

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-02	John Francis Mack for Twojck, LLC 774 Piedmont Highway 0615030101100 S-1, Services to R-S, Residential Suburban	26	Approval	Approval 1/23/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Surprised by current zoning • Wants residential so he can expand his garage <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: While the request appears to be unusual based on surrounding zones, the proposed use is in conformance with many of the surrounding uses. Many of the nearby properties, while zoned C-2 and S-1, have residential uses on them.</p> <p>SUMMARY: The subject parcel zoned S-1, Services, is 1.37 acres of property located on Piedmont Highway approximately 0.45 miles west of the intersection of Piedmont Highway and Interstate I-185. The parcel has approximately 190 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for a single family dwelling.</p> <p>CONCLUSION: The subject site is currently zoned S-1, Services, but has been a legal non-conforming use, as a single-family residence since the zoning of this area. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses in the area and would allow this parcel to come into compliance with the zoning ordinance.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

DOCKET NUMBER: CZ-2019-02

APPLICANT: John Francis Mack for Twojk, LLC

PROPERTY LOCATION: 774 Piedmont Highway

PIN/TMS#(s): 0615030101100

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.37

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant retail and vacant land
East	S-1	automobile repair
South	S-1 & R-S	single-family residential
West	C-2	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Transitional Residential* which prescribes 2 to 3 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	S-1	0 units/acre	1.37	1 units
Requested	R-S	1.7 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: Piedmont Highway: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Piedmont Highway.

ANALYSIS: While the request appears to be unusual based on surrounding zones, the proposed use is in conformance with many of the surrounding uses. Many of the nearby properties, while zoned C-2 and S-1, have residential uses on them.

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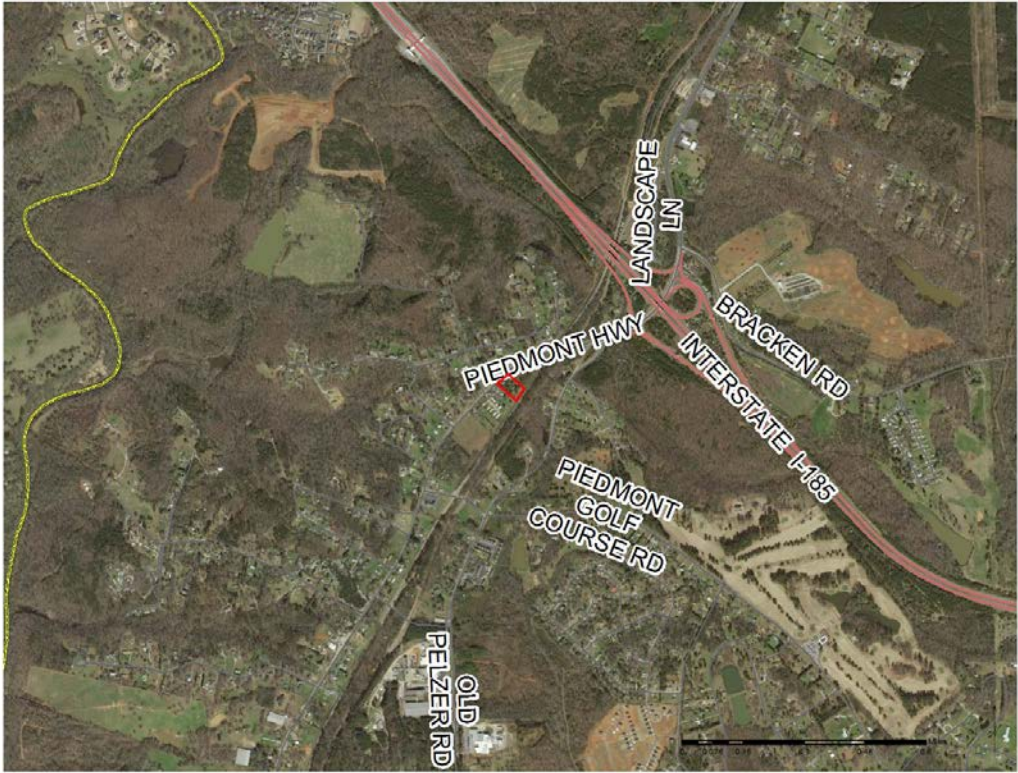
Interstate I-185. The parcel has approximately 190 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.

