

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-12	Ryan Rosenfeld for Robert and Janet Kim 2913 Old Buncombe Road 0155000300100 (portion) C-2, Commercial to R-7.5, Single-Family Residential	19	Approval	Approval 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> 1) Applicant</p> <ul style="list-style-type: none"> Potential buy cannot get financing while the property has two different types of zoning. That is why they are rezoning. <p><u>Speakers Against:</u> 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 C-2, Commercial, is 0.46 acres of property located on Old Buncombe Road approximately 0.4 miles east of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 160 feet of frontage along Cornelia Street and 130 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.</p> <p>The applicant did not state the proposed land use.</p> <p>A portion of this parcel was rezoned to R-7.5, Single-Family Residential in 2010. There is R-7.5 zoning to the north, south and west of the site, with single-family residences abutting the property. Rezoning the remainder of this parcel to R-7.5, Single-Family Residential would be an appropriate zoning and would have minimal impact on the surrounding community. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of R-7.5, Single-Family Residential.</p>					

Planning Report

DOCKET NUMBER: CZ-2018-12

APPLICANT: Ryan Rosenfeld for Robert and Janet Kim

PROPERTY LOCATION: 2913 Old Buncombe Road

PIN/TMS#(s): 0155000300100 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.46

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3. There was a successful R-7.5, Single-Family Residential rezoning request in 2010, CZ-2010-17.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	C-2	barber/beautician shop
South	R-7.5	single-family residential
West	R-7.5	apartments

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker 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	C-2	12 units/acre	0.46	5 units
Requested	R-7.5	5.8 units/acre		2 units

A successful rezoning will subtract up to 3 dwelling units.

ROADS: Old Buncombe Road: four-lane State-maintained minor arterial
Cornelia Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
West Blue Ridge Drive	2,760' NW	12,700	11,700 -7.9%	12,800 9.4%

SUMMARY:

