

**Zoning Docket from February 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-14	William Derek Turner for Bobby M., II and Lisa P. Safrit Wood Duck Way 0538070100800 R-12, Single-Family Residential and R-15, Single-Family Residential to R-S, Residential Suburban	21	Approval	Approval 02/27/19		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• For barn and a couple of animals</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Lives next to property</li> <li>• In favor of rezoning</li> <li>• Believes farm animals is a great use for the property</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about raising property by adding additional soil to it</li> <li>• Concerns about flooding</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p><b>ANALYSIS:</b> In 1996, 16.9 acres of the proposed property was rezoned from R-12, Single-Family Residential to R-15, Single-Family Residential with rezoning case CZ-1996-105. Flood Plain and Flood Way are present on the property. No structures can be placed in the Flood Way. There are currently two parcels served by Wood Duck Way and both parcels have the same owner. There is no public transit in this area.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-12 and R-15, Single-Family Residential, is 20.6 acres of property located on Wood Duck Way approximately 1.4 miles southwest of the intersection of South Suber Road and Brushy Creek Road. The parcel has approximately 880 feet of frontage along Wood Duck Way and 23 feet of road frontage along Hammett Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is to build a barn for storage and possibly farm animals.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by residential zoning and land uses. The applicant is requesting to rezone to R-S, Residential Suburban for the use of a barn and farm animals. Staff is of the opinion the requested zoning would have minimal impact to abutting properties and is consistent with the surrounding zoning and land uses.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

**DOCKET NUMBER:** CZ-2019-14

**APPLICANT:** William Derek Turner for Bobby M., II and Lisa P. Safrit

**PROPERTY LOCATION:** Wood Duck Way

**PIN/TMS#(s):** 0538070100800

**EXISTING ZONING:** R-12, Single-Family Residential and R-15, Single-Family Residential

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

**ACREAGE:** 20.6

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-15, Single-Family Residential in May 1970, as part of Area 1. A portion of the parcel was successfully rezoned R-12, Single-Family Residential in 1996, CZ-1996-105.

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12 & R-S	single-family residential and vacant wooded land
East	R-12	vacant wooded land
South	R-20	single-family residential and vacant wooded land
West	R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 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	Units	Total Units
Current	R-12	3.6 units/acre	4.4	15 units	62 units
	R-15	2.9 units/acre	16.2	47 units	
Requested	R-S	1.7 units/acre	20.6	35 units	35 units

A successful rezoning will reduce 27 possible dwelling units.

**ROADS:** Hammett Road: two-lane State-maintained local  
Wood Duck Way: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Brushy Creek Road	2,360' NE	18,600	17,600 -5.4%	20,900 18.7%

**ANALYSIS:**

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**SUMMARY:**

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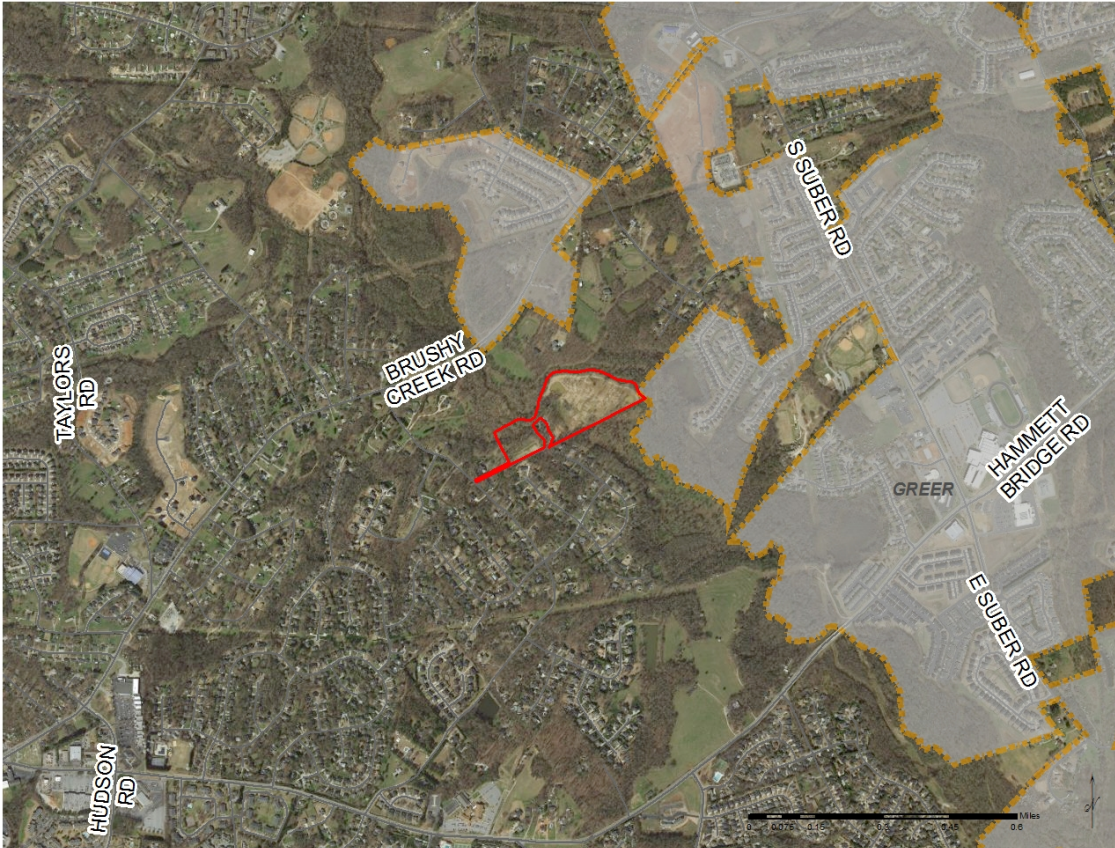
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**CONCLUSION:**

