

Zoning Docket from April 17, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-22	Paul J. Harrison, Bluewater Civil Design, LLC for Bettye Riddle Smith Antioch Church Road 0593030100400 R-S, Residential Suburban to R-12, Single-Family Residential	25	Approval	Approval 4/26/17	Held 5/1/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Residential single-family detached homes • Keeping with similar homes in the area • Sewer available on site • Homes will be for first time home buyers • Price range of \$115,00 to \$150,000 <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 29.6 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange. The parcel has approximately 800 feet of frontage along Antioch Church Road.</p> <p>The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is located in the southern portion of the county. There is floodplain located along the eastern portion of the property. The subject site is located in an area of the future land use map recommending six or more units per acre per the Greenville County Comprehensive Plan.</p> <p>The applicant states the proposed land use is for single-family residential.</p> <p>The subject site is surrounded by vacant pasture and wooded land to the north east and south of the subject site with Idlewild subdivision to the west. The subject site is surrounded with residential zoning to the west, east and south. Staff is of the opinion the requested rezoning to R-12, Single-Family residential is consistent with the existing and emerging residential zoning and development in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					
P&D	<p>At the Planning and Development Committee meeting on May 1, 2017, the Committee placed a hold on CZ-2017-22 for further research.</p>					

Planning Report

DOCKET NUMBER: CZ-2017-22

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Bettye Riddle Smith

PROPERTY LOCATION: Antioch Church Road

PIN/TMS#(s): 0593030100400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 29.6

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: vacant farm land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	vacant pasture land
East	R-S and R-12	vacant pasture and wooded land
South	R-S	vacant pasture land
West	R-7.5	single-family residential (Idlewild Subdivision)

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 3* which prescribes 6 or more 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	29.6	50 units
Requested	R-12	3.6 units/acre		106 units

A successful rezoning may add up to 56 dwelling units.

ROADS: Antioch Church Road: two-lane State-maintained minor collector

Location of Traffic Count	Distance to Site	2007	2013	2015
Antioch Church Road	1,800' E	3,300	3,300	3,800

TRAFFIC:

			0%	15.2%
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SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 29.6 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange. The parcel has approximately 800 feet of frontage along Antioch Church Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is located in the southern portion of the county. There is floodplain located along the eastern portion of the property. The subject site is located in an area of the future land use map recommending six or more units per acre per the Greenville County Comprehensive Plan.

The applicant states the proposed land use is for single-family residential.

CONCLUSION:

The subject site is surrounded by vacant pasture and wooded land to the north east and south of the subject site with Idlewild subdivision to the west. The subject site is surrounded with residential zoning to the west, east and south. Staff is of the opinion the requested rezoning to R-12, Single-Family residential is consistent with the existing and emerging residential zoning and development in this area.

