

**Zoning Docket from October 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-68	Joseph Cullen Smith for Frances J. Smith Irrevocable Trust 211 West Lee Road P015070206300 R-20, Single-Family Residential to R-10, Single-Family Residential	20	Approval	Approval 10-23-19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• 6 to 8 house subdivision</li> <li>• 1,800 to 2,000 square foot houses</li> <li>• Houses would be craftsman-style</li> <li>• Hardiboard and similar materials would be used</li> <li>• Would have one access road that may be gated</li> <li>• Would attract young couples and families due to price range</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Already cut off from houses to the west</li> <li>• Another neighborhood to the east would further isolate from neighborhood</li> <li>• Has concerns about safety of children</li> <li>• Does not want bad development</li> <li>• Would be open to 1 or 2 houses that face the road</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Lot was previously neglected with squatters</li> <li>• Would like to see development on parcel</li> <li>• Is concerned about traffic</li> <li>• Feels there are too many gated communities in the area</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>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 or more units per acre. Floodplain is not present on the parcel. This property is along bus Route 508, which is located approximately 0.44 miles away on Wade Hampton Boulevard and Donnan Road. Additionally Route 505 is located 0.73 miles away on Rutherford Road and Donnan Road. Sidewalks are not present near this property.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned R-20, Single-Family Residential, is 2.1 acres of property located on West Lee Road approximately 0.45 miles west of the intersection of West Lee Road and Wade Hampton Boulevard. The parcel has approximately 180 feet of frontage along West Lee Road. The applicant is requesting to rezone the property to R-10, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a subdivision with potentially six to eight houses.</p>					

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**CONCLUSION:**

The subject site is located along West Lee Road, an area made up of mainly single-family residences. The Imagine Greenville Comprehensive Plan recommends 6 or more units per acre. Staff is of the opinion that a higher density of single-family residential is appropriate for this area due to its close proximity to Wade Hampton Avenue, a seven lane arterial road, along with being located along a bus route. Staff believes the requested zoning would have minimal impact on this area.

Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-Family Residential.

**DOCKET NUMBER:** CZ-2019-68

**APPLICANT:** Joseph Cullen Smith for Frances J. Smith Irrevocable Trust

**PROPERTY LOCATION:** 211 West Lee Road

**PIN/TMS#(s):** P015070206300

**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** R-10, Single-Family Residential

**ACREAGE:** 2.1

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There are no previous zoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-20	single-family residential
South	R-20 and C-2	single-family residential and retail
West	R-20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more 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	Total Units
Current	R-20	2.2 units/acre	2.1	4 units
Requested	R-10	4.4 units/acre		9 units

A successful rezoning may add up to 5 dwelling units.

**ROADS:** West Lee Road: two-lane State-maintained collector.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
West Lee Road	1,630' W	3,800	3,500 -7.9%	4,800 +37.1%