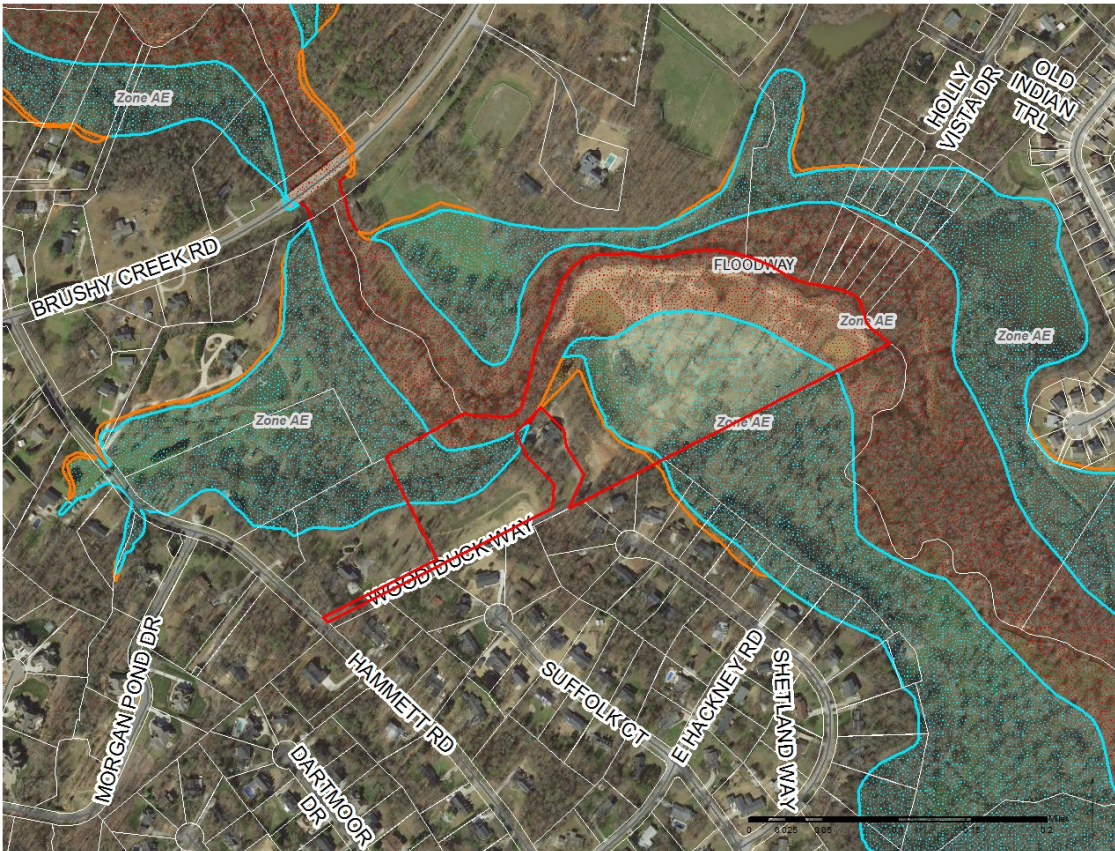
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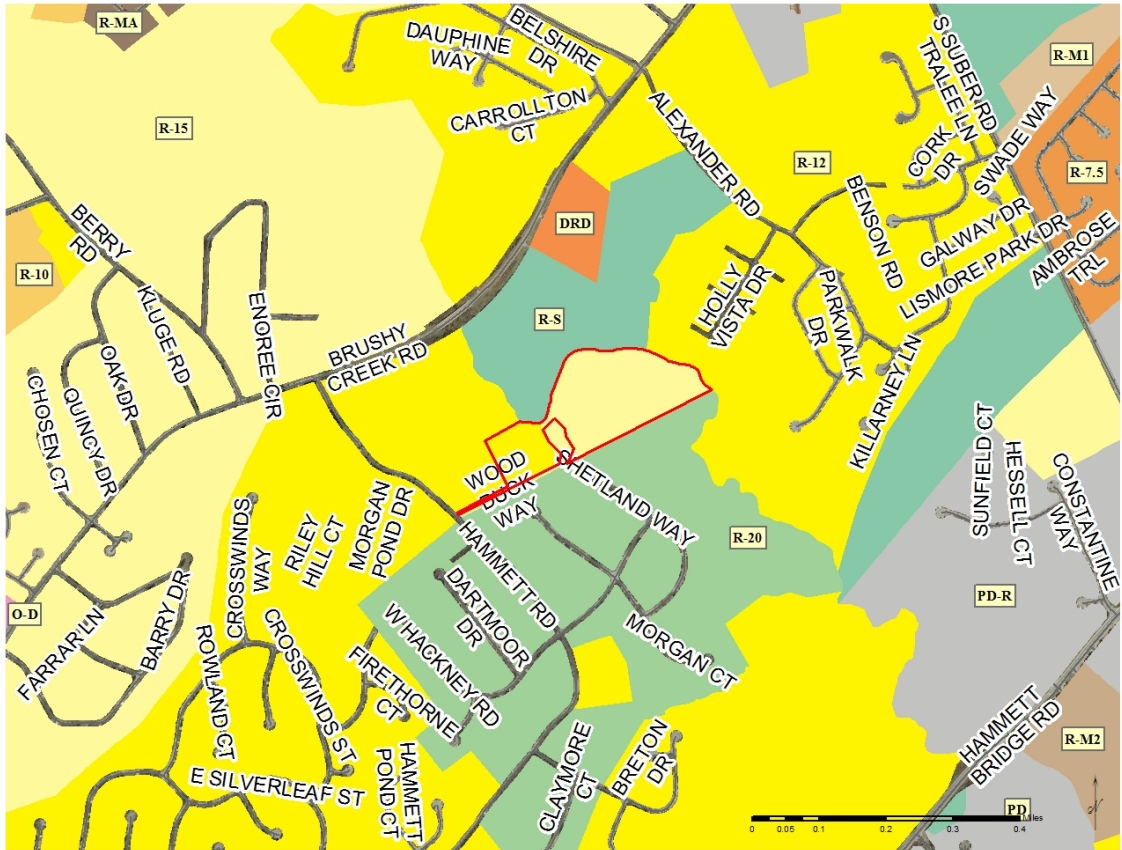




