

Zoning Docket from June 17, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-40	Randall H. Faulk 1009 N. Parker Road 0460000100400 R-10, Single-family Residential to R-S, Residential Suburban	19	Denial	Denial 6-26-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • The property is currently run down and he has bush-hogged the meadows on the property. • He wants goats to keep the weeds down. • He's improving the property. • He's talked to neighbors who are OK with his proposal. <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • How many goats was he going to have and whether the property will be owner-occupied. • She then stated that she'd like him to have goats. <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 subject site is designated in the <u>Imagine Greenville</u> Comprehensive Plan as <i>Rural Land Use 2</i>, which prescribes 1 unit per 3 acres. Floodplain is not present on this parcel. This parcel is also not located along a bus route, and is not expected to become located along a bus route, per Greenlink's Comprehensive Operations Analysis. Additionally, this parcel does not have sidewalks along it.</p> <p>SUMMARY:</p> <p>The subject parcel, zoned R-10, Single-Family Residential, is 2.9 acres of property located on North Parker Road approximately 1.4 miles north of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 275 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for a few goats and a couple of horses.</p> <p>CONCLUSION:</p> <p>The subject site is located in an area with single-family residential zoning and land uses. The subject site abuts R-10 and R-12, Single-Family Residential zoning. Rezoning the subject site to R-S, Residential Suburban could allow for uses that otherwise would not be allowed in R-10 zoning such as livestock, barns, stables, horses, commercial plant nurseries and greenhouses, riding academies, outdoor shooting ranges, and veterinary hospitals and clinics.</p> <p>Staff believes the existing zoning of R-10, Single-Family Residential is consistent with the surrounding zoning and land uses, and that rezoning to R-S could have a negative impact on the community.</p> <p>Based on these reasons staff recommends denial of the requested zoning to R-S, Residential Suburban.</p>					

Planning Report

DOCKET NUMBER: CZ-2019-40

APPLICANT: Randall H. Faulk

PROPERTY LOCATION: 1009 N. Parker Road

PIN/TMS#(s): 0460000100400

EXISTING ZONING: R-10, Single-family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 2.9

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-10	single-family residential
South	R-10	vacant wooded land
West	R-10	single-family residential

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 unit per 3 acres.

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-10	4.4 units/acre	2.9	12 units
Requested	R-S	1.7 units/acre		4 units

A successful rezoning will reduce 8 permitted units.

ROADS: North Parker Road: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
South Parker Road	1,520' E	125	100 -20%	175 +75%

ANALYSIS:

The subject site is designated in the Imagine Greenville Comprehensive Plan as *Rural Land Use 2*, which prescribes 1 unit per 3 acres. Floodplain is not present on this parcel. This parcel is also not located along a bus route, and is not expected to become located along a bus route, per Greenlink's Comprehensive Operations Analysis. Additionally, this parcel does not have sidewalks along it.

SUMMARY:

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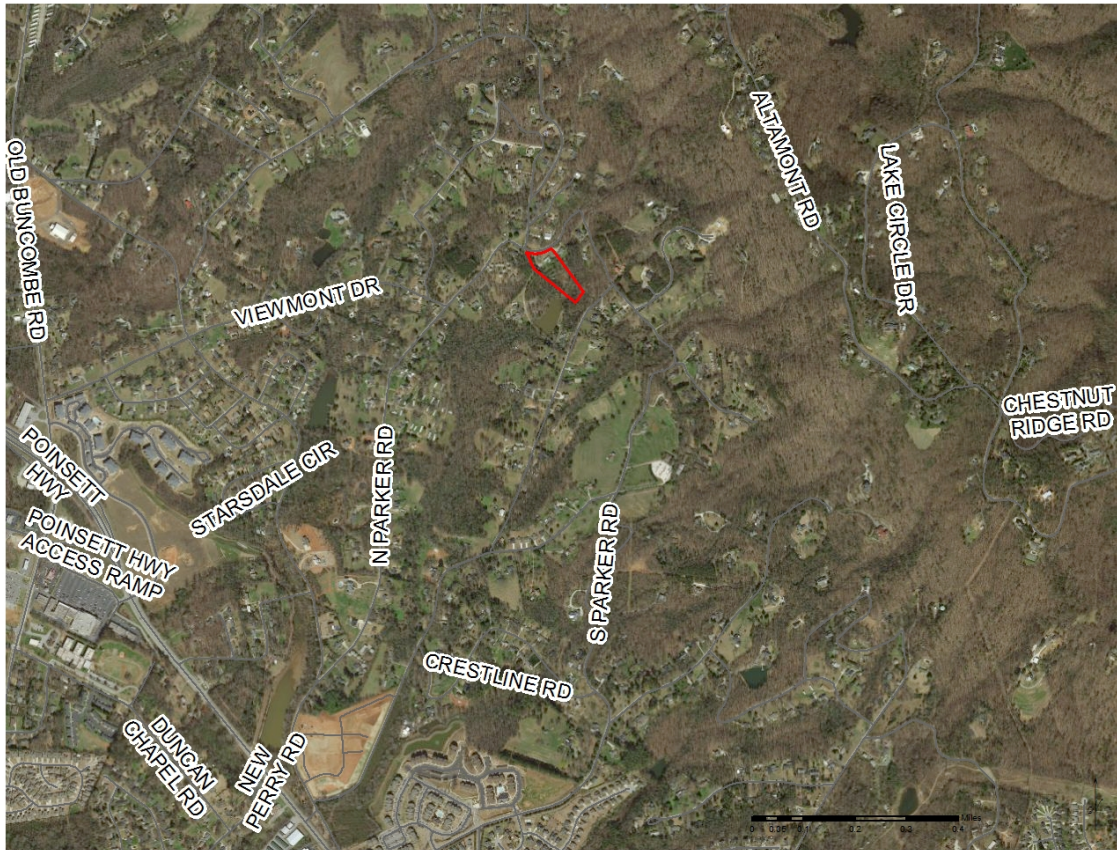
CONCLUSION:

