

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-26	Veronica Vahin Tabares for Luis A. Tabares Highway 418 and Woodside Road 0576030100500 Unzoned to R-S, Residential Suburban	26	Approval	Approval 4-25-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Deny rezoning • Concerned about traffic safety 2) Resident <ul style="list-style-type: none"> • Now water runoff onto his property • Necessary road improvements for the area • Additional setbacks should be placed on the property 3) Resident <ul style="list-style-type: none"> • Concerns about the effects this rezoning will have on his property • Add to heavy traffic flow already in the area • Difficult to access 418, to get on and off 4) Resident <ul style="list-style-type: none"> • Destroy natural vegetation in the area and concerns about wildlife • Concerns about urban growth into rural area • Issues of safety concerning traffic • Pre-plan for impact on this area 5) Resident <ul style="list-style-type: none"> • Why are they requesting to zone <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 1 Letter</p>
Staff Report	<p>The subject parcel is unzoned with 72.23 acres of property located on Highway 418 approximately 1.3 miles east of the intersection of Fork Shoals Road and Highway 418. The parcel has approximately 1,280 feet of frontage along Highway 418 and 620 feet of frontage along Woodside Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant did not state the proposed land use.</p> <p>The subject site is currently unzoned. There is R-S, Residential Suburban zoning to the north of the subject site with single-family residential land uses surrounding the subject site. Currently under the Land Development Regulations, 527 units could be built on this subject site using the allowed minimum lot size of 6,000 sqft per lot. Zoning to R-S, Residential Suburban would allow for a max of 122 units. Staff is of the opinion, zoning this parcel to R-S, Residential Suburban would be more consistent with both the zoning to the north, and surrounding unzoned residential land uses.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

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DOCKET NUMBER: CZ-2018-26

APPLICANT: Veronica Vahin Tabares for Luis A. Tabares

PROPERTY LOCATION: Highway 418 and Woodside Road

PIN/TMS#(s): 0576030100500

EXISTING ZONING: Unzoned

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 72.23

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel is unzoned and has had no previous rezoning requests.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	Unzoned	single-family residential
South	Unzoned	single-family residential
West	Unzoned	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as Rural Land Use 2, which prescribes 1 unit per 3 acres.

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	Unzoned	7.3 units/acre	72.23	527 units
Requested	R-S	1.7 units/acre		122 units

A successful rezoning would subtract up to 405 dwelling units.

ROADS: Highway 418: two-lane State-maintained major arterial
Woodside Road: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Highway 418 and Woodside Road.

