

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-06	Brad Skelton for Grove Road Partners LLC 1139 Grove Road WG01010400200 R-12, Single-Family Residential to O-D, Office District	24	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"> This is for medical offices to match the adjacent uses <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: The subject site is located near a <i>Regional Corridor</i>, which allows for some non-residential uses. Along this portion of Grove Road there are a number commercial and other non-residential uses. Grove Road is ranked number forty-three in the Long Range Transportation Plan (LRTP) for road improvements, which are scheduled for some time after 2040.</p> <p>SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 2.2 acres of property located on Grove Road approximately 0.61 miles north of the intersection of White Horse Road and Grove Road. The parcel has approximately 196 feet of frontage along Grove Road and 204 feet of frontage along Old Grove Road. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for commercial office.</p> <p>CONCLUSION: The subject site has single-family residential to the north and east, and medical offices to the south and west of the subject site. Staff is of the opinion the requested rezoning to O-D, Office District is appropriate and would allow a transition of single-family residential to Office District along Grove Road. Staff believes the request is consistent with the surrounding commercial and office land uses and zoning along Grove Road.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.</p>					

DOCKET NUMBER: CZ-2019-06

APPLICANT: Brad Skelton for Grove Road Partners LLC

PROPERTY LOCATION: 1139 Grove Road

PIN/TMS#(s): WG01010400200

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 2.2

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential
South	R-12 and O-D	mobile home park and medical office
West	C-2	medical office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more 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-12	3.6 units/acre	2.2	8 units
Requested	O-D	0 units/acre		0 units

A successful rezoning will decrease up to 8 dwelling units.

ROADS:

Grove Road: four-lane State-maintained minor arterial
Old Grove Road: two-lane County-maintained residential collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Grove Road	1,440' N	11,200	11,700 +4.5%	13,500 +15.4%

ANALYSIS:

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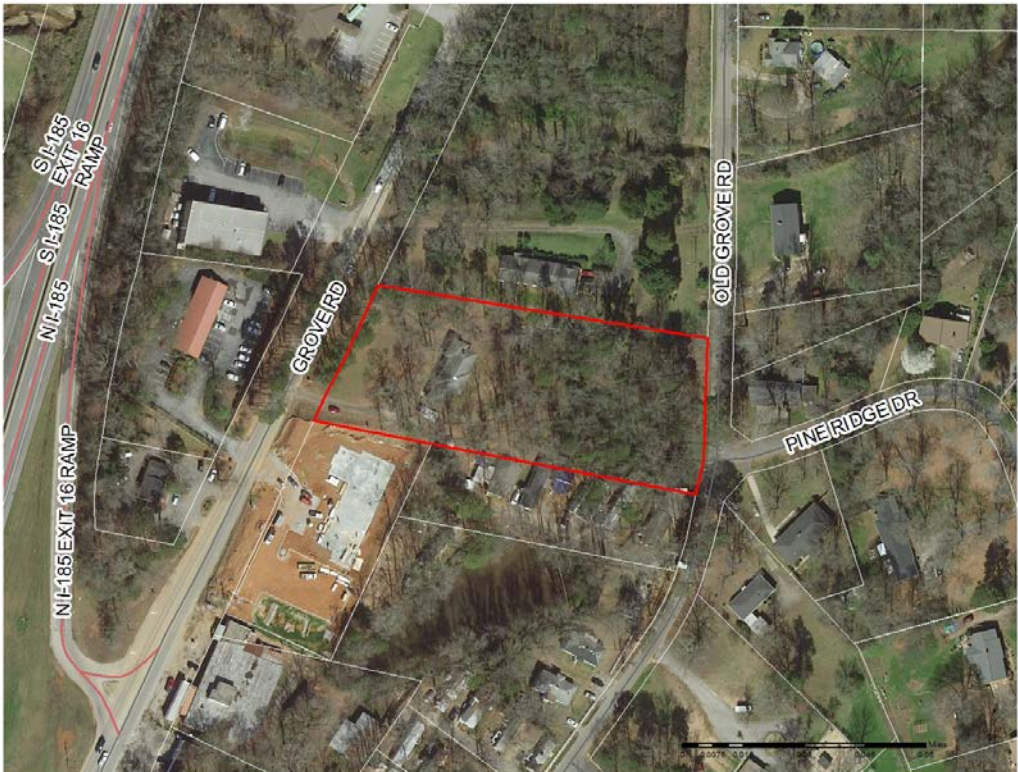
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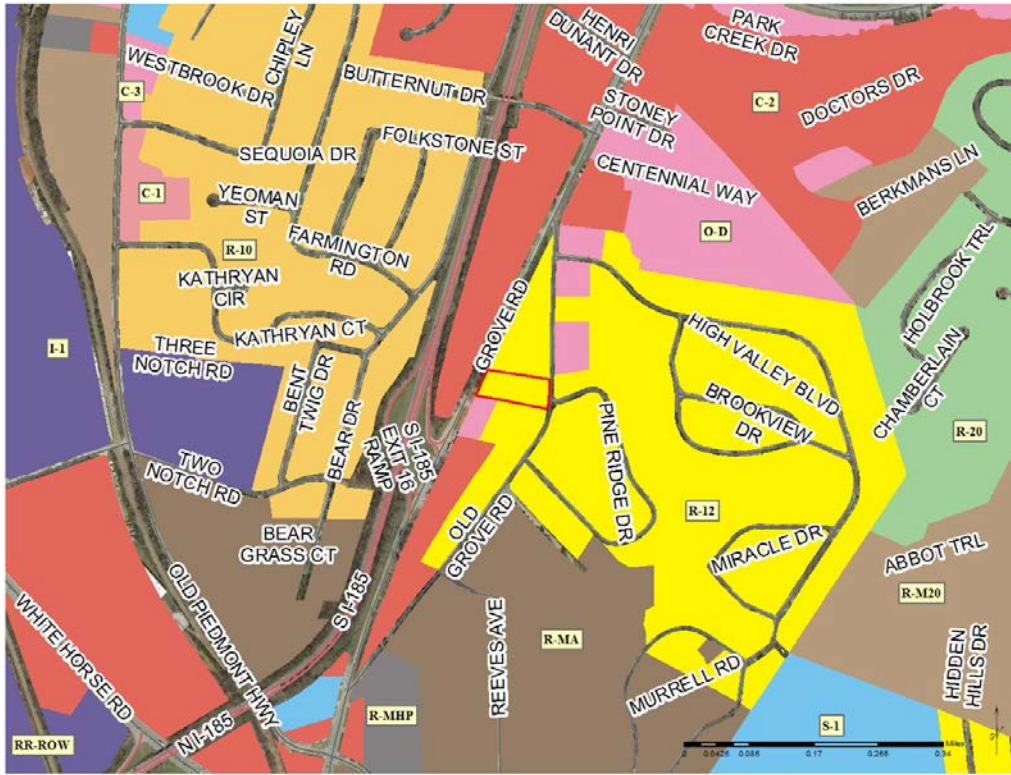
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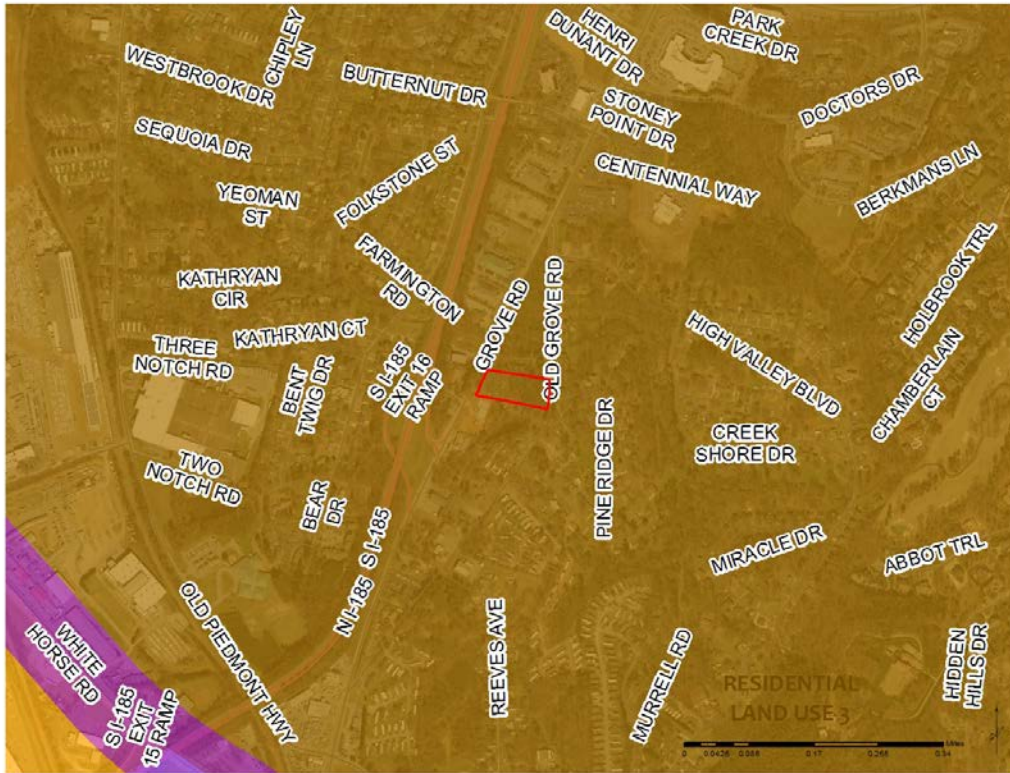
Aerial Photography, 2018





Zoning Map





Future Land Use Map