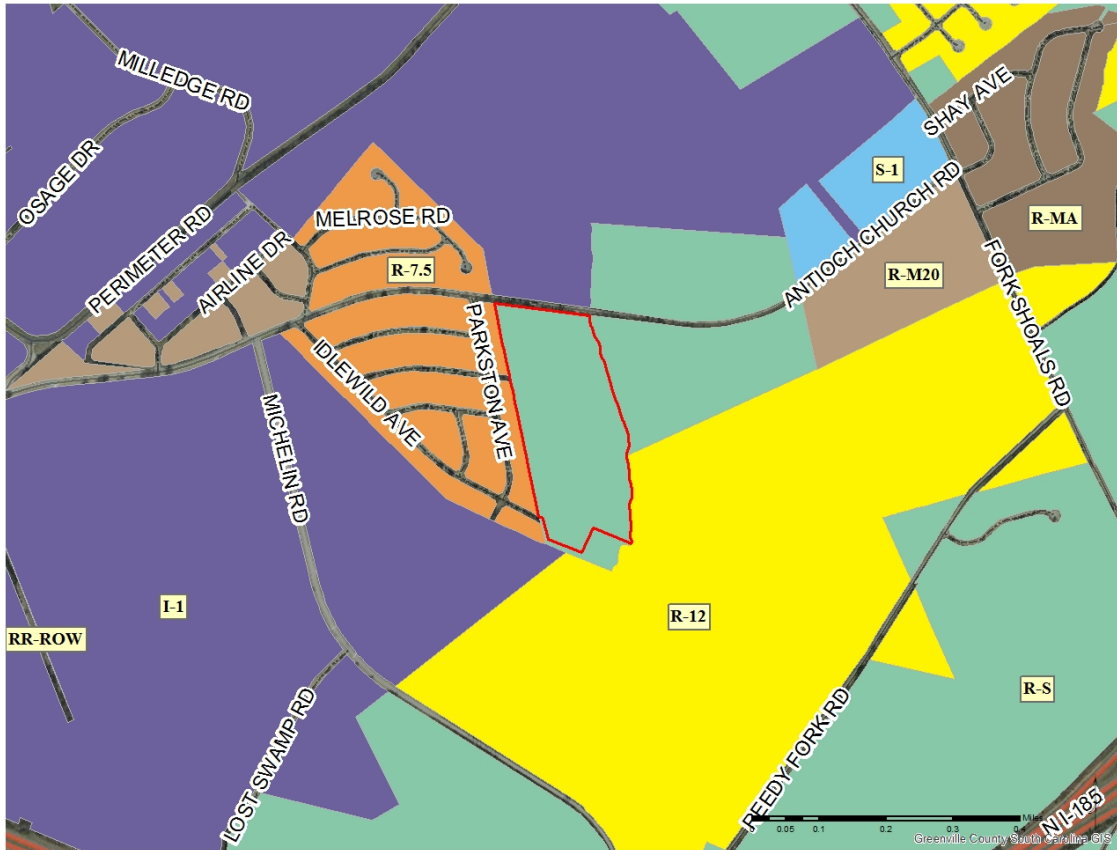
Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

