

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC 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; Denial 3-28-18 Approval of R-20A 4-25-18	Remanded to Planning Commission 3-5-18 Remanded to Planning Commission 4-2-18	
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:</p> <p>None</p> <p>Against:</p> <p>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>					
P&D Committee	At the March 5, 2018 Planning and Development meeting, the Committee remanded CZ-2018-10 to Planning Commission for consideration of R-20A zoning request.					
Staff	On March 12, 2018 Staff spoke with the applicant regarding P&D Committees request to consider R-20A zoning. Staff informed the applicant of R-20A consideration, and the applicant stated they would like to continue with the request for R-S, Residential Suburban.					
Staff	On April 2, 2018 The applicant requested that the rezoning request be amended to R-20A.					

Zoning Docket from February 19, 2018 Public Hearing

P&D Committee	At the April 3, 2018 Planning and Development meeting, the Committee remanded CZ-2018-10 to Planning Commission for consideration of R-20A zoning request.
Staff Report (Revised to Reflect R-20A)	<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. 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. Since then, the applicant has requested to amend the rezoning to R-20A, Single-Family Residential. The Planning and Development Committee has also recommended that staff and Planning Commission consider R-20A, Single-Family Residential Zoning.</p> <p>The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The requested rezoning of R-20A, Single-Family Residential would continue to have the same density as the current R-20, Single-Family Residential zoning. The rezoning request is also consistent with the surrounding zoning, and would allow the additional uses of a riding academy, non-commercial nursery or greenery and the use of farm animals, livestock, barns and stables on the site.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-20A, Single-Family Residential.</p>
Planning Commission	At the April 25, 2018 Planning Commission meeting, Planning Commission recommended approval of the R-20A zoning request.

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-20A, Single-Family Residential

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>
Requested	R-20A	2.2 units/acre		4 units

A successful rezoning will add 0 additional 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:

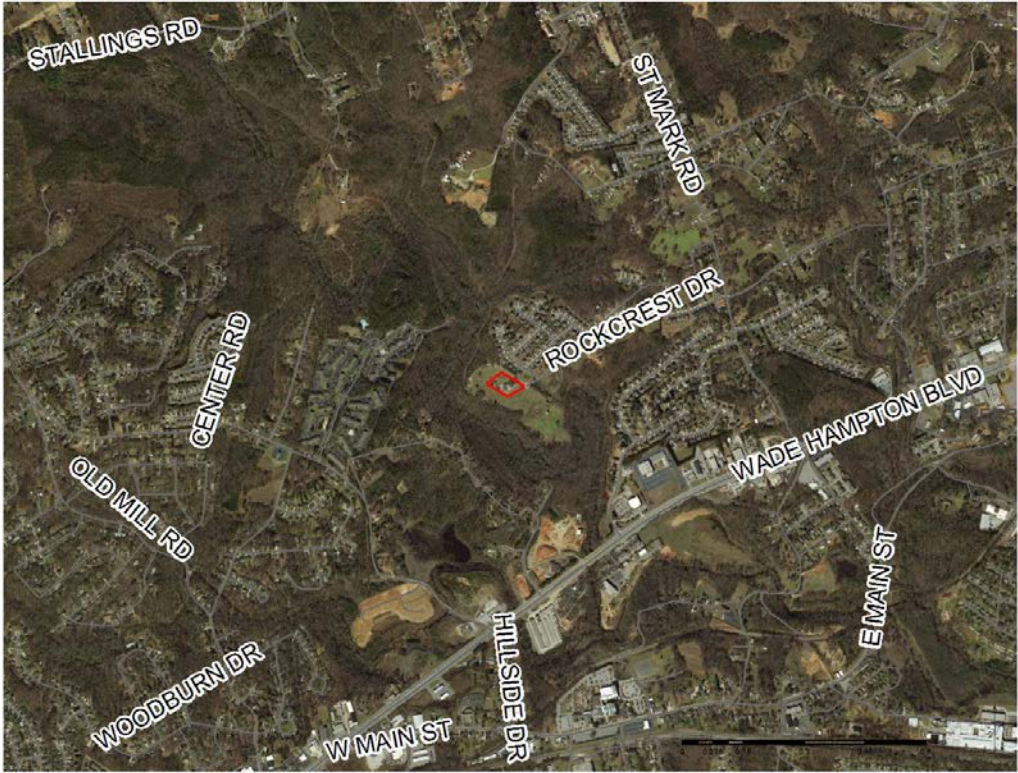
The subject parcel zoned R-20, Single-Family Residential, is 2 acres of property located on Rockcrest Drive approximately 1 mile northwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 35 feet of frontage along Rockcrest Drive.