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CONCLUSION:

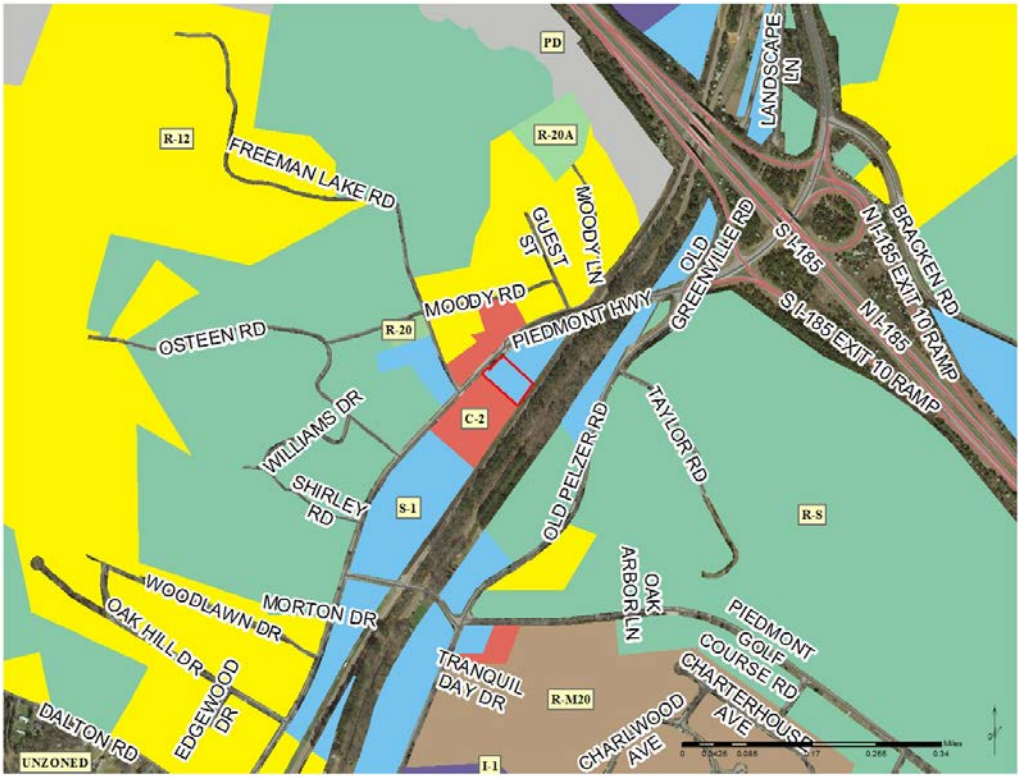
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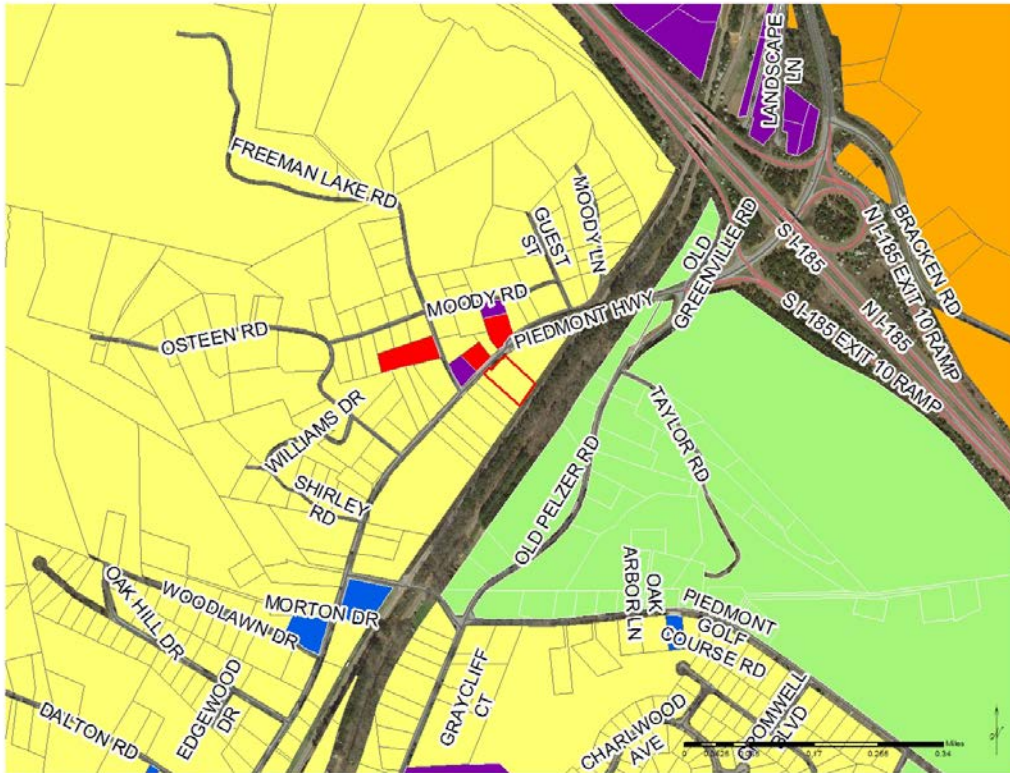
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map