STAFF RECOMMENDATION: Approval

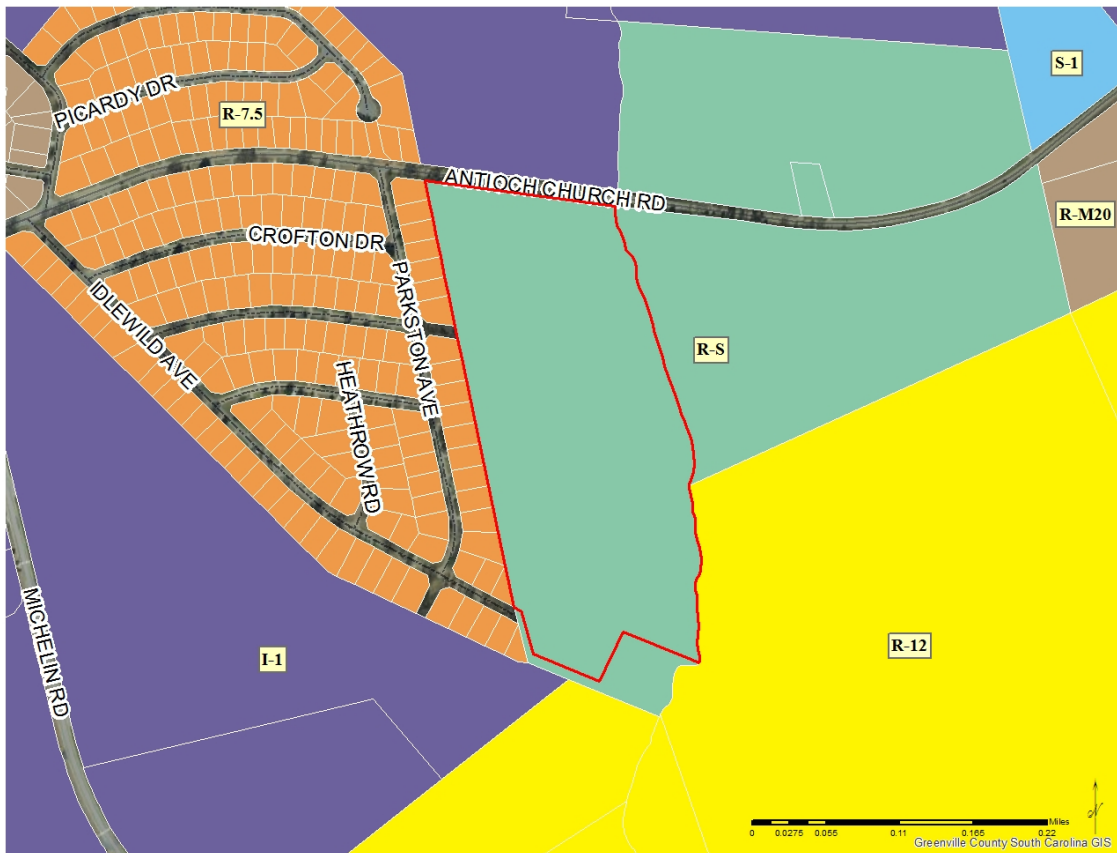


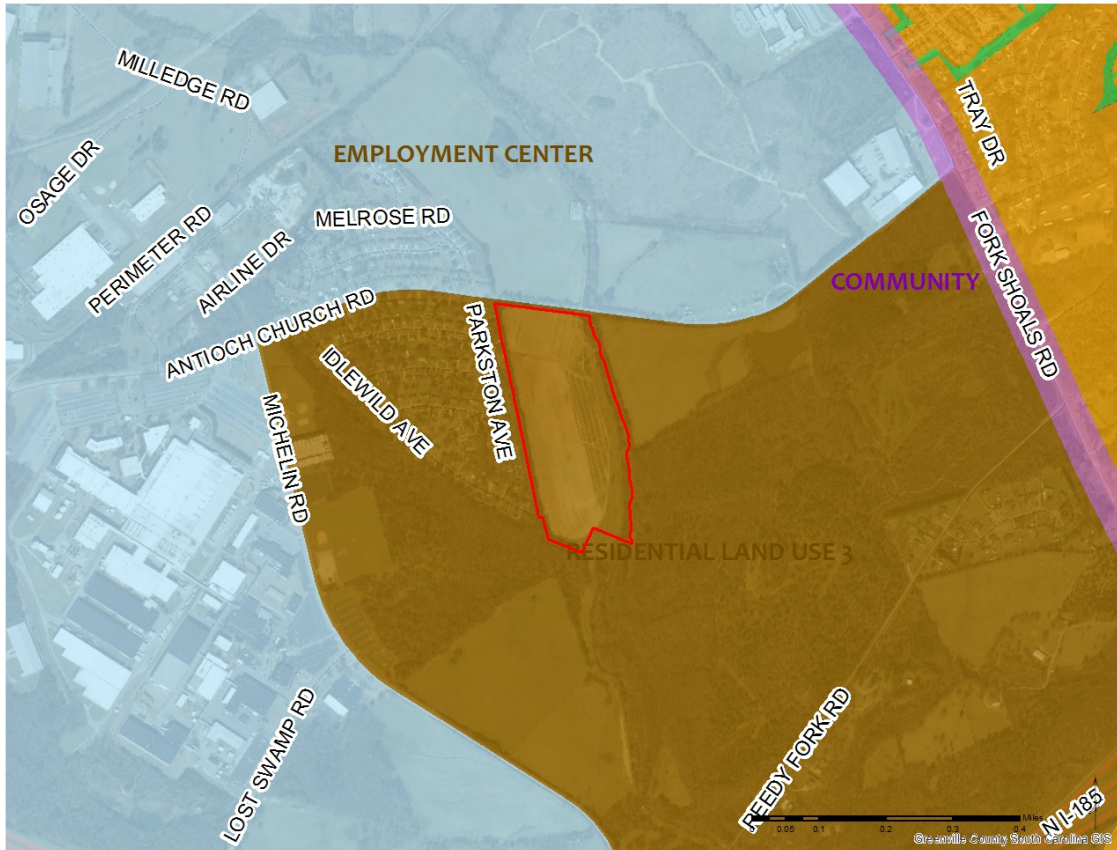
Aerial Photography, 2016





Zoning Map





Future Land Use Map