

Zoning Docket from February 19, 2018 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|--------------------|----------|-----------------------------------------------------------------------------|
| CZ-2018-10 | Pamela Butler Boehme for Votto Otto Boehme and Pamela Gayle Butler 290 Rockcrest Drive T026000100201 R-20, Single-Family Residential to R-S, Residential Suburban | 18 | Denial | Denial 02-28-18 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to make sure their property is legal • Wants meat rabbits and chickens • Wants miniature goats and a miniature cow • Homesteading • Will make cheese, soaps, lotions from milk <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter For: None</p> <p>Against: None</p> |
| Staff Report | <p>The subject parcel zoned R-20, Single-Family Residential, is 2 acres of property located on Rockcrest Drive approximately 1 mile northwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 35 feet of frontage along Rockcrest Drive.</p> <p>The applicant states the proposed land use is for farm animals.</p> <p>The current zoning of R-20 allows for a limited number of horses and chickens, but does not allow for farm animals such as goats and cows. Staff has spoken with the applicant about other possible rezoning such as R-20A and R-S. R-20A has a building limitation of a 100 foot setback from any residential property. R-S, Residential Suburban does not have building setback limitations such as the 100 foot setback in R-20A and it also permits farm animals which has led the applicant to request R-S, Residential Suburban zoning.</p> <p>The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends three to six units per parcel. The requested rezoning would not be consistent with the surrounding zoning or the future land use map. Staff also has concerns about the creation of spot zoning in an area surrounded by R-20, Single-Family Residential zoning.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-S, Residential Suburban.</p> | | | | | |

Planning Report

DOCKET NUMBER: CZ-2018-10

APPLICANT: Pamela Butler Boehme for Votto Otto Boehme and Pamela Gayle Butler

PROPERTY LOCATION: 290 Rockcrest Drive

PIN/TMS#(s): T026000100201

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 2

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|--------------------|
| North | R-20 | vacant wooded land |
| East | R-20 | vacant land |
| South | R-20 | vacant wooded land |
| West | R-20 | vacant wooded land |

WATER AVAILABILITY: Well

SEWER AVAILABILITY: Septic

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 |
|------------------|-------------|-----------------------|-------|----------------|
| <i>Current</i> | <i>R-20</i> | <i>2.2 units/acre</i> | 2 | <i>4 units</i> |
| <i>Requested</i> | <i>R-S</i> | <i>1.2 units/acre</i> | | <i>2 units</i> |

A successful rezoning will subtract 2 dwelling units.

ROADS: Rockcrest Drive: two-lane County-maintained local

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|-------|----------------|----------------|
| Saint Mark Road | 5,740' NE | 4,700 | 4,600 -2.1% | 5,400 17.4% |

SUMMARY:

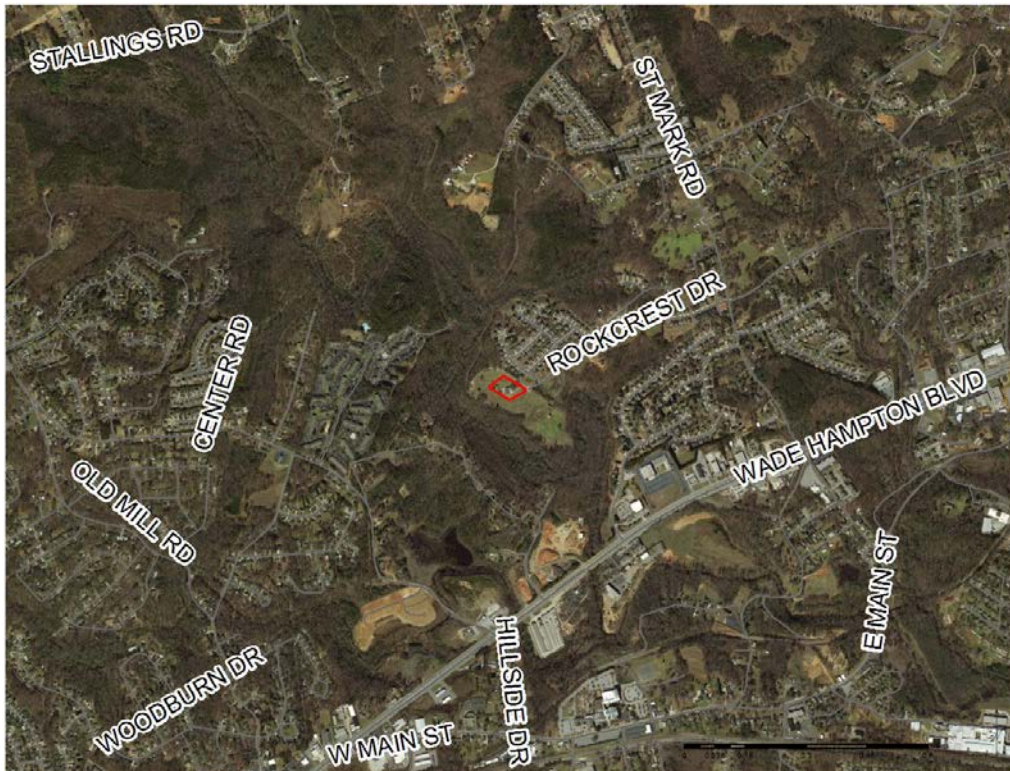
The subject parcel zoned R-20, Single-Family Residential, is 2 acres of property located on Rockcrest Drive approximately 1 mile northwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 35 feet of frontage along Rockcrest Drive.

