

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-25	Gurprett Singh for Jeet Singh 1600 Highway 14 0542010101105 R-S, Residential Suburban to O-D, Office District	28	Denial	Denial 3/27/19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Currently lives at this property</li> <li>• Would like to use house for a dental office</li> <li>• Would like to open own dental office</li> <li>• Traffic would not be an issue</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Lives near subject property</li> <li>• Concerned about existing traffic on Maxwell Road</li> <li>• Concerned about sewage</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Gathered 55 signatures in opposition to the rezoning</li> <li>• Wants the neighborhood to remain residential</li> <li>• Concerned about commercial spreading along Highway 14</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Lives near across from subject site</li> <li>• Retired to this area</li> <li>• Maxwell Rd has become a cut-through for traffic</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Lives next to the subject site</li> <li>• Wants a traffic study to be done</li> <li>• Stated that Hwy 14 needs to be a 4 lane highway</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><u>Against:</u> 55 Petitions 9 Emails</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject parcel is designated as <i>Residential Land Use 2</i> in the <u>Imagine Greenville Comprehensive Plan</u>. As such, the parcel is located within a large area that is both currently residential and is expected, in the future, to remain heavily residential. The property is currently a single family residence and is surrounded on three sides by single-family residences, with the fourth side consisting of vacant wooded land.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 1.04 acres of property located on Highway 14 approximately 0.65 miles north of the intersection of Highway 14 and Bethel Road. The parcel has approximately 157 feet of frontage along Highway 14 and 230 feet of frontage along Maxwell Road.</p>					

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	<p>The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for a medical office use.</p> <p><b>CONCLUSION:</b></p> <p>The subject site is surrounded by single-family residential zoning and land uses. The <u>Imagine Greenville</u> Comprehensive Plan recommends Residential Use. Staff is of the opinion the requested zoning is not consistent with the surrounding zoning and land uses and could have a significant impact on the surrounding community. The requested zoning is also not consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.</p>
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**DOCKET NUMBER:** CZ-2019-25

**APPLICANT:** Gurprett Singh for Jeet Singh

**PROPERTY LOCATION:** 1600 Highway 14

**PIN/TMS#(s):** 0542010101105

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

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 1.04

**COUNCIL DISTRICT:** 28 – Tripp

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential
South	R-S	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.

**ROADS:** Highway 14: three-lane State-maintained Major Collector  
Maxwell Road: two-lane County-maintained local road

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,040' NE	12,700	12,600 -0.78%	14,100 11.9%

**ANALYSIS:**

The subject parcel is designated as *Residential Land Use 2* in the Imagine Greenville Comprehensive Plan. As such, the parcel is located within a large area that is both currently residential and is expected, in the future, to remain heavily residential. The property is currently a single family residence and is surrounded on three sides by single-family residences, with the fourth side consisting of vacant wooded land.