**ANALYSIS:**

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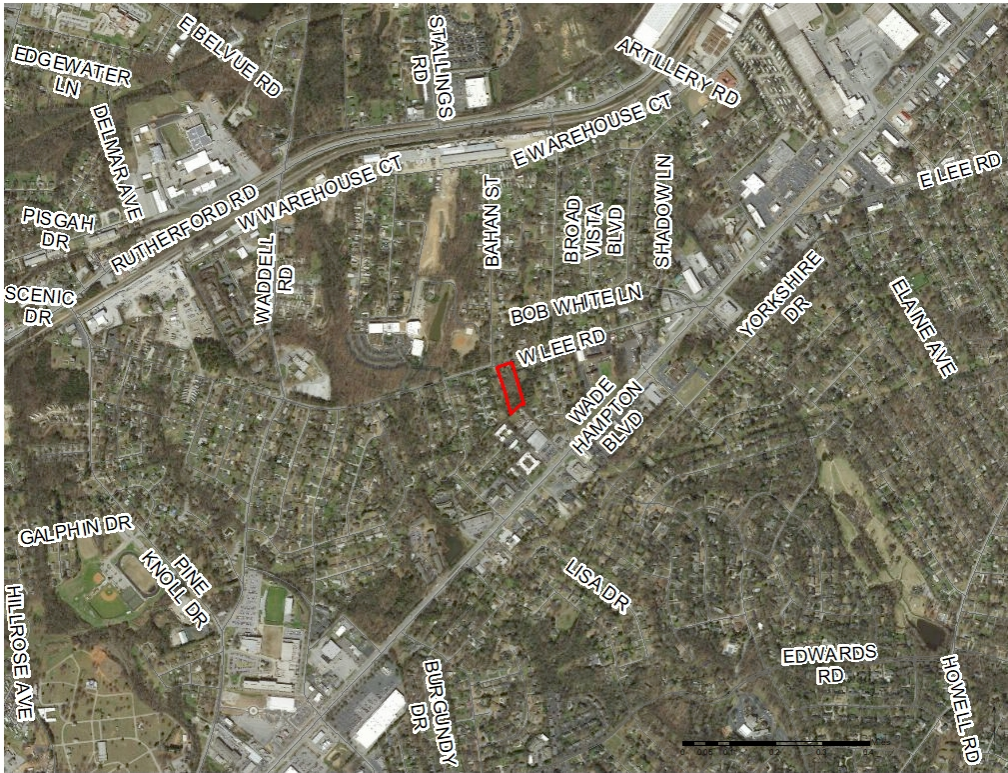
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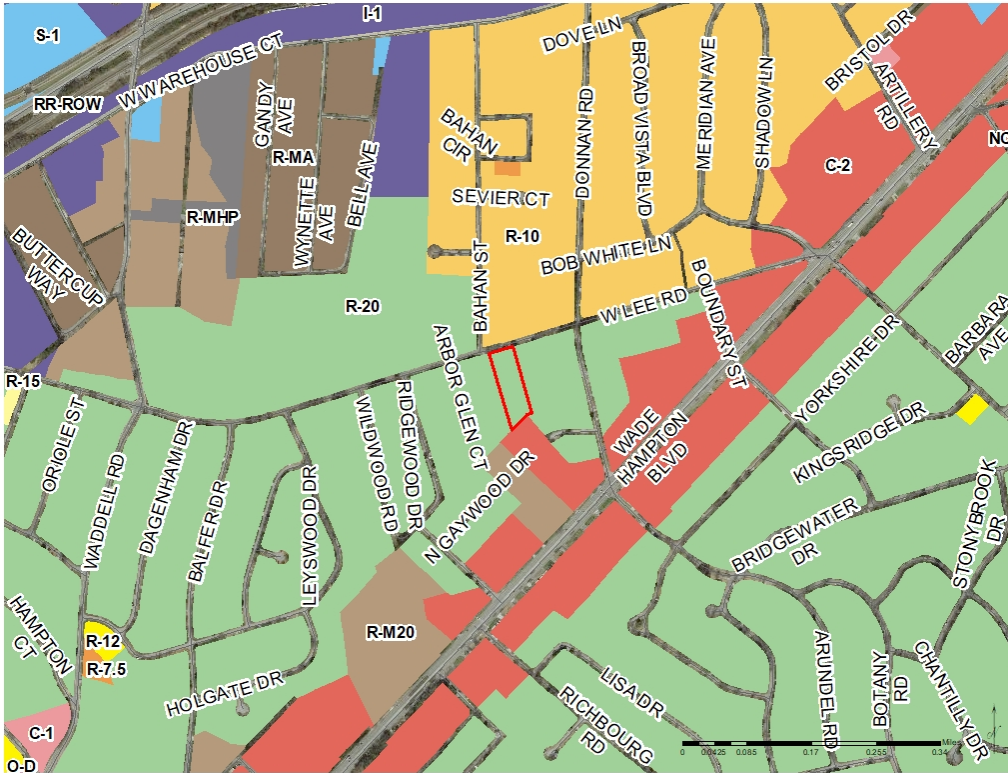
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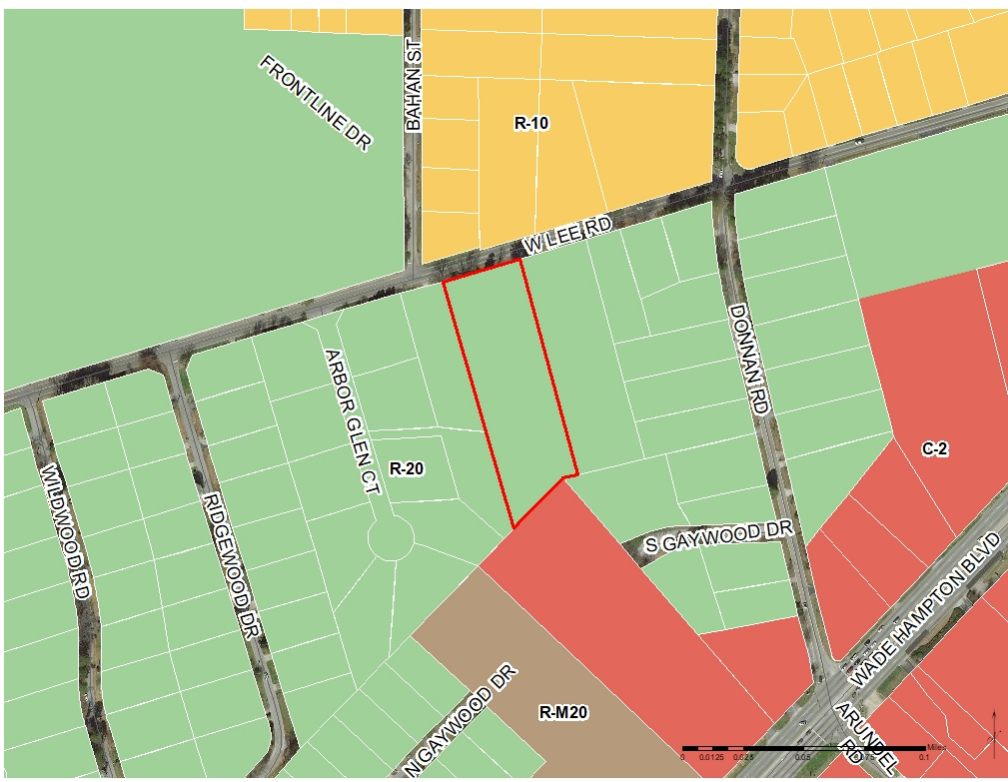


Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map