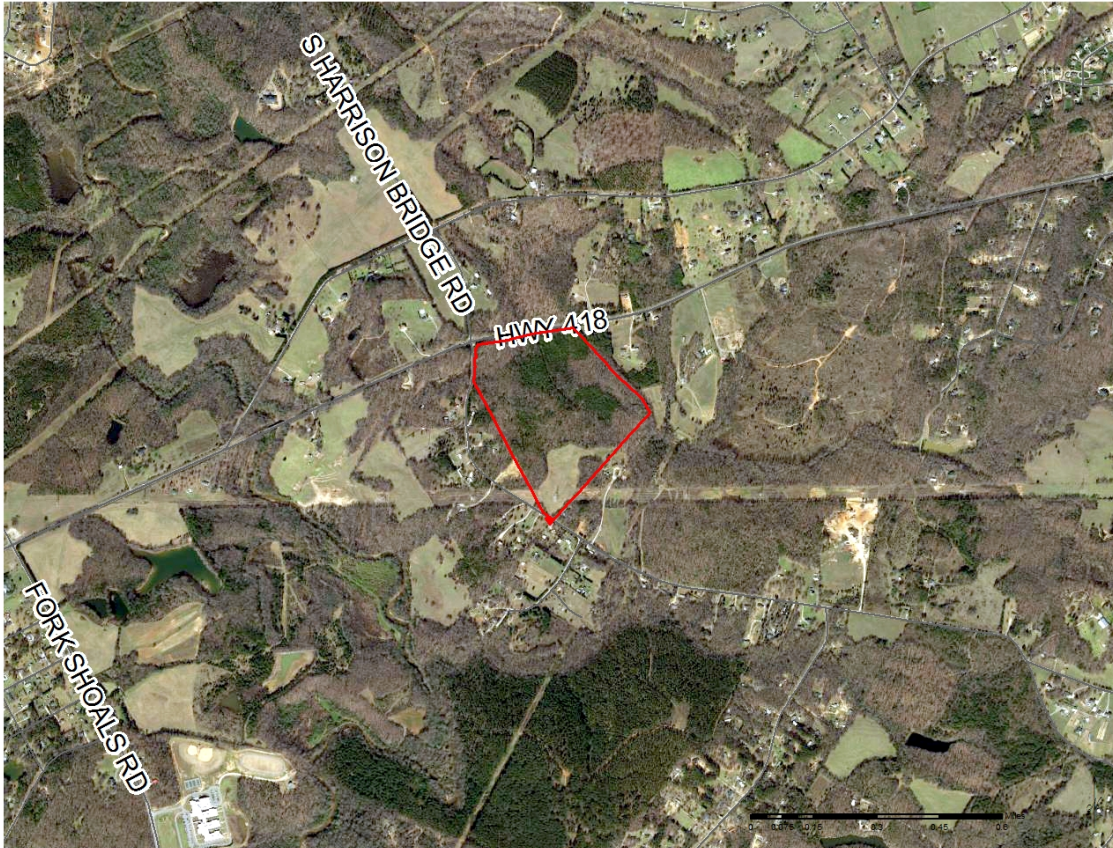
SUMMARY: The subject parcel is unzoned with 72.23 acres of property located on Highway 418 approximately 1.3 miles east of the intersection of Fork Shoals Road and

Highway 418. The parcel has approximately 1,280 feet of frontage along Highway 418 and 620 feet of frontage along Woodside Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