**SUMMARY:**

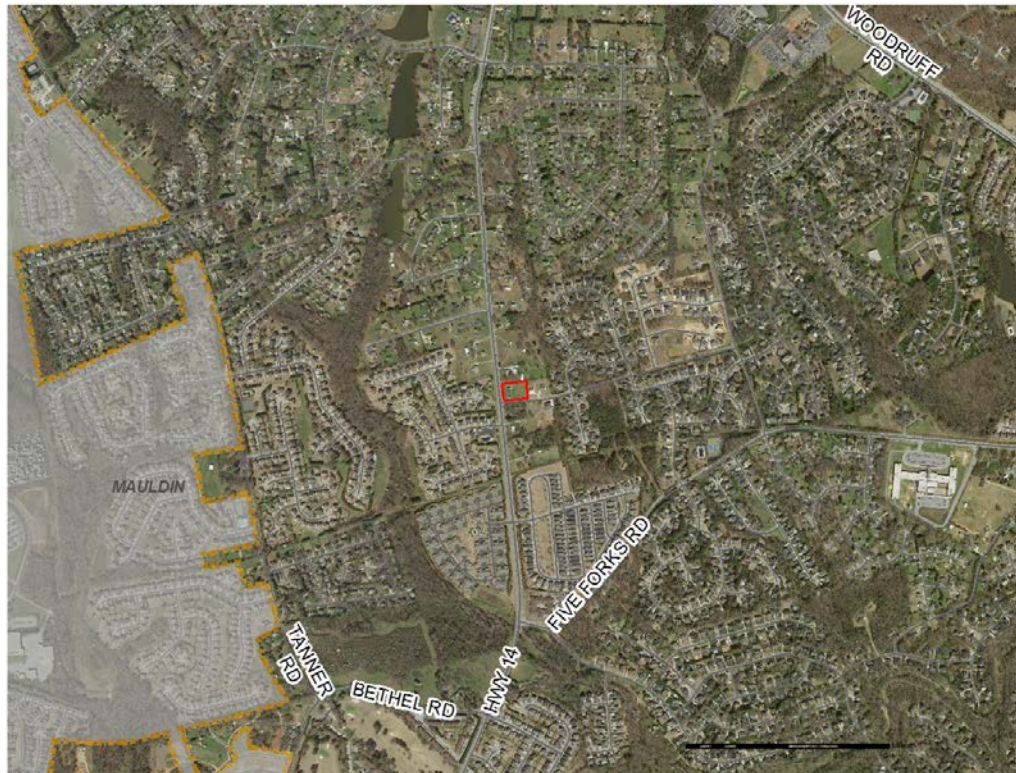
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The applicant states the proposed land use is for a medical office use.

**CONCLUSION:**

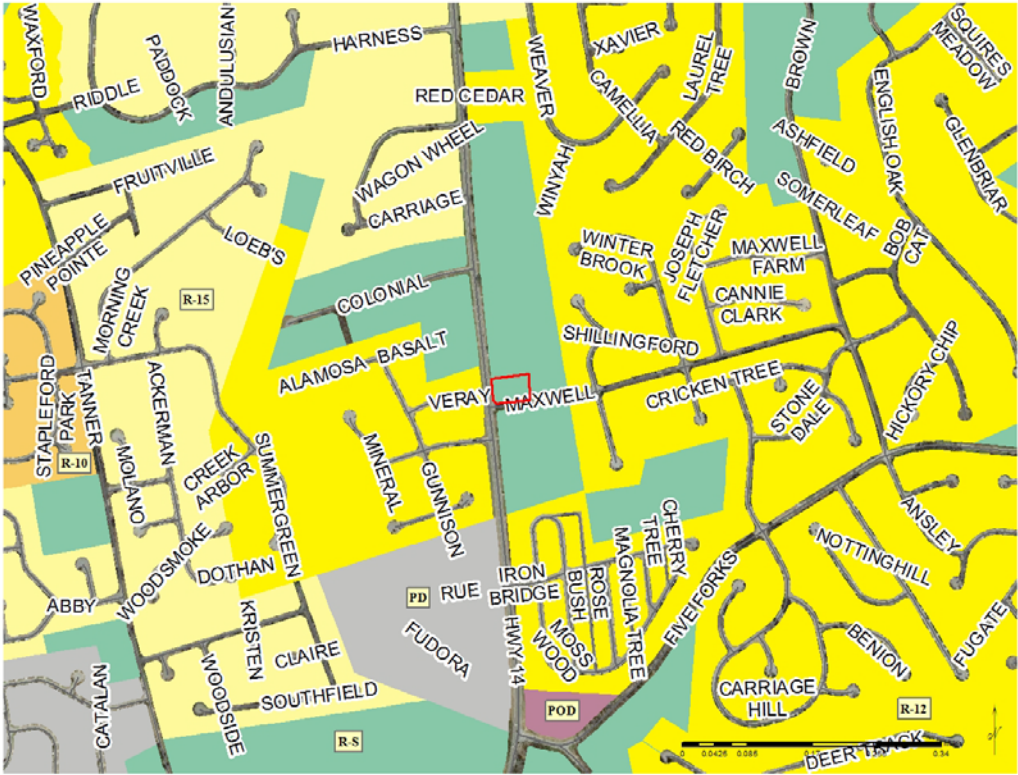
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Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.



Aerial Photography, 2018





Zoning Map



Future Land Use Map