The applicant states the proposed land use is for farm animals. The current zoning of R-20 allows for a limited number of horses and chickens, but does not allow for farm animals such as goats and cows. Staff has spoken with the applicant about other possible rezoning such as R-20A and R-S. R-20A has a building limitation of a 100 foot setback from any residential property. R-S, Residential Suburban does not have building setback limitations such as the 100 foot setback in R-20A and it also permits farm animals which has led the applicant to request R-S, Residential Suburban zoning.

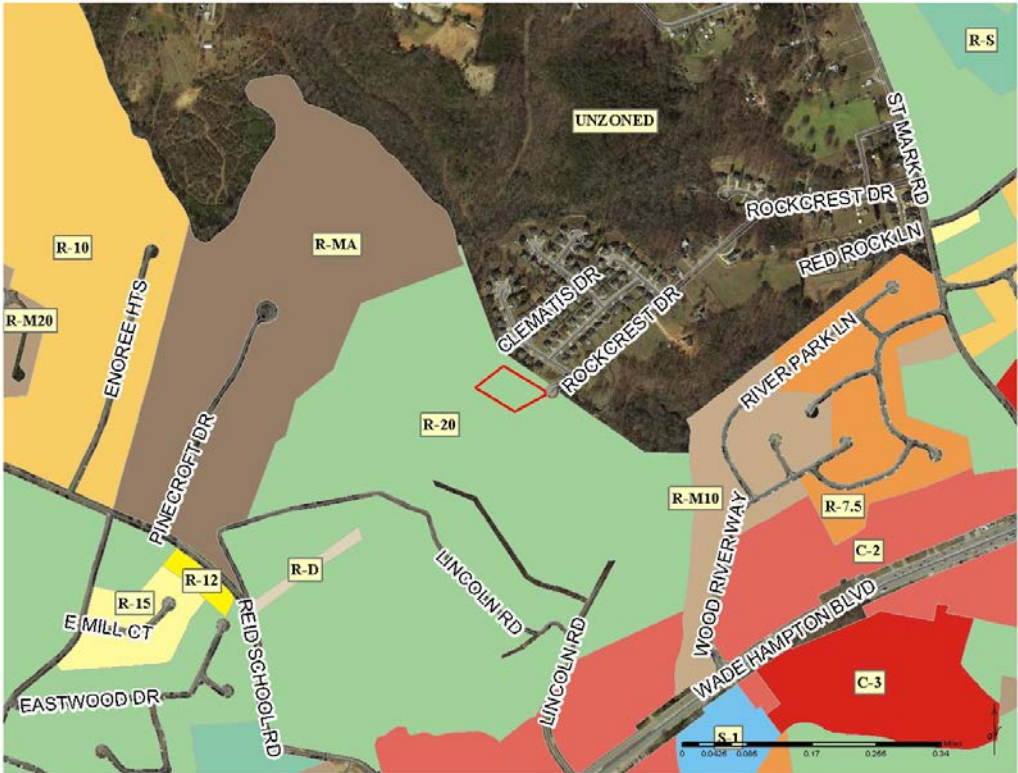
CONCLUSION:

The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends three to six units per parcel. The requested rezoning would not be consistent with the surrounding zoning or the future land use map. Staff also has concerns about the creation of spot zoning in an area surrounded by R-20, Single-Family Residential zoning.

Based on these reasons staff recommends denial of the requested rezoning to R-S, Residential Suburban.



Aerial Photography, 2017



Zoning Map



Future Land Use Map