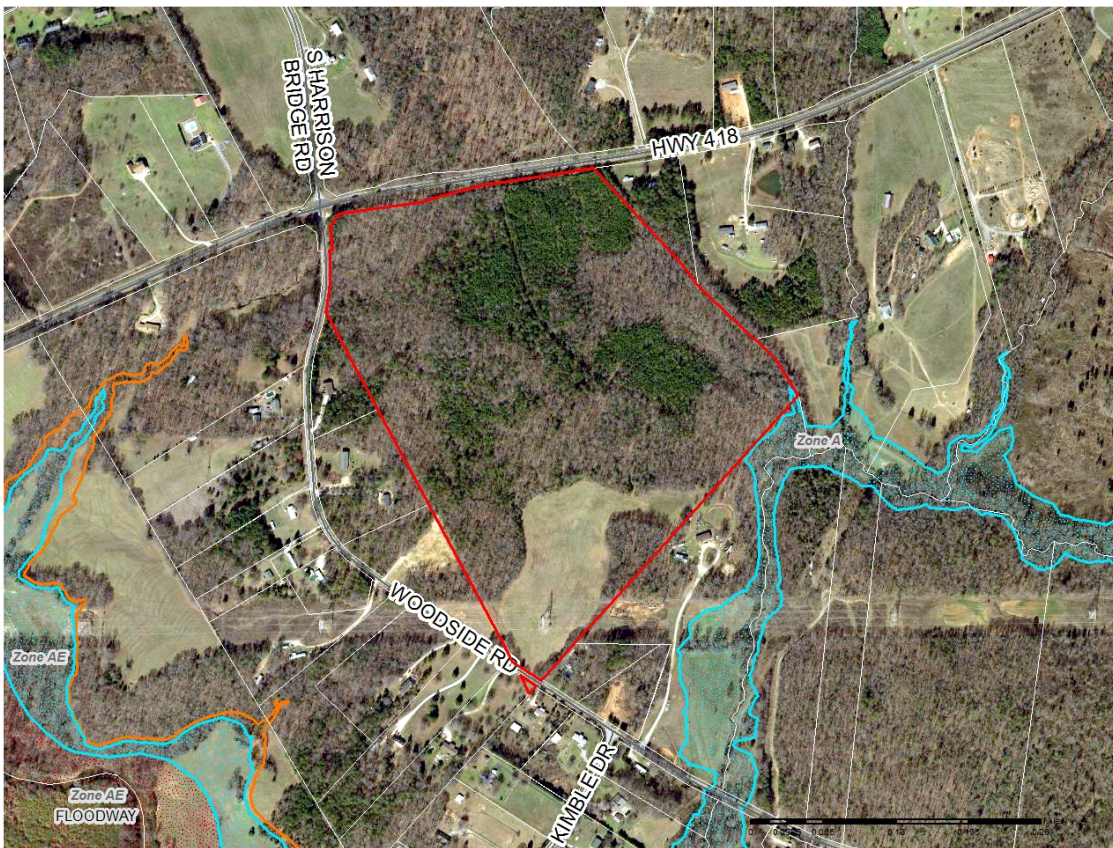
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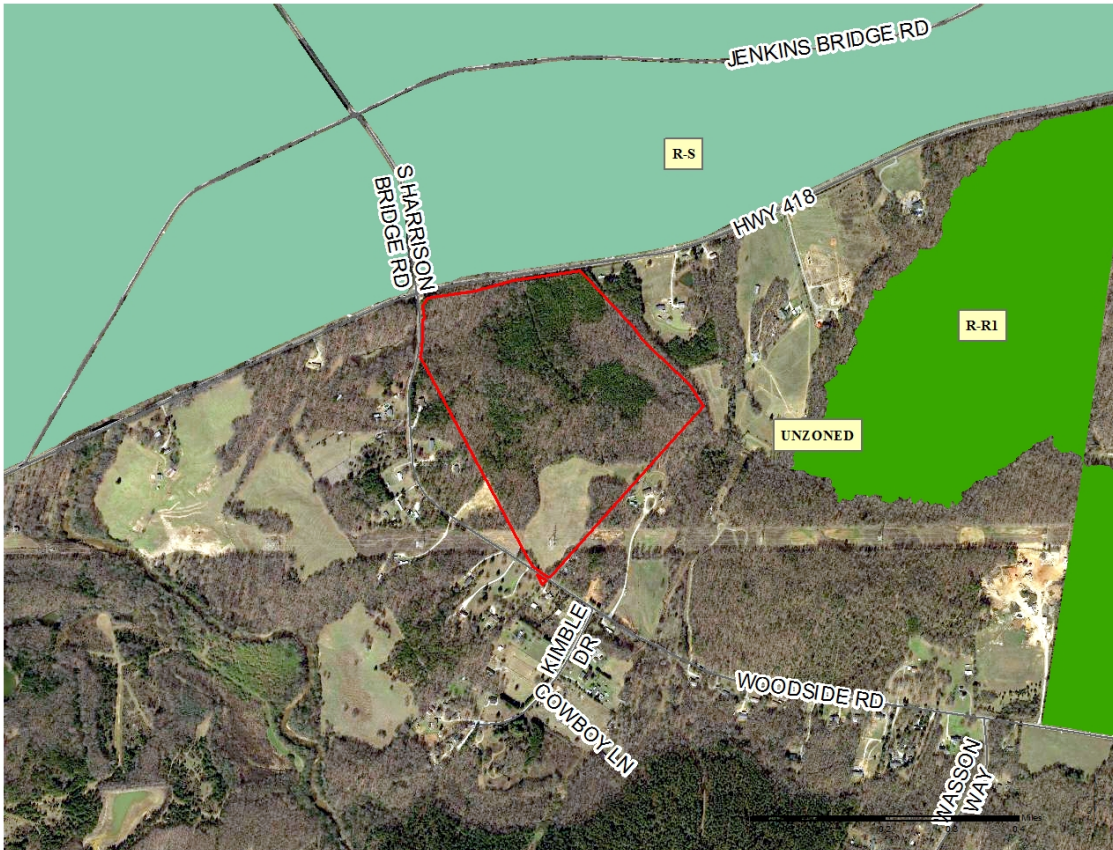
CONCLUSION: The subject site is currently unzoned. There is R-S, Residential Suburban zoning to the north of the subject site with single-family residential land uses surrounding the subject site. Currently under the Land Development Regulations, 527 units could be built on this subject site using the allowed minimum lot size of 6,000 sqft per lot. Zoning to R-S, Residential Suburban would allow for a max of 122 units. Staff is of the opinion, zoning this parcel to R-S, Residential Suburban would be more consistent with both the zoning to the north, and surrounding unzoned residential land uses.