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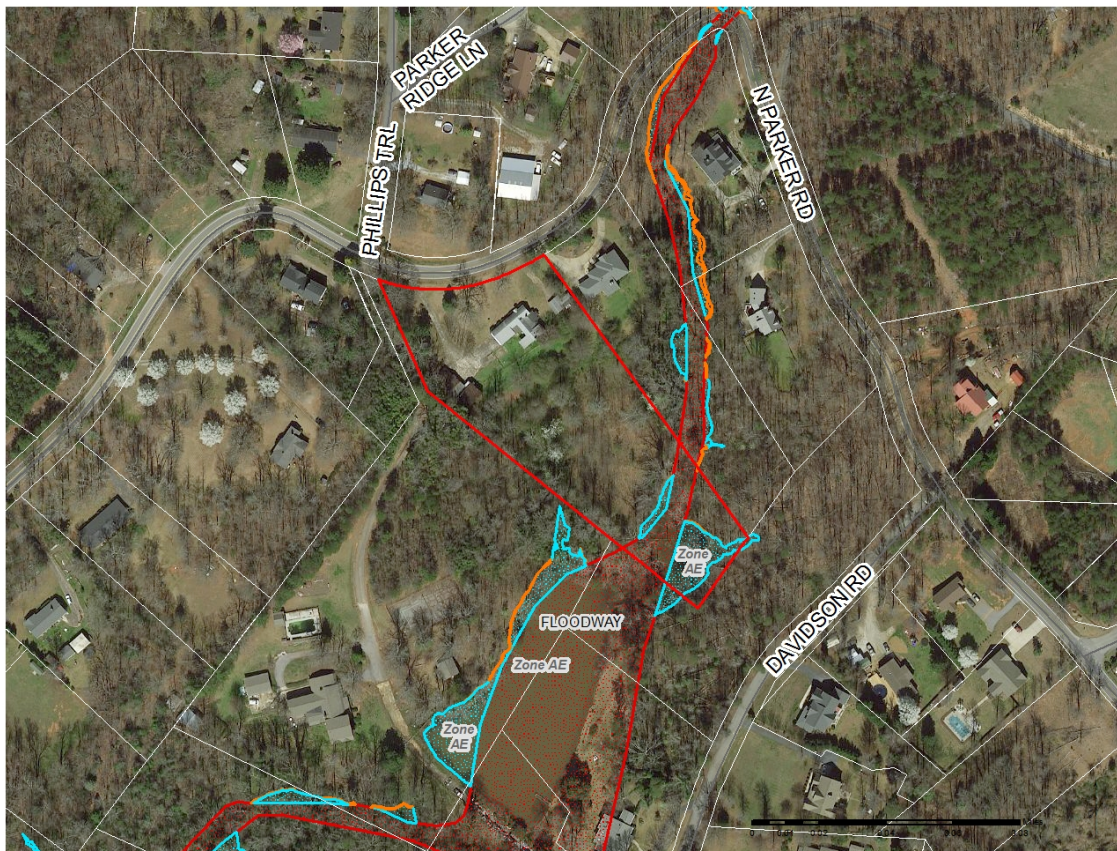
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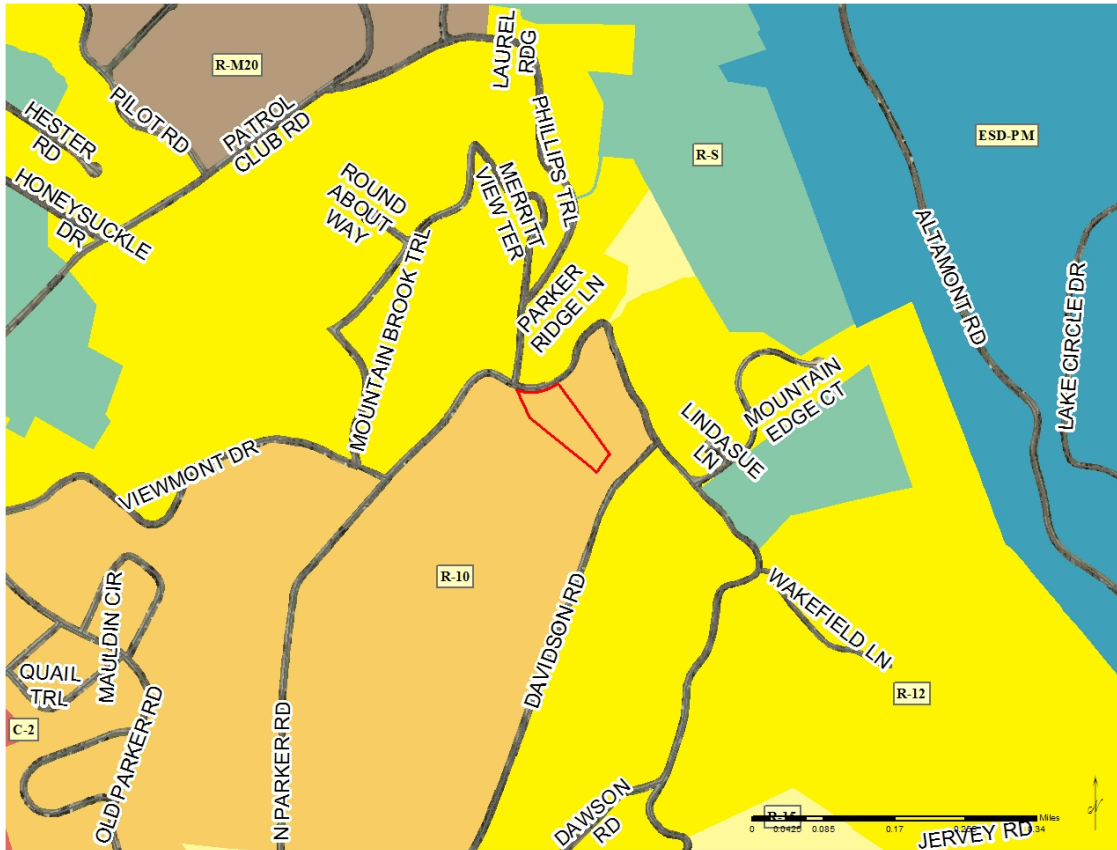
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STAFF RECOMMENDATION: Denial

