li>• 1 ingress/egress onto Woodruff Road</li> <li>• Gated private drive</li> <li>• Similar to houses in the area</li> <li>• Stick built, new 1 story houses</li> <li>• 50 and over range</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-S, Residential Suburban is 6.48 acres of property located on Woodruff Road approximately 0.25 miles east of the intersection of Lee Vaughn Road and Woodruff Road. The parcel has approximately 540 feet of frontage along Woodruff Road.</p> <p>The applicant is requesting to rezone the property to R-15, Single-Family Residential. The subject site is surrounded by single-family residential with R-15 zoning to the north and east of the subject site, and R-S zoning to the south and west of the subject site.</p> <p>The applicant states the proposed land use is for Residential.</p> <p>The subject site is surrounded by single-family residences. Staff is of the opinion this requested rezoning is consistent with the surrounding neighborhoods and single-family residential character of the area. The requested rezoning is also consistent with the East Woodruff Road Area Plan, which prescribes 2 to 4 units per acre.</p> <p>Based on these reasons staff recommends approval of the rezoning to R-15, Single-Family Residential.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2017-20

**APPLICANT:** Alexander Zuendt for Brent Jones

**PROPERTY LOCATION:** 3725 and 3729 Woodruff Road

**PIN/TMS#(s):** 0550010102502 and 0550010102505

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 6.48

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-15	single-family residential
South	R-S	single-family residential
West	R-S	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** No Sewer

**FUTURE LAND USE:** The subject property is part of the East Woodruff Road Area Plan designated as a *Suburban Residential* land use which prescribes *2 to 4 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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>6.48</i>	<i>11 units</i>
<i>Requested</i>	<i>R-15</i>	<i>2.9 units/acre</i>		<i>18 units</i>

A successful rezoning may add up to 7 dwelling units.

**ROADS:** Woodruff Road: two-lane State-maintained minor arterial

**TRAFFIC:** No traffic counts in proximity of Woodruff Road.

**SUMMARY:** The subject parcel zoned R-S, Residential Suburban is 6.48 acres of property located on Woodruff Road approximately 0.25 miles east of the intersection of Lee Vaughn Road and Woodruff Road. The parcel has approximately 540 feet of frontage along Woodruff Road.

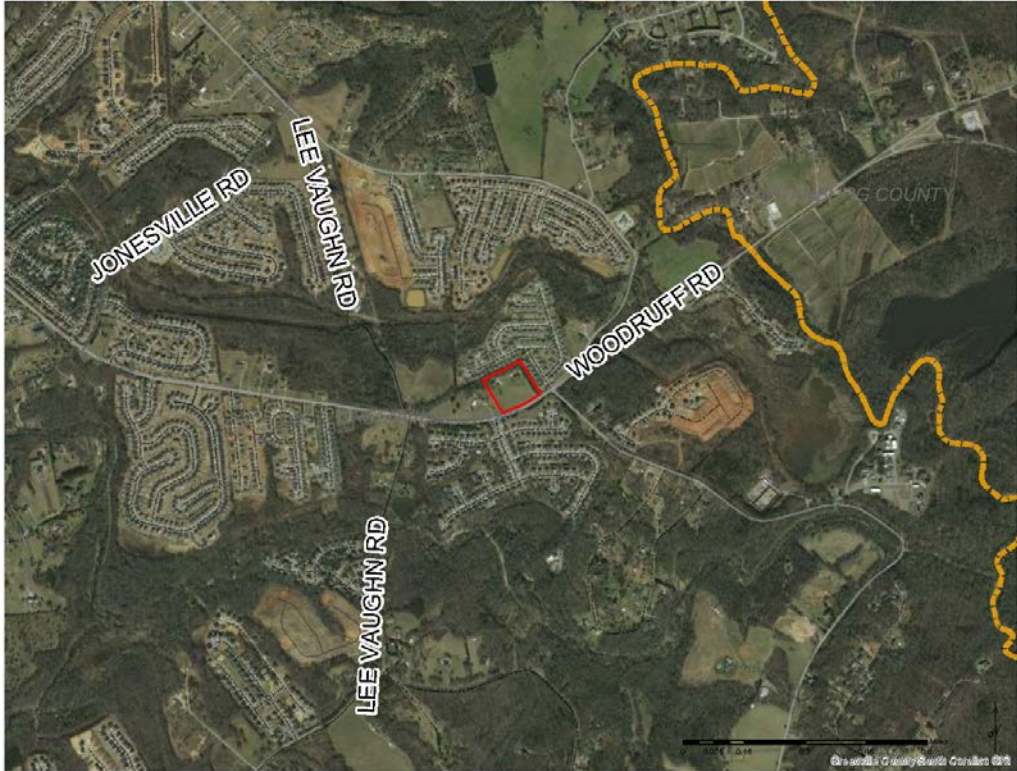
The applicant is requesting to rezone the property to R-15, Single-Family Residential. The subject site is surrounded by single-family residential with R-15 zoning to the north and east of the subject site, and R-S zoning to the south and west of the subject site.