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



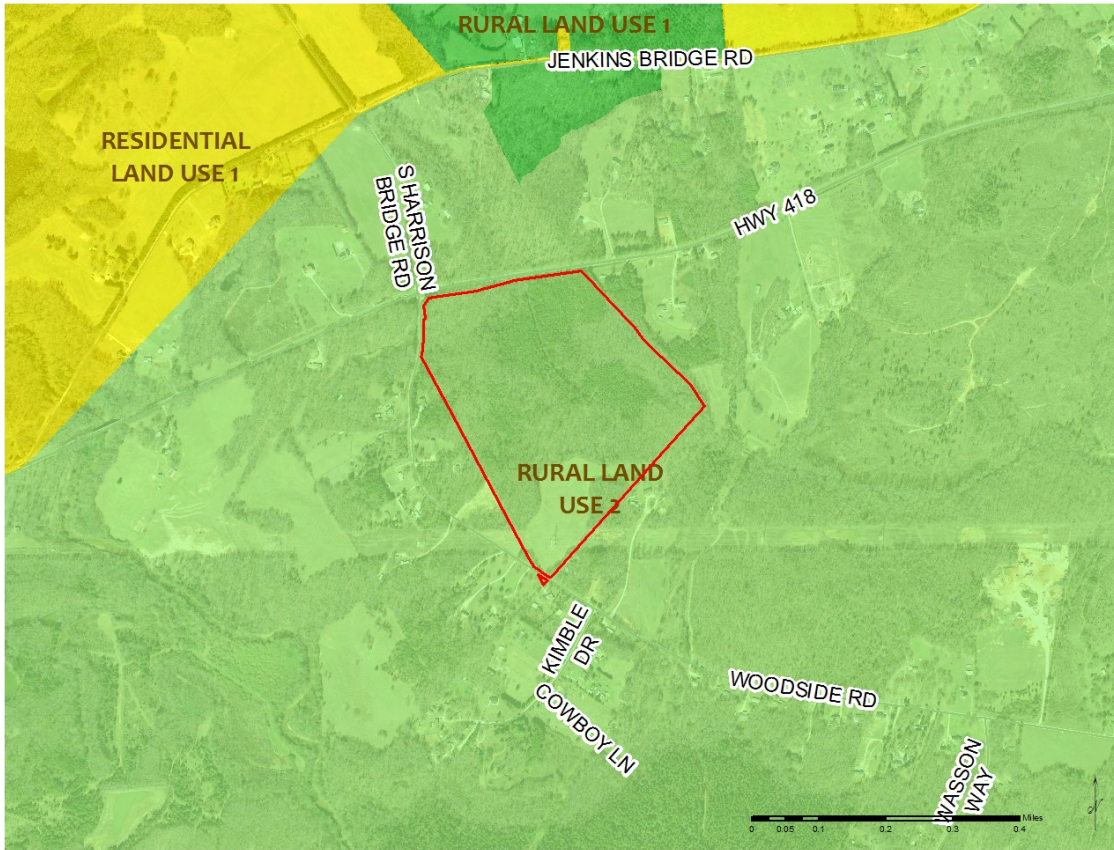
Aerial Photography, 2017





Zoning Map





Future Land Use Map