

Zoning Docket from August 19, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-52	Karen P. Gibbs Rosemond Drive WG02040200412 (portion) S-1, Services to R-S, Residential Suburban	25	Approval	Approval 8-28-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>South Greenville Area Plan</u>, designated as <i>Service Industrial</i>. This category allows for heavier commercial uses which may require storage in warehouses, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. Floodplain is not present on the site. The property is not along a bus route, however Route 507 is located approximately 0.50 miles away at the intersection of White Horse Road and Crestfield Road. There are also no sidewalks present in this area.</p> <p>SUMMARY: The subject parcel zoned S-1, Services is 1.05 acres of property located on Rosemond Drive approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 158 feet of frontage along Rosemond Drive. 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 double wide mobile home.</p> <p>CONCLUSION: The subject site is located off of a dead end drive, Rosemond Drive, which is made up of single-family residential and vacant land uses. The parcel also abuts single-family residential and vacant land. While there is S-1, Services zoning in the area, there are no S-1, Services uses being utilized and no central water available. Staff is of the opinion rezoning the parcel to R-S, Residential Suburban would be consistent with the surrounding land uses and zoning.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

DOCKET NUMBER: CZ-2019-52

APPLICANT: Karen P. Gibbs

PROPERTY LOCATION: Rosemond Drive

PIN/TMS#(s): WG02040200412 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.05

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and R-S	single-family residential and vacant land
East	S-1 & R-10	single-family residential and government facility
South	S-1 and R-M20	single-family residential and vacant land
West	R-S and R-M20	single-family residential and vacant land

WATER AVAILABILITY: None

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Service/Industrial*.

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	S-1	0 units/acre	1.05	0 units
Requested	R-S	1.2 units/acre		1 unit

A successful rezoning may add up to 2 dwelling units, one per each parcel.

ROADS: Rosemond Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	2,275' NW	18,200	16,700 -8.2%	20,600 +23.4%

ANALYSIS:

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SUMMARY:

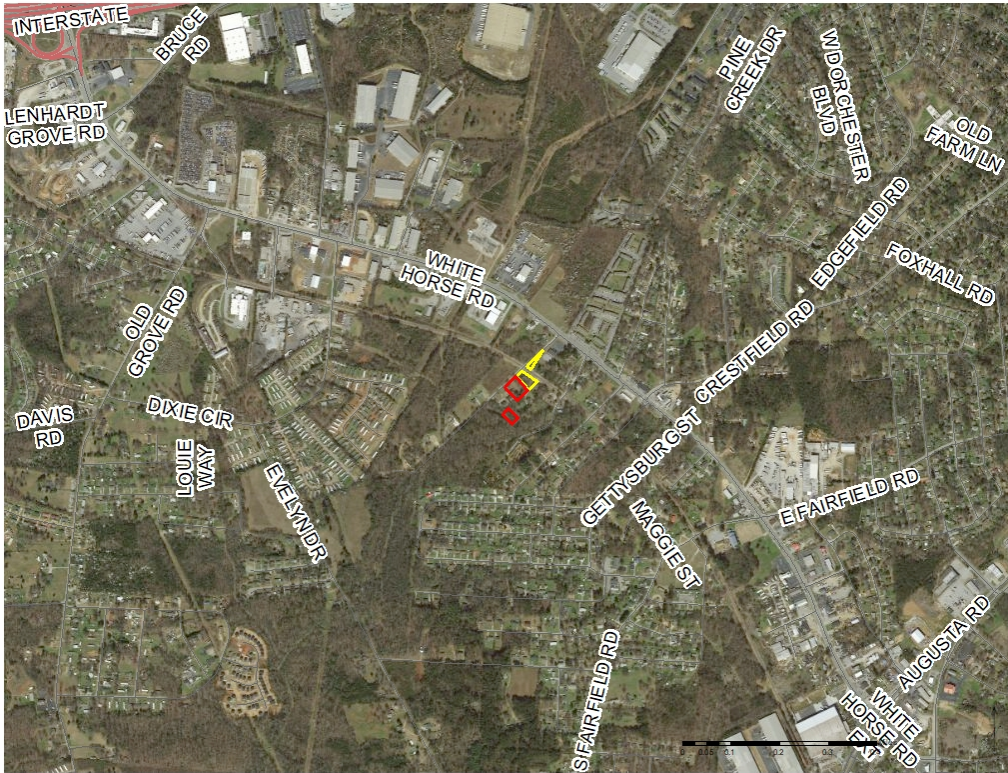
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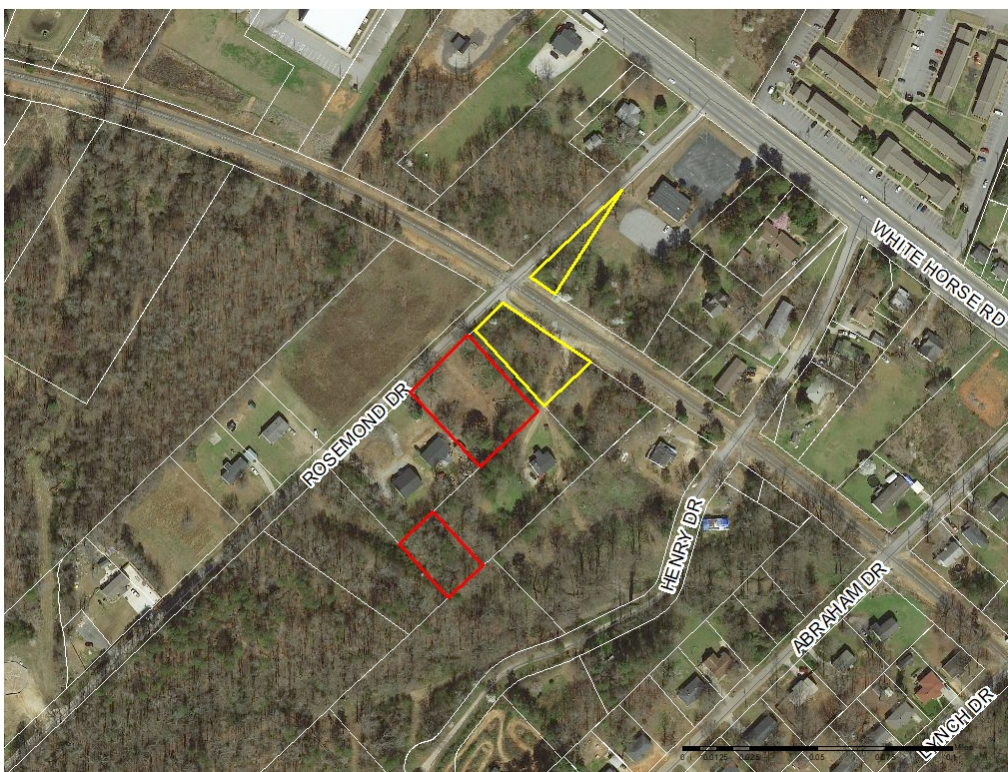
CONCLUSION:

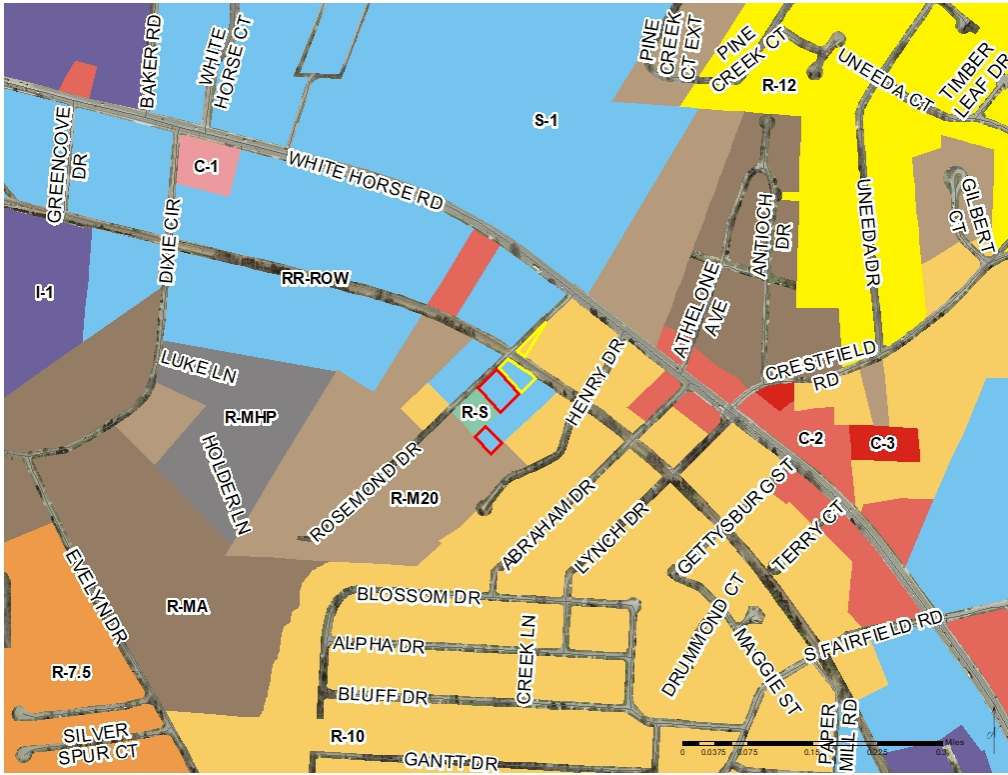
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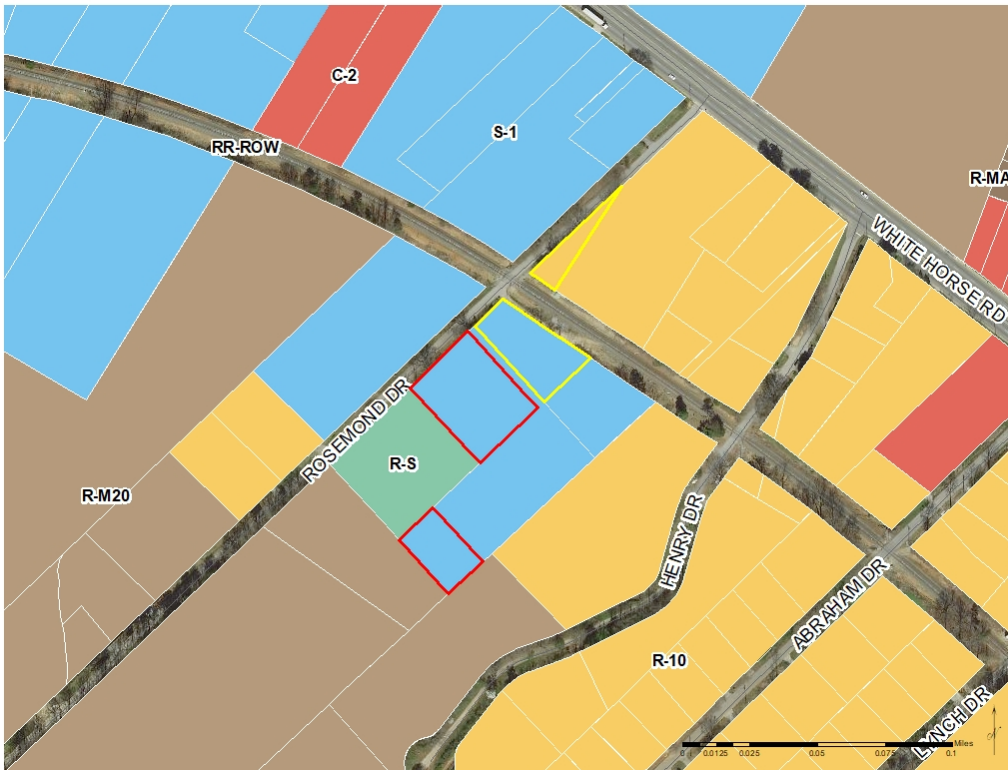


