

Zoning Docket from January 14, 2019 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|---------------------|----------|---|
| CZ-2019-03 | Michael James Alverson and Saundra Alverson Tate 210 Slatton Shoals Road 0586020101303 (portion) and 0586020101309 (portion) R-R3, Rural Residential to R-R1, Rural Residential | 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"> • Adjacent parcels owned by the family • Want to create a separate parcel for their son <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>ANALYSIS: The subject site is zoned R-R3, and is within the Agricultural (10 acre minimum) area of the <u>South Greenville Area Plan</u>. R-R3 is the largest lot zone that the County currently has.</p> <p>SUMMARY: The subject parcel zoned R-R3, Rural Residential, is 1.8 acres of property located on Reedy Fork Road approximately 1.3 miles northeast of the intersection of Reedy Fork Road and Highway 418. The parcel has approximately 280 feet of frontage along Slatton Shoals Road. The applicant is requesting to rezone the property to R-R1, Rural Residential.</p> <p>The applicant states the proposed land use is for residential.</p> <p>CONCLUSION: The applicant is requesting to rezone to R-R1, Rural Residential. The parcel is surrounded by R-R3, Rural Residential to the north, south and west and, with R-R1 zoning to the east. Staff is of the opinion the requested zoning is consistent with the surrounding zoning and land uses in this area and will maintain the rural character. Staff believes rezoning this parcel to R-R1, would have minimal impact to the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-R1, Rural Residential.</p> | | | | | |

DOCKET NUMBER: CZ-2019-03

APPLICANT: Michael James Alverson and Sandra Alverson Tate

PROPERTY LOCATION: 210 Slatton Shoals Road

PIN/TMS#(s): 0586020101303 (portion) and 0586020101309 (portion)

EXISTING ZONING: R-R3, Rural Residential

REQUESTED ZONING: R-R1, Rural Residential

ACREAGE: 1.8

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned RR-3, Rural Residential in August 2000, as part of Area 14.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-------------|---|
| North | R-R3 | single-family residential |
| East | R-R3 & R-R1 | single-family residential and vacant land |
| South | R-R3 | single-family residential |
| West | R-R3 | single-family residential and vacant land |

WATER AVAILABILITY: Well

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Agricultural* which prescribes 10 acres per unit.

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-R3</i> | <i>0.3 units/acre</i> | <i>1.8</i> | <i>1 unit</i> |
| Requested | R-R1 | 1 unit/acre | | 1 unit |

A successful rezoning will not add dwelling units.

ROADS: Slatton Shoals Road: two-lane County-maintained residential collector

TRAFFIC: No traffic counts in proximity of Highway 418.

ANALYSIS: The subject site is zoned R-R3, and is within the Agricultural (10 acre minimum) area of the South Greenville Area Plan. R-R3 is the largest lot zone that the County currently has.

SUMMARY:

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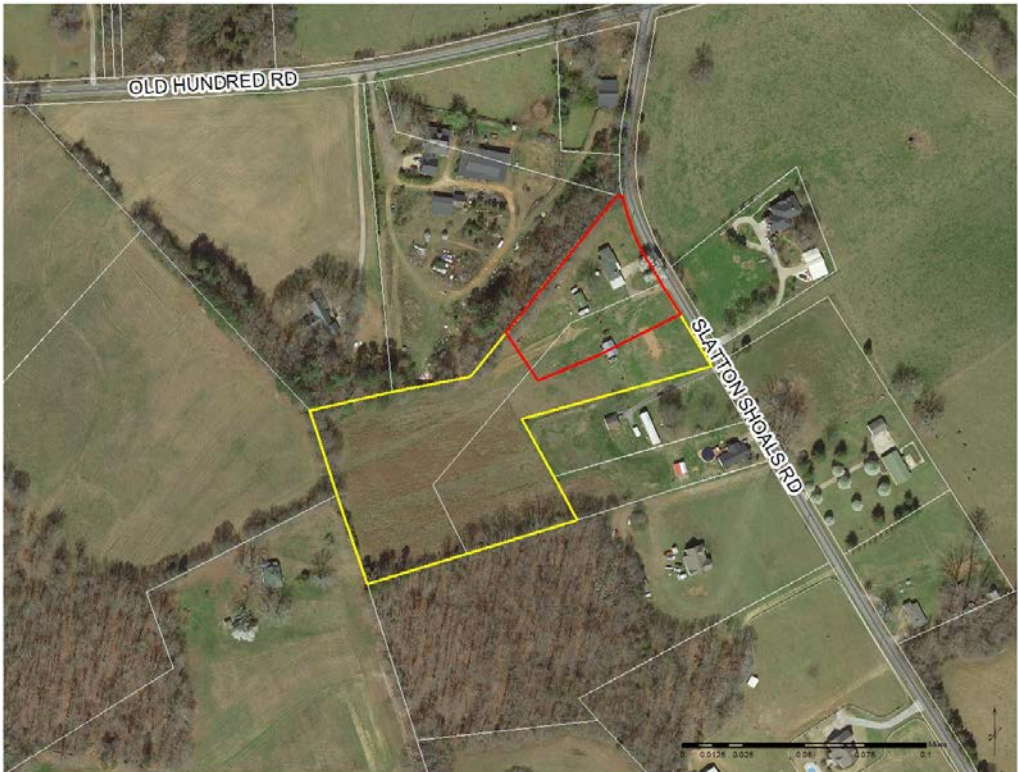
CONCLUSION:

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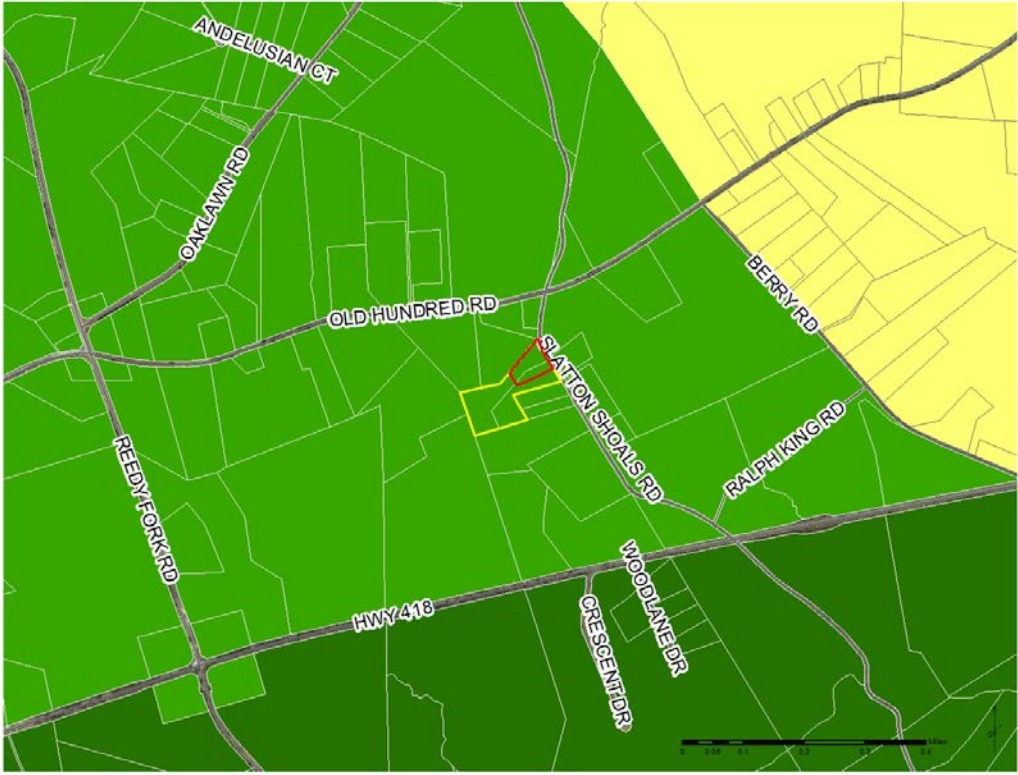
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map