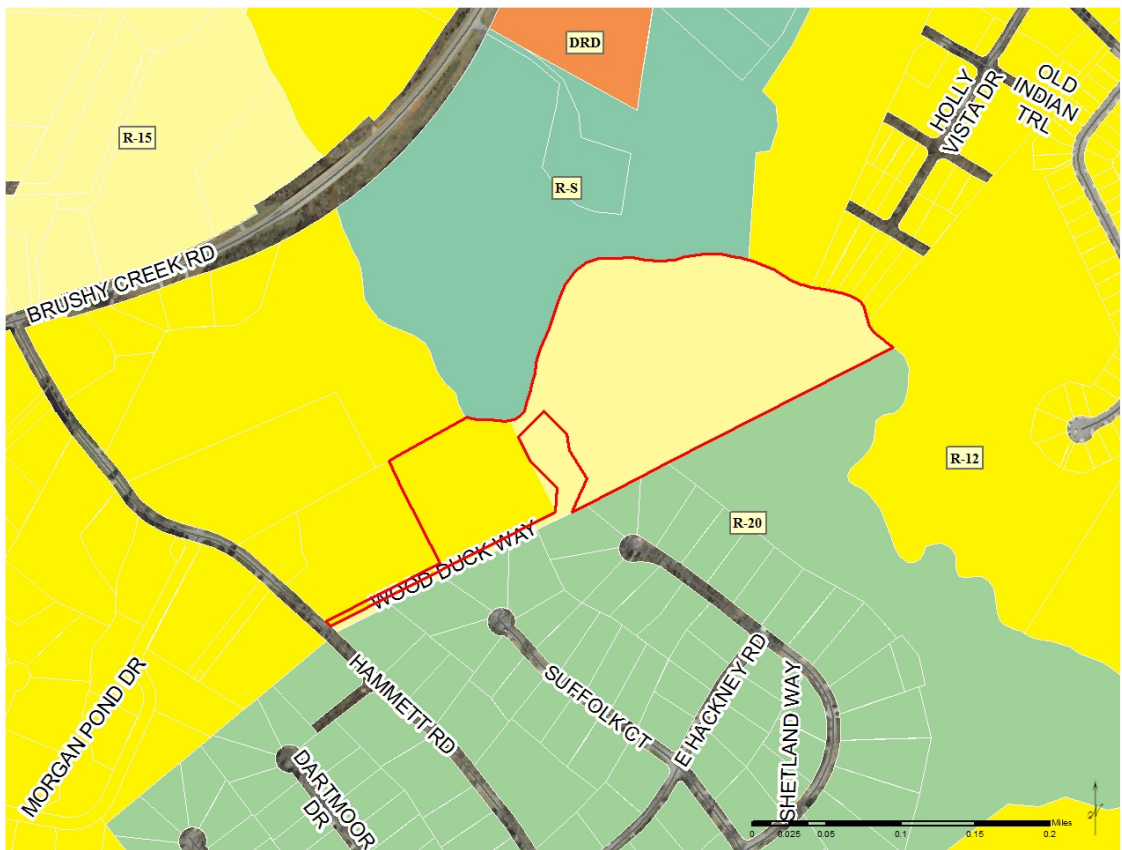
Aerial Photography, 2018