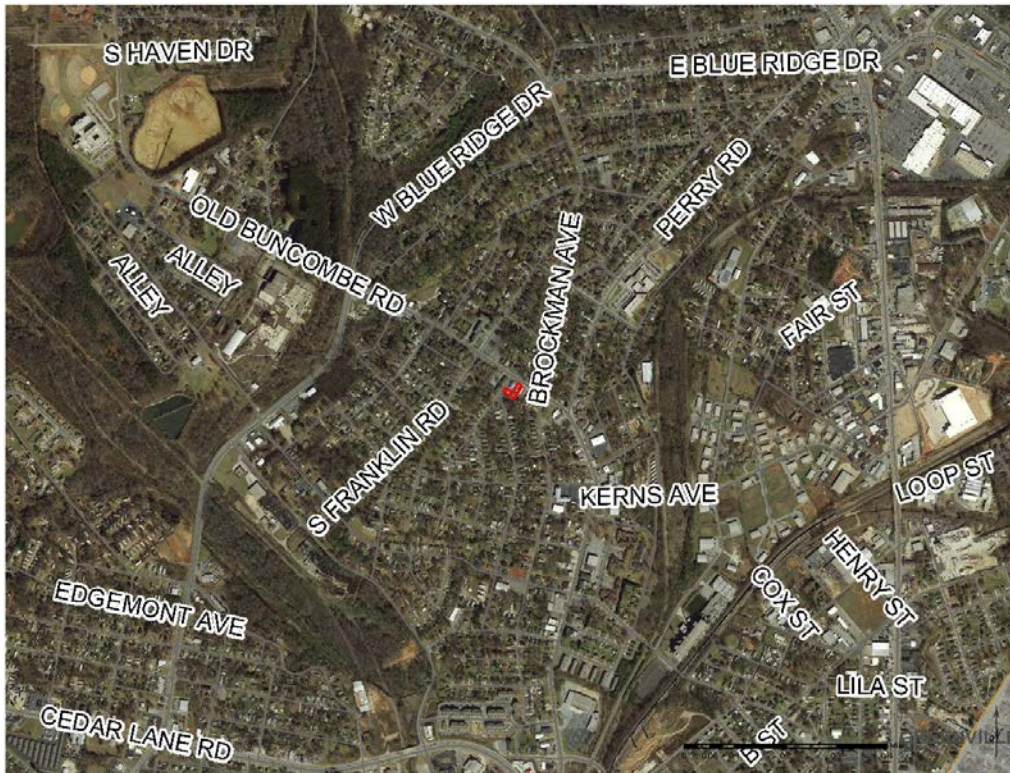
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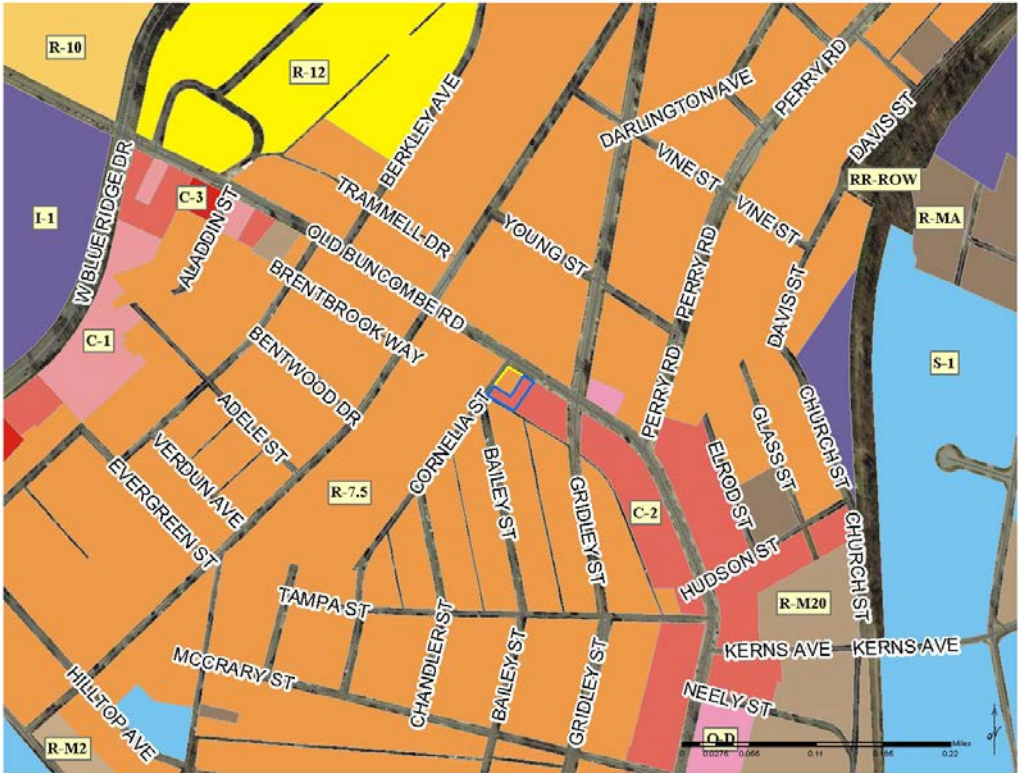
CONCLUSION:

A portion of this parcel was rezoned to R-7.5, Single-Family Residential in 2010. There is R-7.5 zoning to the north, south and west of the site, with single-family residences abutting the property. Rezoning the remainder of this parcel to R-7.5, Single-Family Residential would be an appropriate zoning and would have minimal impact on the surrounding community. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

