

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-13	Robert Fowler for Lees Interior Design, LLC 601 Easley Bridge Road 0114000100800 R-7.5, Single-Family Residential to R-6, Single-Family Residential	23	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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Restate broker and land lord • The rezoning would allow for two lots on the property <p><u>Speakers Against:</u></p> <p>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:</p> <p>The development requirements for both R-7.5 and R-6 are the same with a few differences, the required minimum square footage per lot and the allowable density. R-7.5 requires a minimum square footage of 7,500 sqft per lot, where R-6 requires a minimum square footage of 6,000 sqft per lot. R-7.5 allows 5.8 units per acre. R-6 allows 7.3 units per acre.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-7.5, Single-Family Residential, is 0.35 acres of property located on Easley Bridge Road approximately 0.5 miles southwest of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 100 feet of frontage along Easley Bridge Road and 200 feet of frontage along 4th Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a quality affordable rental home.</p> <p>CONCLUSION:</p> <p>The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-Family Residential.</p>					

DOCKET NUMBER: CZ-2019-13

APPLICANT: Robert Fowler for Lees Interior Design, LLC

PROPERTY LOCATION: 601 Easley Bridge Road

PIN/TMS#(s): 0114000100800

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-6, Single-Family Residential

ACREAGE: 0.35

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Judson Community Plan and is designated as *Existing Single-Family Residential*.

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-7.5</i>	<i>5.8 units/acre</i>	<i>0.35</i>	<i>1 unit</i>
Requested	R-6	7.3 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS:

Easley Bridge Road: four-lane State-maintained major arterial
4th Street: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Easley Bridge Road	1,380' SW	18,500	17,400 -5.9%	20,200 +16%

ANALYSIS:

The development requirements for both R-7.5 and R-6 are the same with a few differences, the required minimum square footage per lot and the allowable density. R-7.5 requires a minimum square footage of 7,500 sqft per lot, where R-6 requires a minimum square footage of 6,000 sqft per lot. R-7.5 allows 5.8 units per acre. R-6 allows 7.3 units per acre.

SUMMARY:

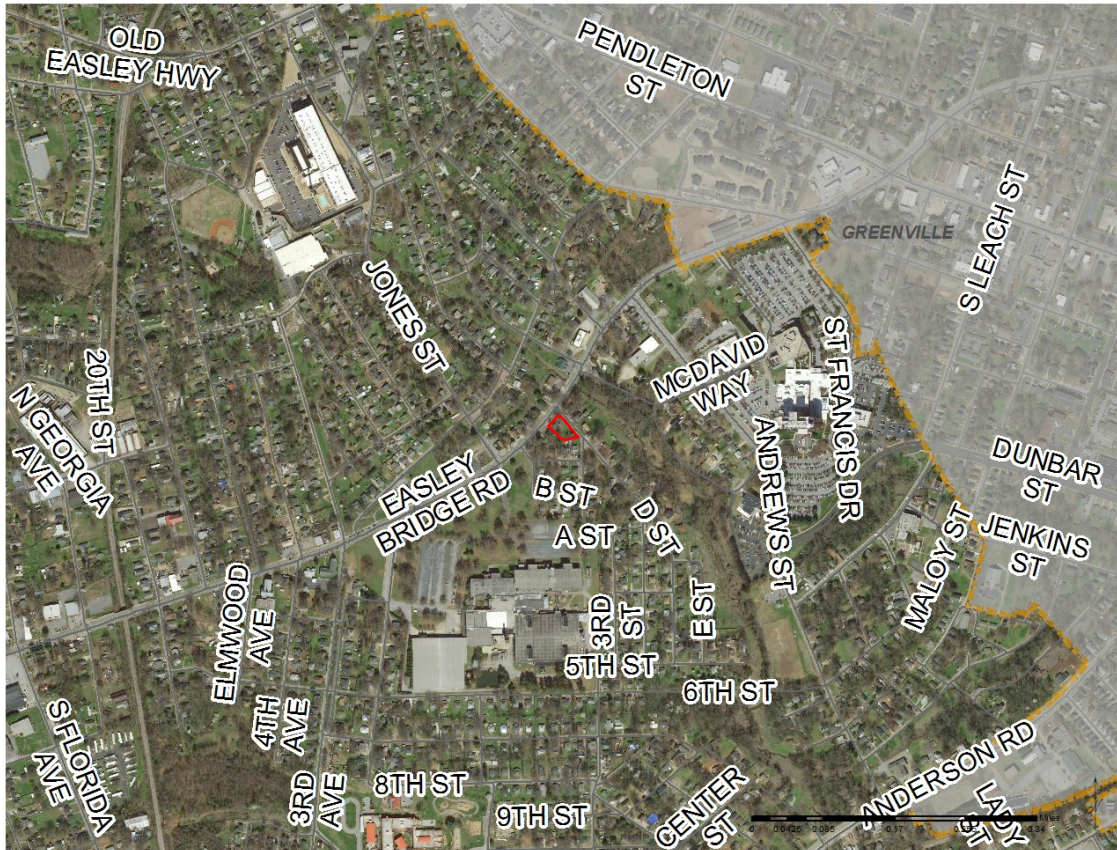
The subject parcel zoned R-7.5, Single-Family Residential, is 0.35 acres of property located on Easley Bridge Road approximately 0.5 miles southwest of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 100 feet of frontage along Easley Bridge Road and 200 feet of frontage along 4th Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.

