

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-05	Paul J. Harrison, Bluewater Civil Engineering for Douglas F. & Wanda S. Clark W. Georgia Road and Sullivan Road 0585010100603, 0585010100604 and 0585010100606 R-S, Residential Suburban to R-12, Single-Family Residential	26	Approval	Denial 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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Not to exceed the 3.6 units per acre • Has sewer, water and fire letter • Rosewood Communities is the intended developer and they do full yard maintenance and extensive landscaping <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Two lots away on West Georgia Road • Traffic jams during the morning and at night • Concerns of crime and drag racing • Likes the existing zoning because it bring a better quality of people <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The <u>South Greenville Area Plan</u> identifies the site as <i>Suburban Residential</i>, appropriate for densities of 3 to 4 units per acre. The R-12 category proposed allows a density of 3.6 units per acre. No new road improvements are planned for this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 31.64 acres of property located on West Georgia Road approximately 0.85 miles northeast of the intersection of West Georgia Road and Fork Shoals Road. The parcel has approximately 540 feet of frontage along West Georgia Road and 785 feet of frontage along Sullivan Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a single family detached residential development.</p> <p>CONCLUSION:</p> <p>The subject site is surrounded by single-family residential with R-S, Residential Suburban, R-7.5 and R-12, Single-Family Residential zoning. Staff is of the opinion that rezoning the subject site would be consistent with the existing land uses and surrounding zoning. The subject site is also consistent with the South Greenville Area Plan recommending 3 to 4 units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					

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GCPC	At the January 23, 2019 Planning Commission meeting the Commission members voted to deny the request due to the current zoning of R-S being more suitable for the surrounding area.
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DOCKET NUMBER: CZ-2019-05

APPLICANT: Paul J. Harrison, Bluewater Civil Engineering for Douglas F. & Wanda S. Clark

PROPERTY LOCATION: W. Georgia Road and Sullivan Road

PIN/TMS#(s): 0585010100603, 0585010100604 and 0585010100606

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 31.64

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10.

EXISTING LAND USE: vacant wooded and pasture land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and S-1	single-family residential and warehouse
East	R-S & R-7.5	single-family residential and vacant land
South	R-S	single-family residential, vacant land
West	R-S, R-12 and S-1	single-family residential, vacant land and warehouse

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 *Suburban Residential* which prescribes 3 to 4 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	R-S	1.7 units/acre	31.64	53 units
Requested	R-12	3.6 units/acre		113 units

A successful rezoning may add up to 60 dwelling units.

ROADS: West Georgia Road: two-lane State-maintained minor arterial
Sullivan Road: two-lane County-maintained rural minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	7,120' W	5,400	4,300 -20.4%	5,500 +28%

ANALYSIS:

The South Greenville Area Plan identifies the site as *Suburban Residential*, appropriate for densities of 3 to 4 units per acre. The R-12 category proposed allows a density of 3.6 units per acre. No new road improvements are planned for this area.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 31.64 acres of property located on West Georgia Road approximately 0.85 miles northeast of the intersection of West Georgia Road and Fork Shoals Road. The parcel has approximately 540 feet of frontage along West Georgia Road and 785 feet of frontage along Sullivan Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

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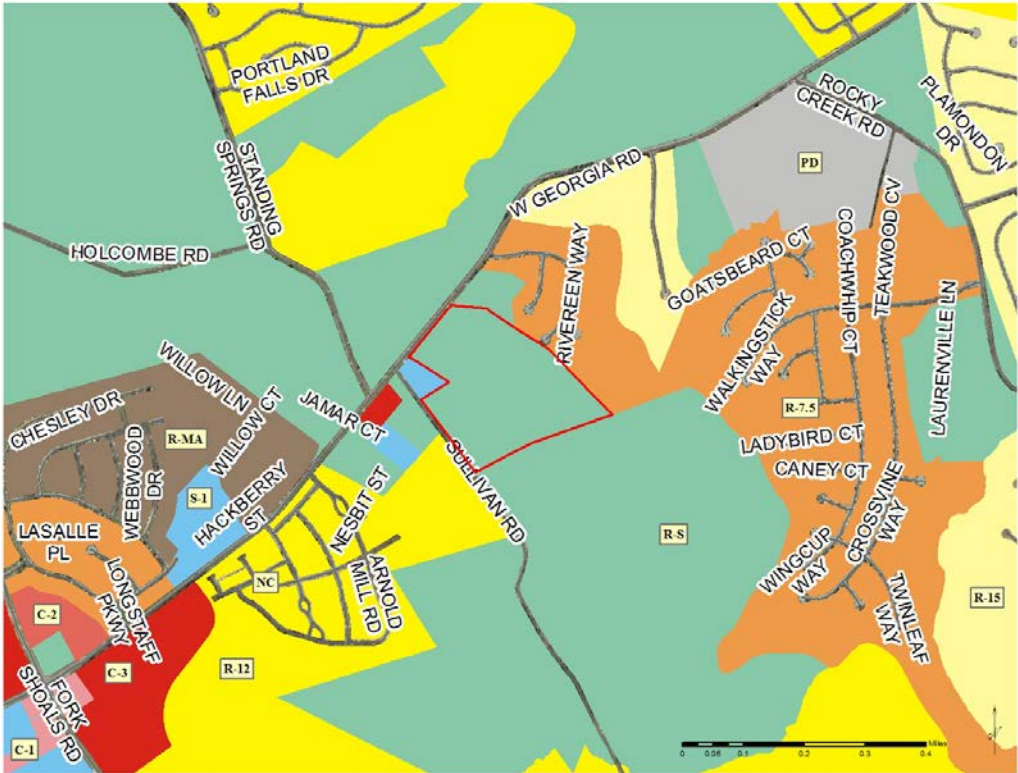
CONCLUSION:

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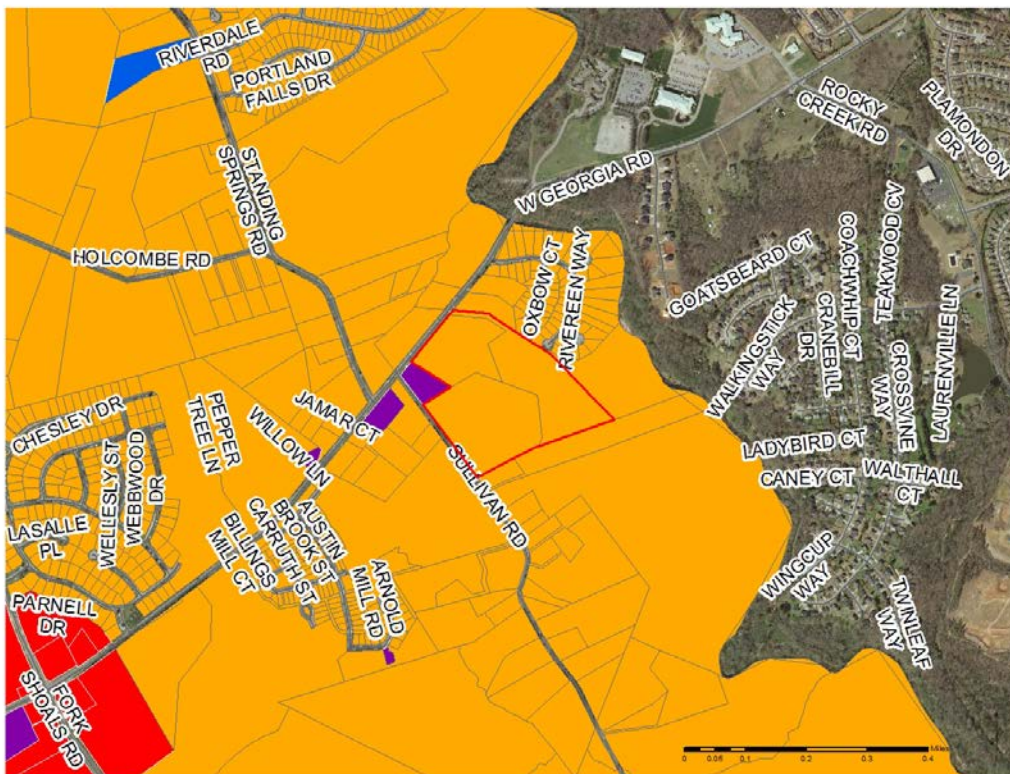
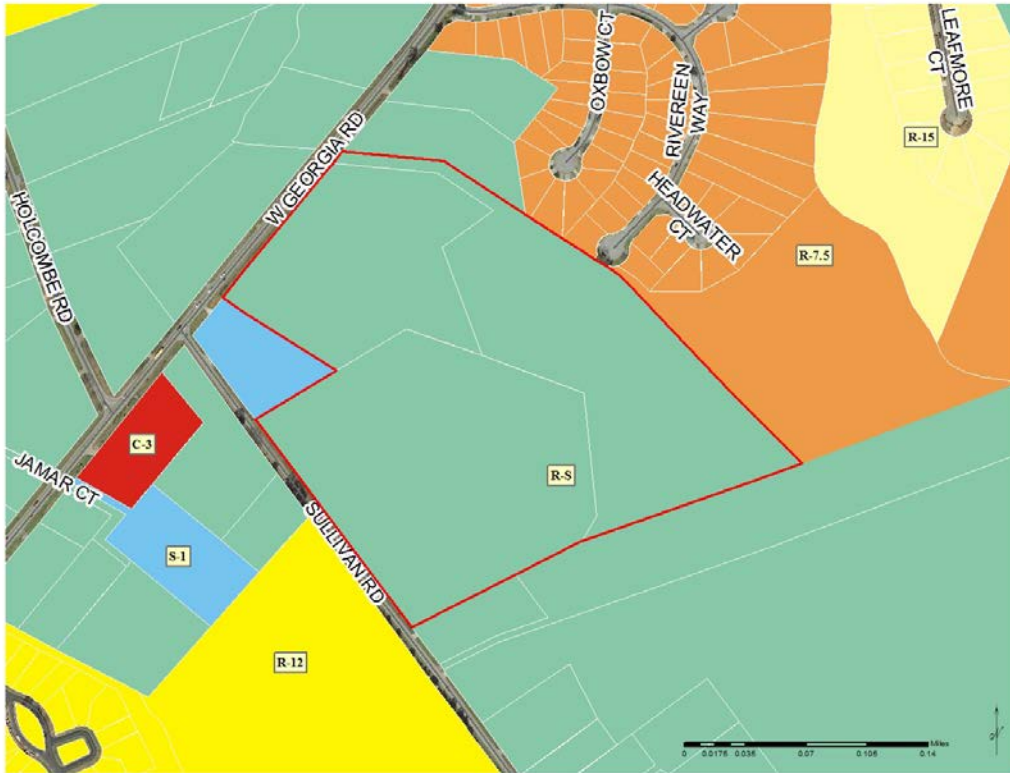
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Aerial Photography, 2018



Zoning Map



South Greenville Area Plan, Future Land Use Map