The applicant states the proposed land use is for Residential.

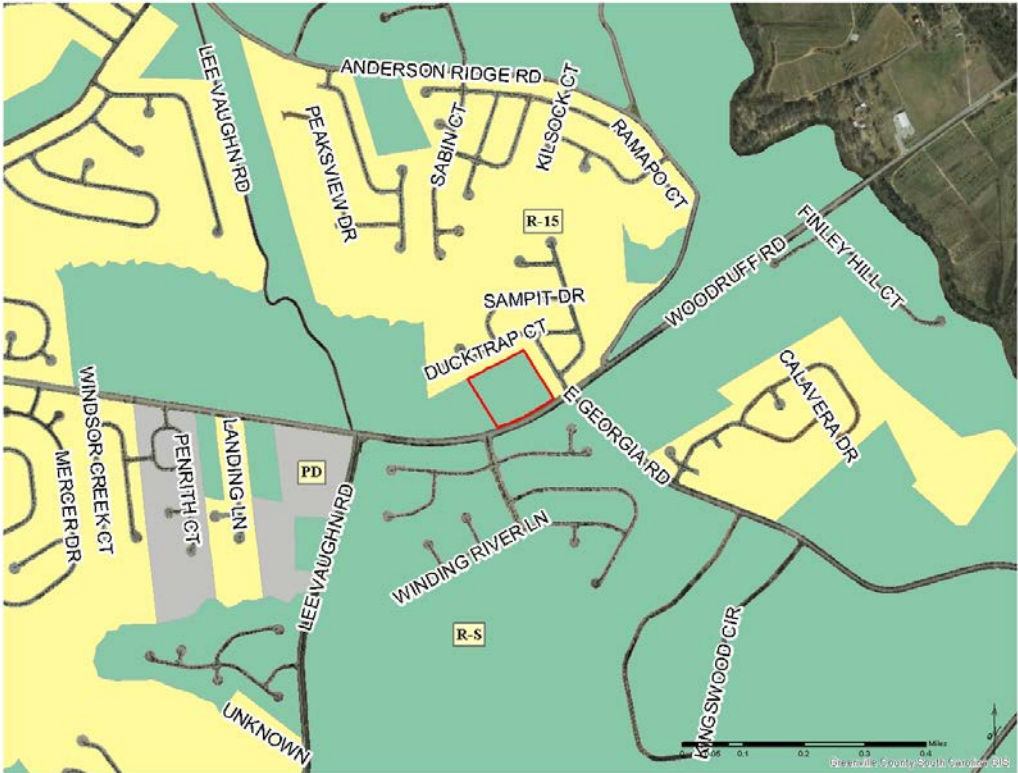
**CONCLUSION:**

The subject site is surrounded by single-family residences. Staff is of the opinion this requested rezoning is consistent with the surrounding neighborhoods and single-family residential character of the area. The requested rezoning is also consistent with the East Woodruff Road Area Plan, which prescribes 2 to 4 units per acre.

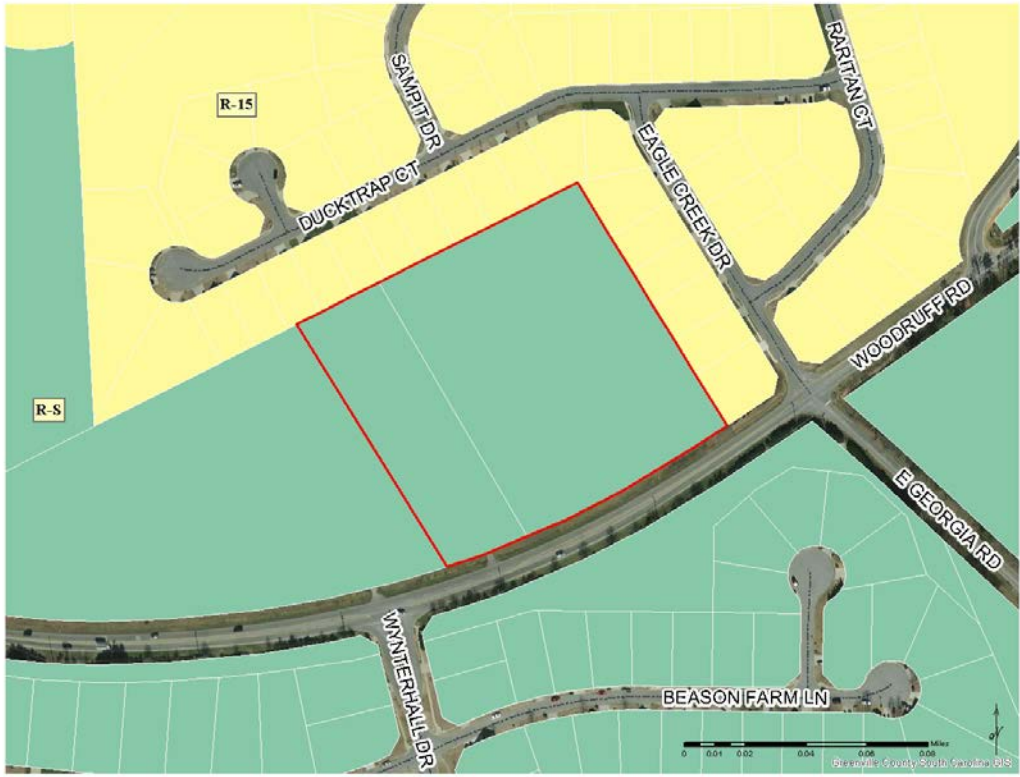
Based on these reasons staff recommends approval of the rezoning to R-15, Single-Family Residential. The Planning Commission recommended approval.