The applicant states the proposed land use is for a quality affordable rental home.

CONCLUSION:

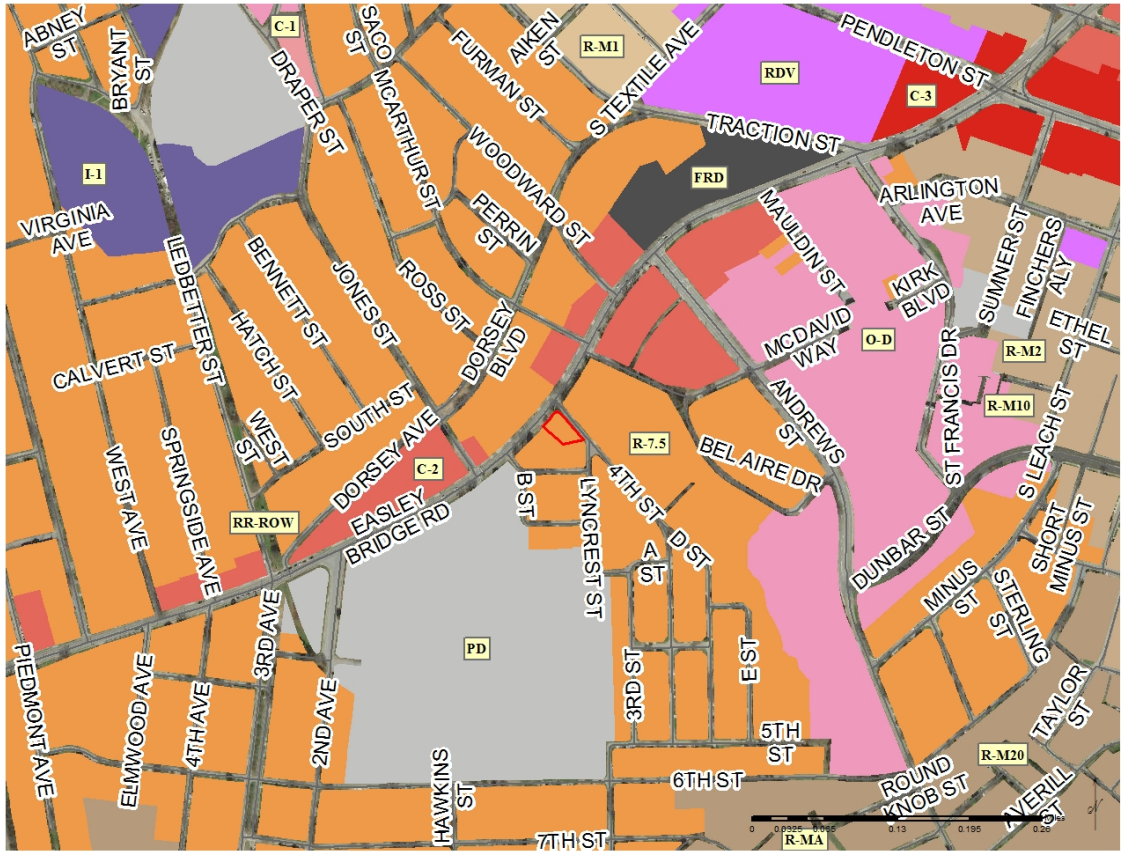
The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan.

Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-Family Residential.



Aerial Photography, 2018





Zoning Map

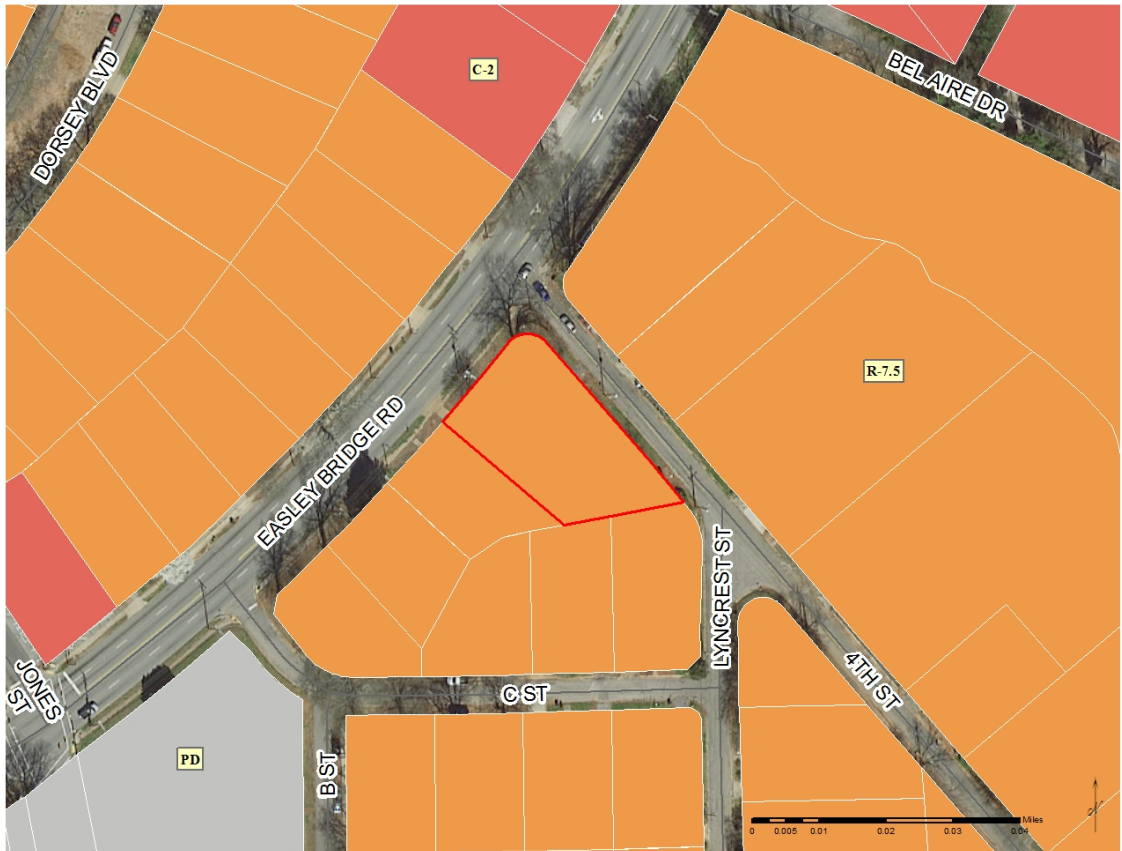


FIGURE 5.1 COMMUNITY PLAN

- LEGEND
- Existing single-family residential
 - Potential infill housing
 - Existing and potential multi-family developments
 - Religious
 - Existing non-residential



Judson Community Plan, Future Land Use Map