

**Zoning Docket from January 14, 2019 Public Hearing**

| Docket Number   | Applicant   | CC DIST. | STAFF REC. | GCPC REC.           | P&D REC. | COUNCIL ACTION  |
|-----------------|---|----------|------------|---------------------|----------|---|
| CZ-2019-11      | Joe Bryant, Seamon Whiteside & Associates for John Lisi<br>117 Woodside Road<br>0576030100621 (portion)<br>Unzoned<br>to R-S, Residential Suburban  | 26       | Approval   | Approval<br>1/23/19 |          |   |
| Public Comments | <p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• This was just for access for the residential zoned property to the east</li> <li>• The remainder of the parcel would be untouched</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>   |          |            |                     |          | <p><b>Petition/Letter</b></p> <p><u>For:</u><br/>None</p> <p><u>Against:</u><br/>None</p> |
| Staff Report    | <p><b>ANALYSIS:</b><br/>R-S zoning falls within the <i>Rural Land Use 2</i> category prescribed by the <u>Imagine Greenville</u> Comprehensive Plan. The subject site isn't large enough to allow a conforming building site; however, the applicant states that this would be an access point for a subdivision, presumably for the parcel directly to the east. Because Woodside Road curves and goes under Highway 418, adequate sight distance needs to be obtained for any access.</p> <p><b>SUMMARY:</b><br/>The subject parcel is unzoned and is 0.19 acres of property located on Woodside Road approximately 0.1 miles south of the intersection of South Harrison Bridge Road and Highway 418. The parcel has approximately 240 feet of frontage along Woodside Road. The applicant is requesting to zone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for subdivision driveway entrance.</p> <p><b>CONCLUSION:</b><br/>The subject site is surrounded by single-family residential and vacant wooded land that is both unzoned and zoned R-S, Residential Suburban. Staff is of the opinion that the requested zoning of R-S is consistent with the abutting zoning and land use. The requested zoning would have minimal impact to the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested zoning to R-S, Residential Suburban.</p> |          |            |                     |          |   |

**DOCKET NUMBER:** CZ-2019-11

**APPLICANT:** Joe Bryant, Seamon Whiteside & Associates for John Lisi

**PROPERTY LOCATION:** 117 Woodside Road

**PIN/TMS#(s):** 0576030100621 (portion)

**EXISTING ZONING:** Unzoned

**REQUESTED ZONING:** R-S, Residential Suburban

**ACREAGE:** 0.19

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel is unzoned and has had no previous zoning requests.

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

| Direction | Zoning  | Land Use   |
|-----------|---------|--|
| North     | R-S     | vacant wooded land                               |
| East      | R-S     | vacant wooded land                               |
| South     | Unzoned | single-family residential                        |
| West      | Unzoned | single-family residential and vacant wooded land |

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2* which prescribes 1 to 0.3 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   |
|------------------|----------------|-----------------------|-------------|---------------|
| <i>Current</i>   | <i>Unzoned</i> | <i>7.3 units/acre</i> | <i>0.19</i> | <i>1 unit</i> |
| <i>Requested</i> | R-S            | 1.7 units/acre        |             | 1 unit        |

A successful rezoning will not add any dwelling units.

**ROADS:** Woodside Road: two-lane County-maintained rural minor collector

**TRAFFIC:**

| Location of Traffic Count | Distance to Site | 2011  | 2014           | 2017          |
|---------------------------|------------------|-------|----------------|---------------|
| Highway 418               | 9,288' SW        | 7,600 | 7,100<br>-6.6% | 9,300<br>+31% |

**ANALYSIS:**

R-S zoning falls within the *Rural Land Use 2* category prescribed by the Imagine Greenville Comprehensive Plan. The subject site isn't large enough to allow a conforming building site; however, the applicant states that this would be an access point for a subdivision, presumably for the parcel directly to the east. Because

Woodside Road curves and goes under Highway 418, adequate sight distance needs to be obtained for any access.