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. Since then, the applicant has requested to amend the rezoning to R-20A, Single-Family Residential. The Planning and Development Committee has also recommended that staff and Planning Commission consider R-20A, Single-Family Residential Zoning.

CONCLUSION:

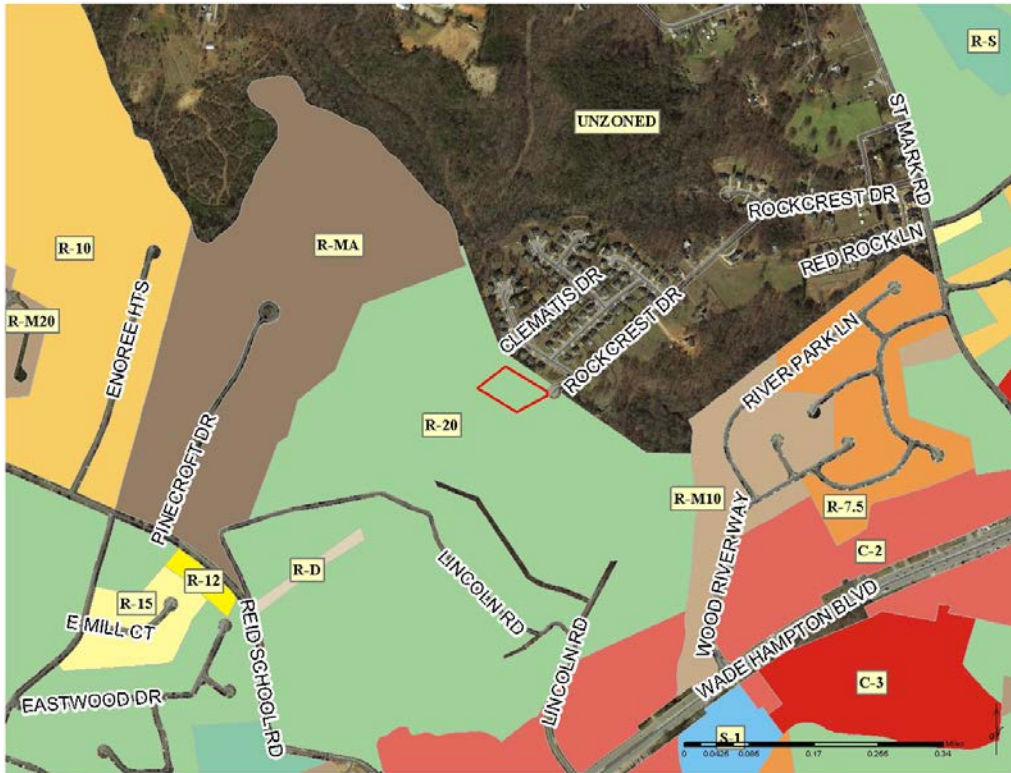
The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The requested rezoning of R-20A, Single-Family Residential would continue to have the same density as the current R-20, Single-Family Residential zoning. The rezoning request is also consistent with the surrounding zoning, and would allow the additional uses of a riding academy, non-commercial nursery or greenery and the use of farm animals, livestock, barns and stables on the site.

Based on these reasons staff recommends approval of the requested rezoning to R-20A, Single-Family Residential.



Aerial Photography, 2017





Zoning Map





Future Land Use Map