

Zoning Docket from October 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-69	Charles R. Wickline and Carol R. Wickline for the Wickline Family Living Trust 12349 Old White Horse Road 0511010100802 R-S, Residential Suburban to R-20, Single-Family Residential	17	Denial	Denial 10-23-19	Approval 10-28-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to build another home beside his current home • Home would be for his son to live in • Needs zoning with smaller minimum lot size to do this <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Was told by applicant rezoning was for a barn • Did not know a residence was proposed • Moved to the country to have space • Thought current zoning would allow space • Has concerns about maintaining property value and curb appeal <p>2) Resident</p> <ul style="list-style-type: none"> • Moved there to get out of small parcel areas and renting • Has concerns about property becoming an AirBnB <p>3) Resident</p> <ul style="list-style-type: none"> • Has crime concerns • Does not think a house should be built in front of a neighbor's house • Has traffic concerns <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Rural Land Use 2</i> which prescribes 1 unit to every 3 acres. Floodplain is not present on this parcel. This property is not along a bus route, but does have access to sidewalks along the east side of the corridor.</p> <p>SUMMARY: The subject parcel zoned R-S, Residential Suburban is 1.46 acres of property located on Old White Horse Road approximately 0.85 miles south of the intersection of Geer Highway (US-276) and Old White Horse Road. The parcel has approximately 450 feet of frontage along Old White Horse Road. The applicant is requesting to rezone the property to R-20, Single-family Residential.</p> <p>The applicant states the proposed land use is for a single-family home.</p> <p>CONCLUSION: The subject site is located along Old White Horse Road a two-lane minor collector. The parcel is surrounded by large lot single-family residences. Staff is of the opinion the current zoning is</p>					

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	<p>appropriate for this parcel and this area. The requested zoning is also not consistent with the <u>Imagine Greenville</u> Comprehensive Plan recommending 1 unit to every 3 acres.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential.</p>
P&D Committee	At the October 28, 2019 Planning and Development meeting the Committee members voted to approve based on the surrounding R-20, Single-Family Residential zoning.