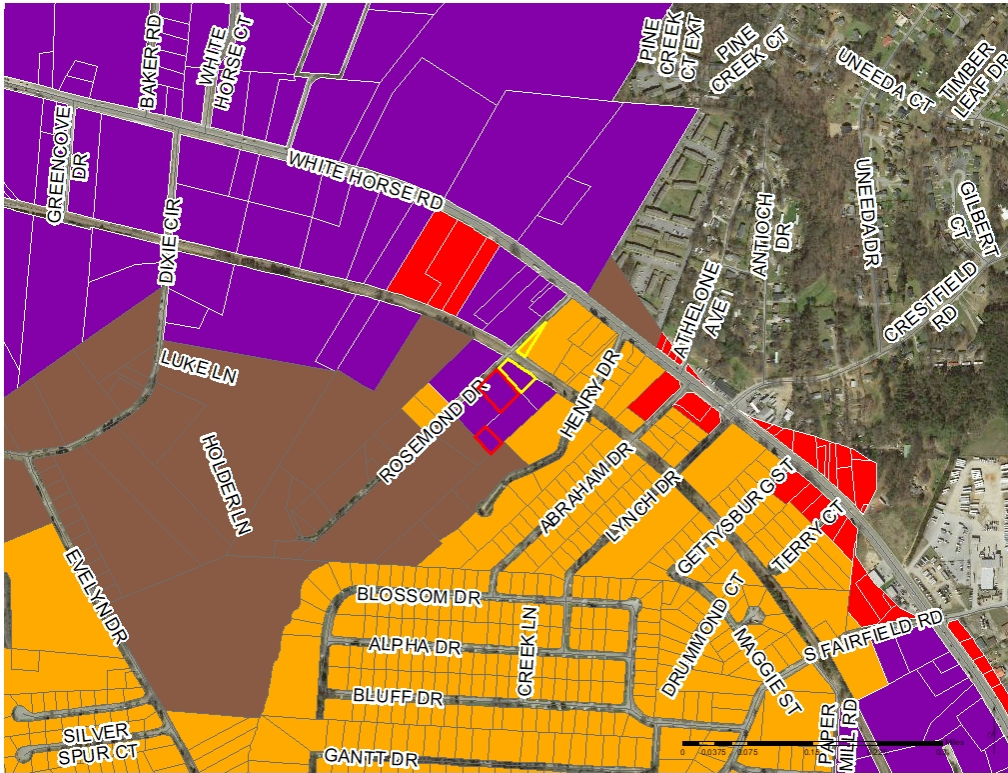
Aerial Photography, 2019

















Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)