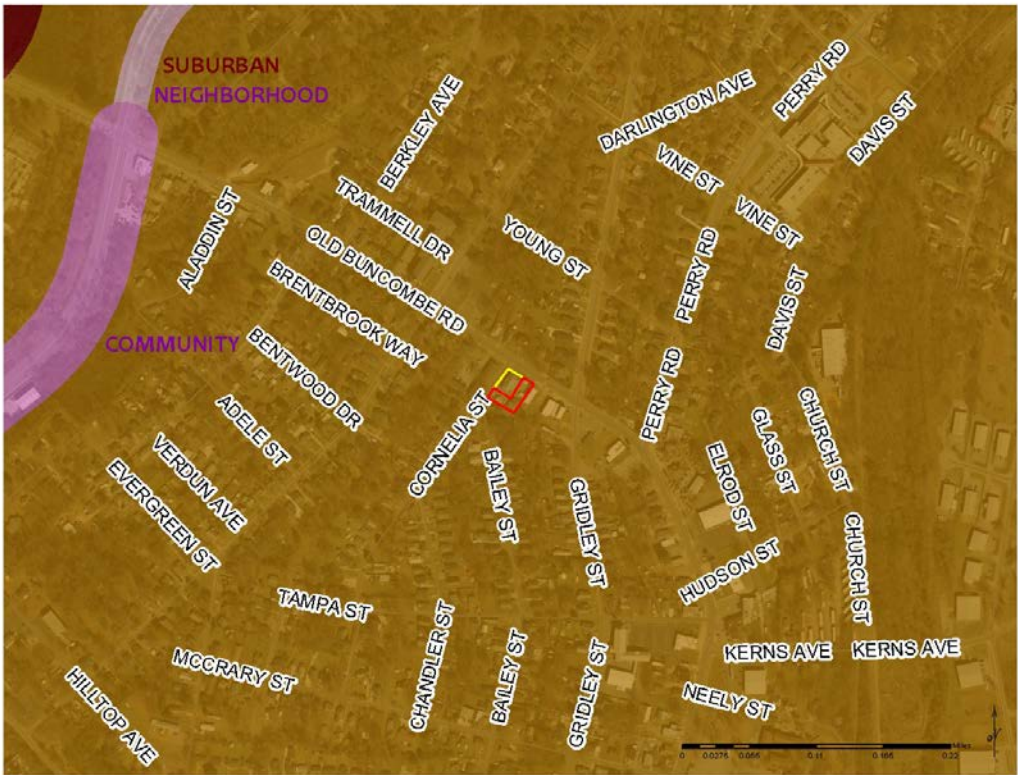
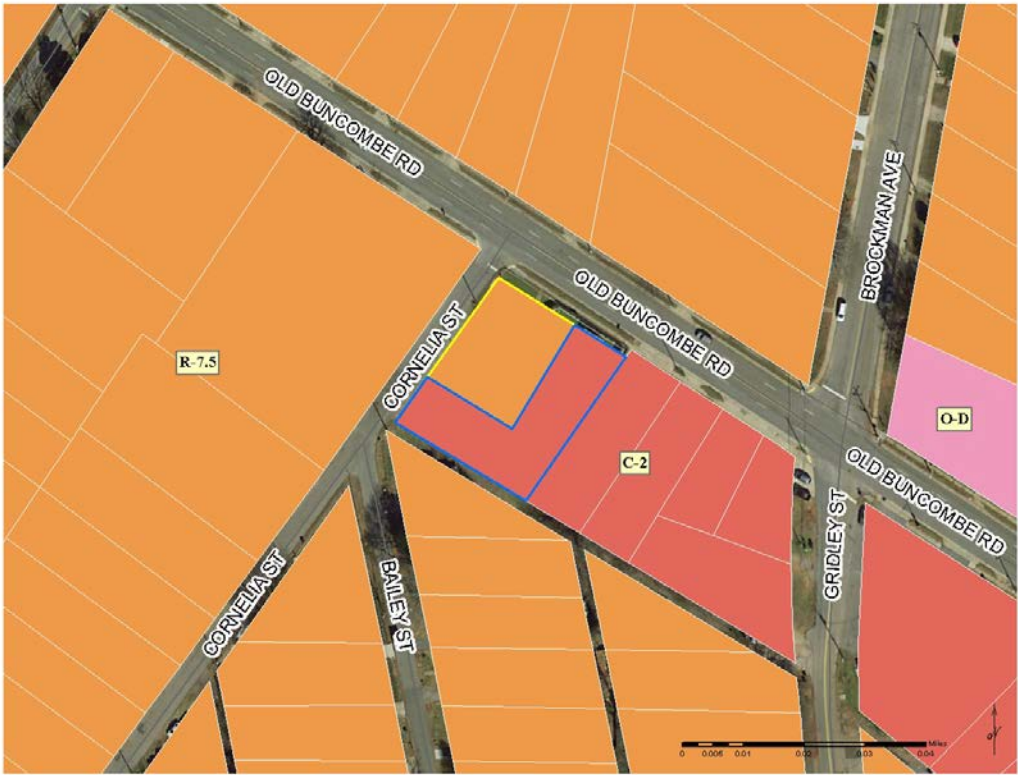
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Aerial Photography, 2017



Zoning Map



Future Land Use Map