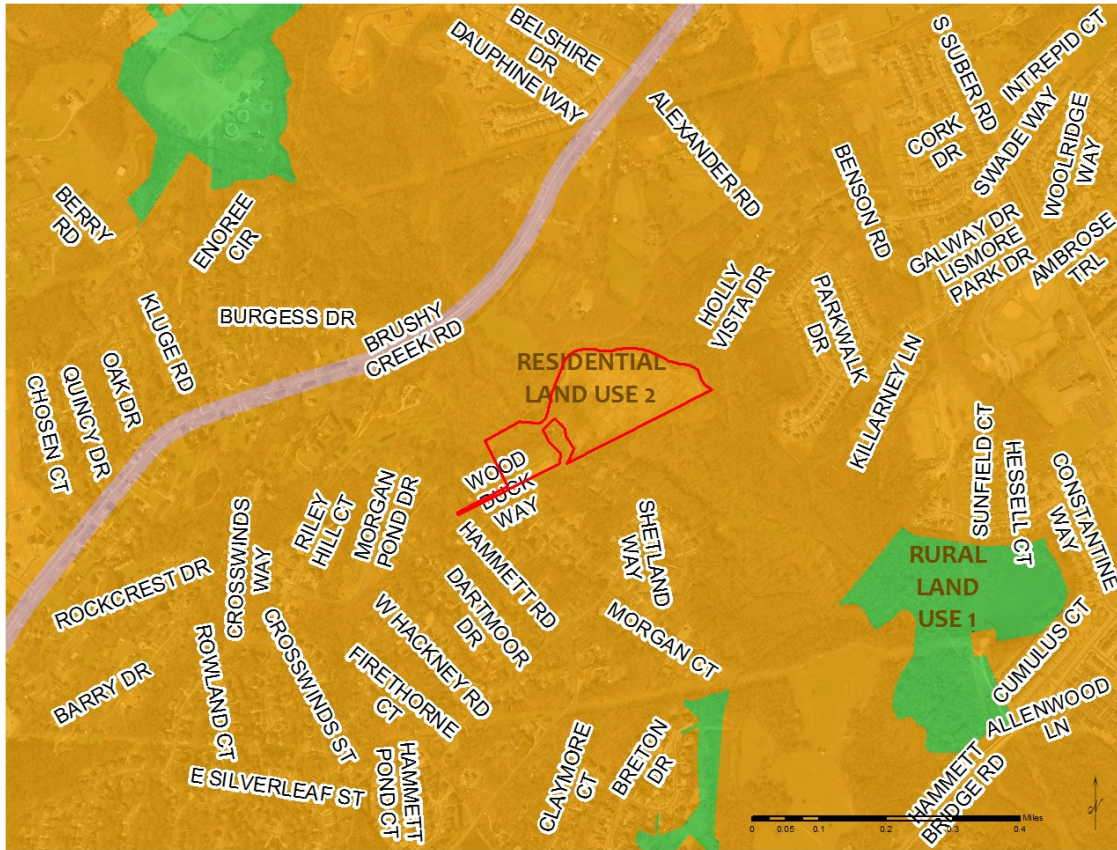






Zoning Map





Future Land Use Map