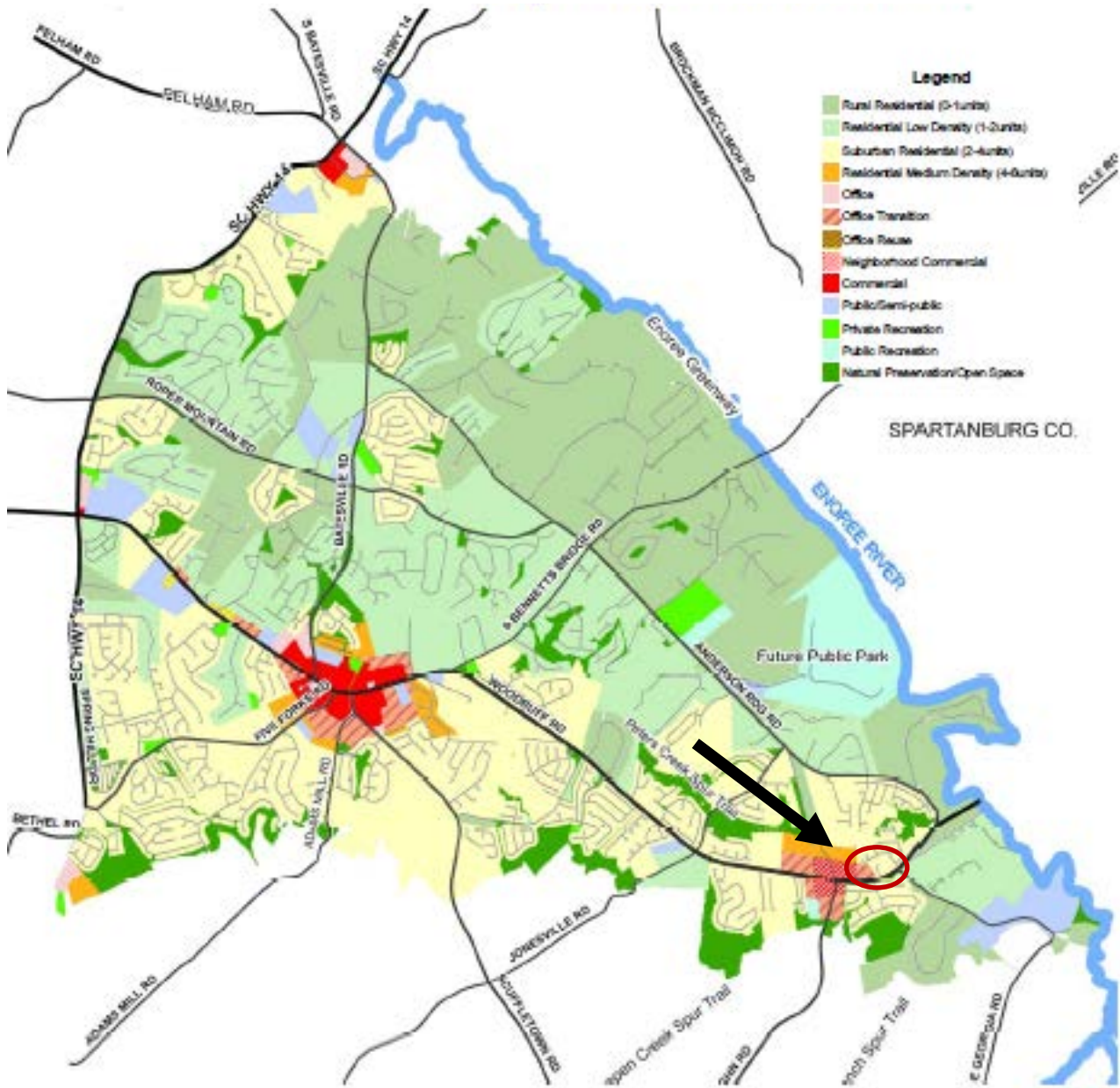


Aerial Photography, 2016



Zoning Map





Future Land Use Map