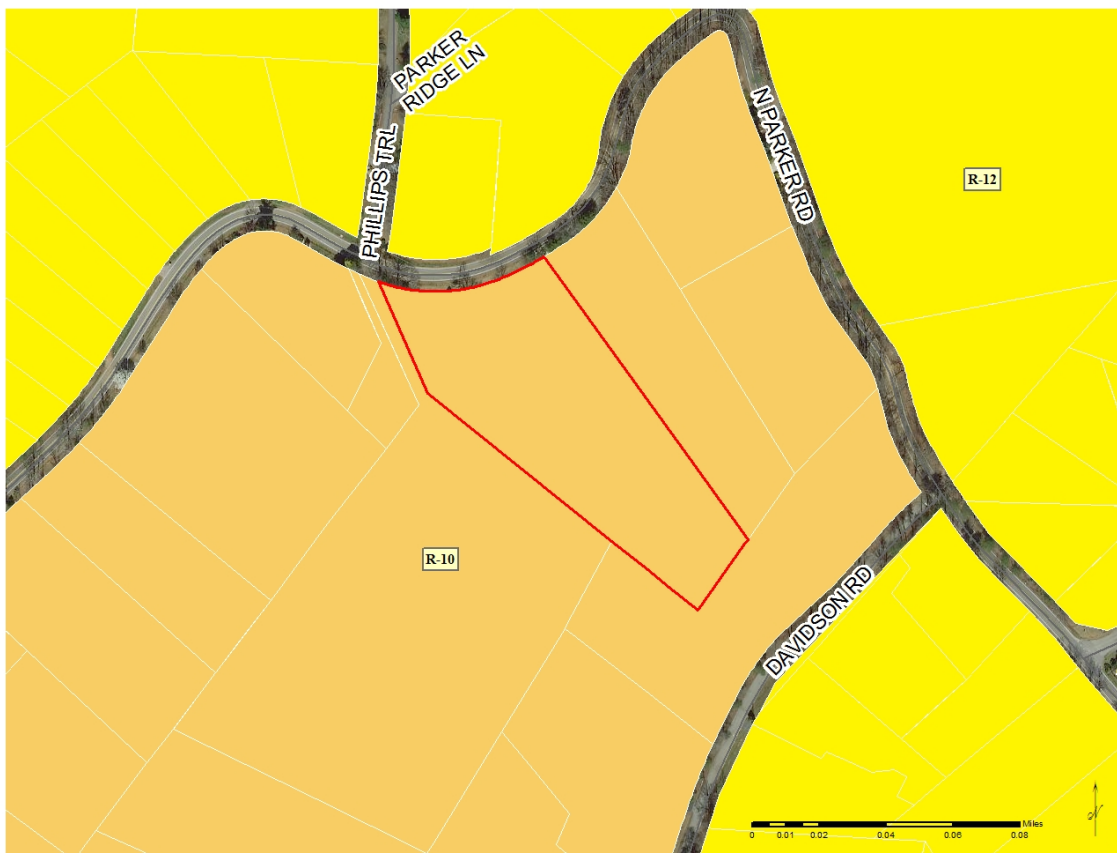


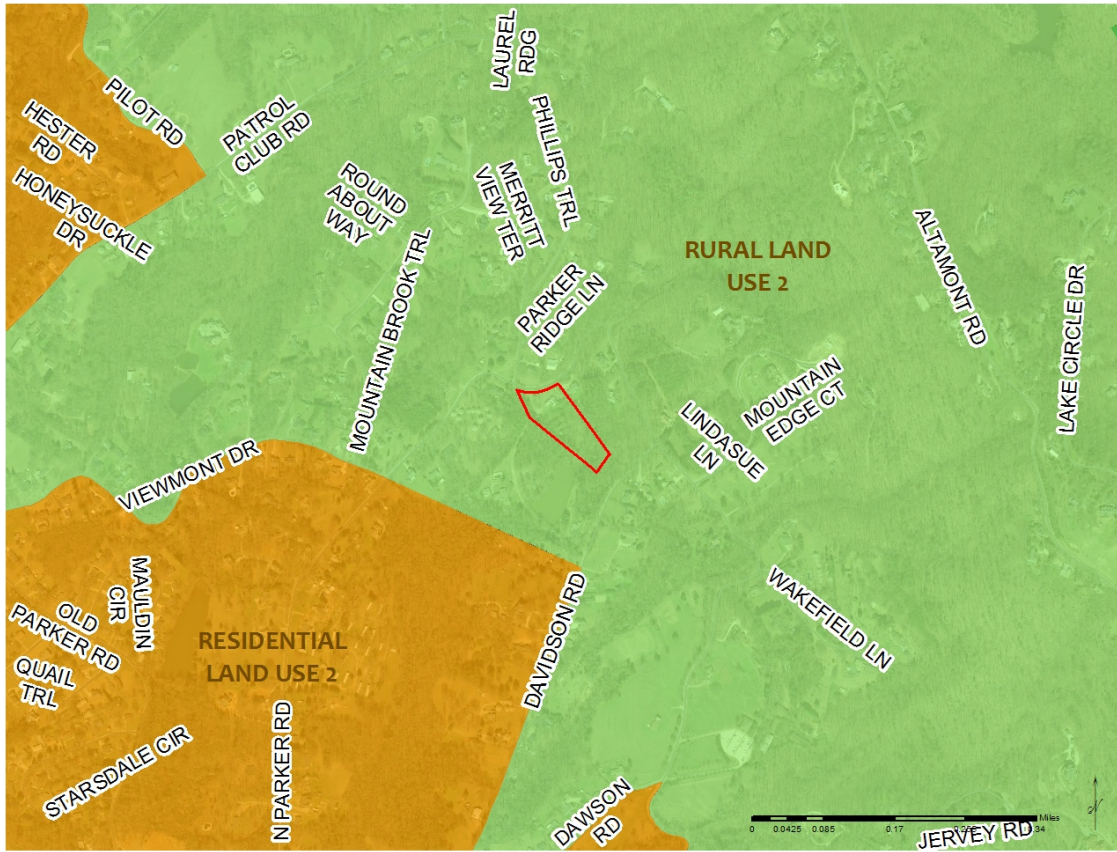
Aerial Photography, 2018





Zoning Map





Future Land Use Map