**SUMMARY:**

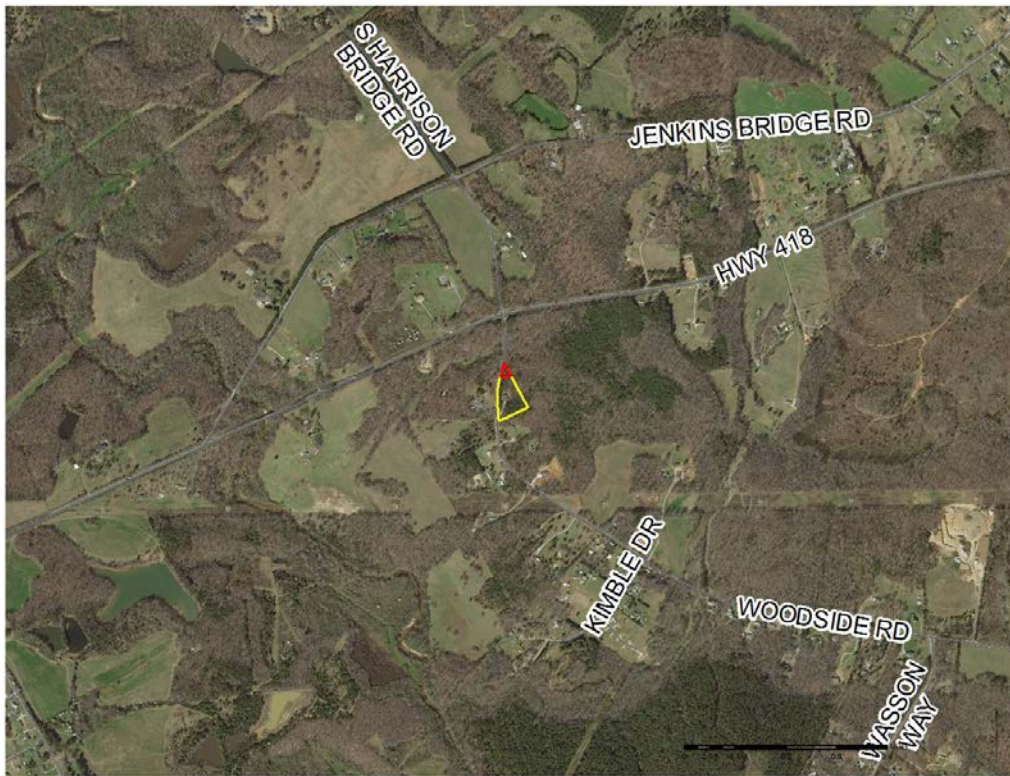
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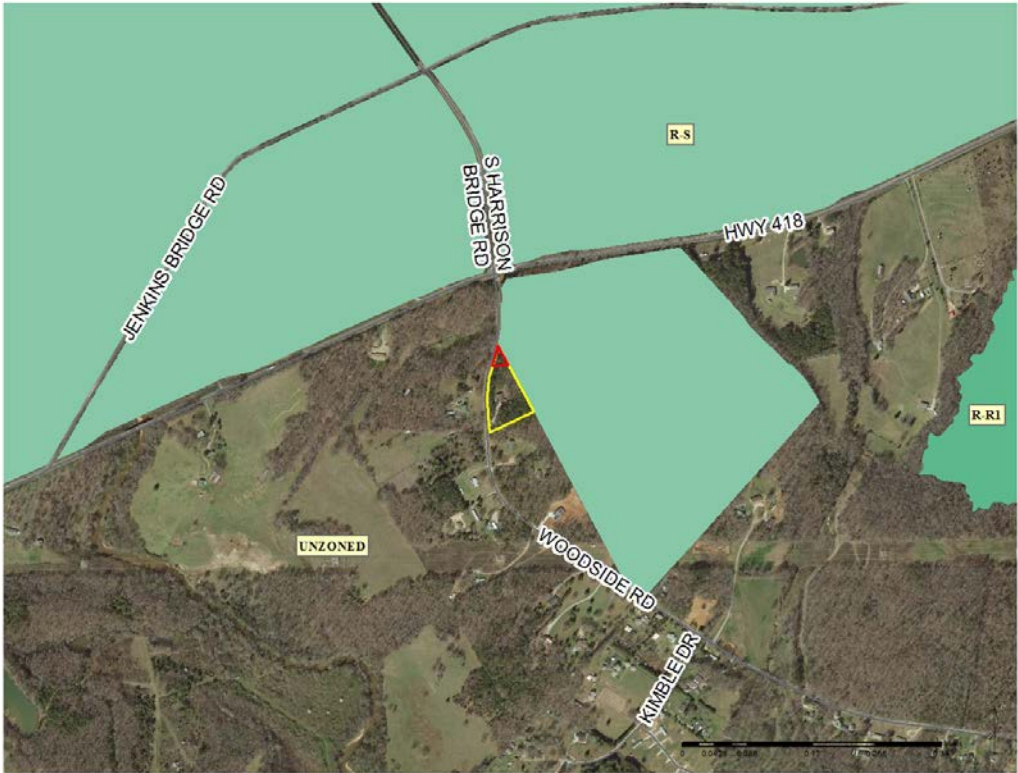
**CONCLUSION:**

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Based on these reasons staff recommends approval of the requested zoning to R-S, Residential Suburban.

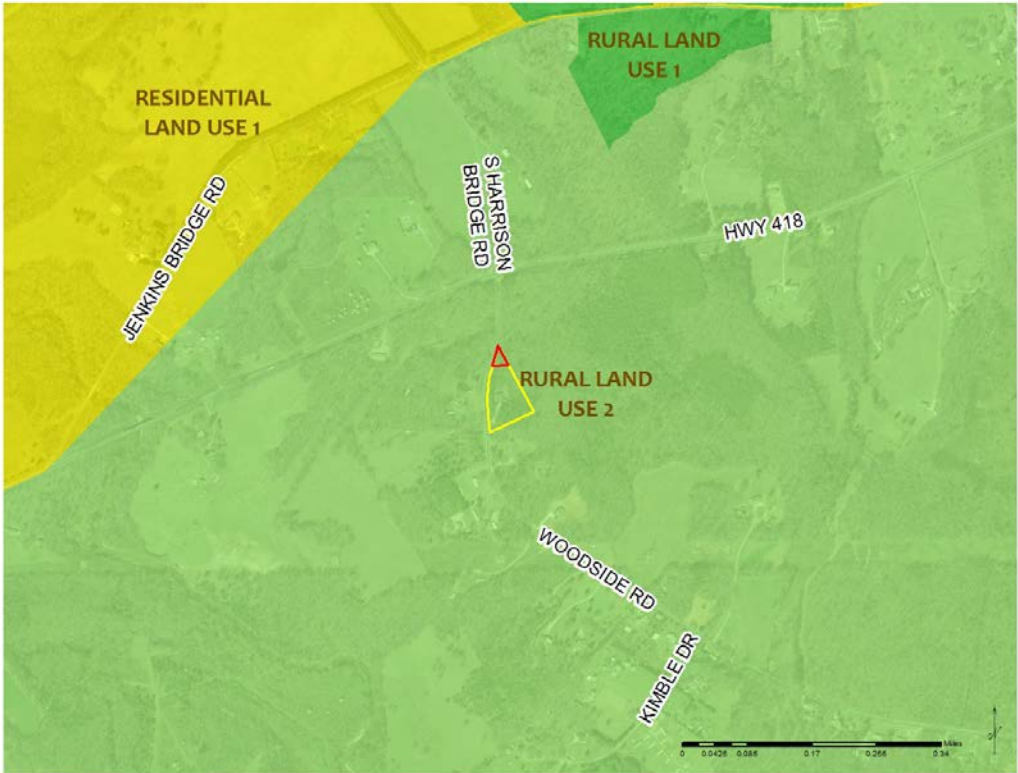


Aerial Photography, 2018



Zoning Map





Future Land Use Map