

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-69	Charles R. Wickline and Carol R. Wickline for the Wickline Family Living Trust 12349 Old White Horse Road 0511010100802 R-S, Residential Suburban to R-20, Single-Family Residential	17	Denial	Denial 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>• Wants to build another home beside his current home</li> <li>• Home would be for his son to live in</li> <li>• Needs zoning with smaller minimum lot size to do this</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Was told by applicant rezoning was for a barn</li> <li>• Did not know a residence was proposed</li> <li>• Moved to the country to have space</li> <li>• Thought current zoning would allow space</li> <li>• Has concerns about maintaining property value and curb appeal</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Moved there to get out of small parcel areas and renting</li> <li>• Has concerns about property becoming an AirBnB</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Has crime concerns</li> <li>• Does not think a house should be built in front of a neighbor's house</li> <li>• Has traffic concerns</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> The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Rural Land Use 2</i> which prescribes 1 unit to every 3 acres. Floodplain is not present on this parcel. This property is not along a bus route, but does have access to sidewalks along the east side of the corridor.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-S, Residential Suburban is 1.46 acres of property located on Old White Horse Road approximately 0.85 miles south of the intersection of Geer Highway (US-276) and Old White Horse Road. The parcel has approximately 450 feet of frontage along Old White Horse Road. The applicant is requesting to rezone the property to R-20, Single-family Residential.</p> <p>The applicant states the proposed land use is for a single-family home.</p> <p><b>CONCLUSION:</b> The subject site is located along Old White Horse Road a two-lane minor collector. The parcel is surrounded by large lot single-family residences. Staff is of the opinion the current zoning is</p>					

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	<p>appropriate for this parcel and this area. The requested zoning is also not consistent with the <u>Imagine Greenville</u> Comprehensive Plan recommending 1 unit to every 3 acres.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential.</p>
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**DOCKET NUMBER:** CZ-2019-69

**APPLICANT:** Charles R. Wickline and Carol R. Wickline for the Wickline Family Living Trust

**PROPERTY LOCATION:** 12349 Old White Horse Road

**PIN/TMS#(s):** 0511010100802

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

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

**ACREAGE:** 1.46

**COUNCIL DISTRICT:** 17 – Dill

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4B. There are no previous rezoning requests for this parcel.

**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 and R-20	single-family residential
West	R-S	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 *Rural Land Use 2* which prescribes 1 unit to every 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-S	1.7 units/acre	1.46	2 units
Requested	R-20	2.2 units/acre		3 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** Old White Horse Rd: two-lane State-maintained minor collector.

**TRAFFIC:** No traffic counts in proximity of Old White Horse Road.

**ANALYSIS:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2* which prescribes 1 unit to every 3 acres. Floodplain is

not present on this parcel. This property is not along a bus route, but does have access to sidewalks along the east side of the corridor.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 1.46 acres of property located on Old White Horse Road approximately 0.85 miles south of the intersection of Geer Highway (US-276) and Old White Horse Road. The parcel has approximately 450 feet of frontage along Old White Horse Road. The applicant is requesting to rezone the property to R-20, Single-family Residential.

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**CONCLUSION:**

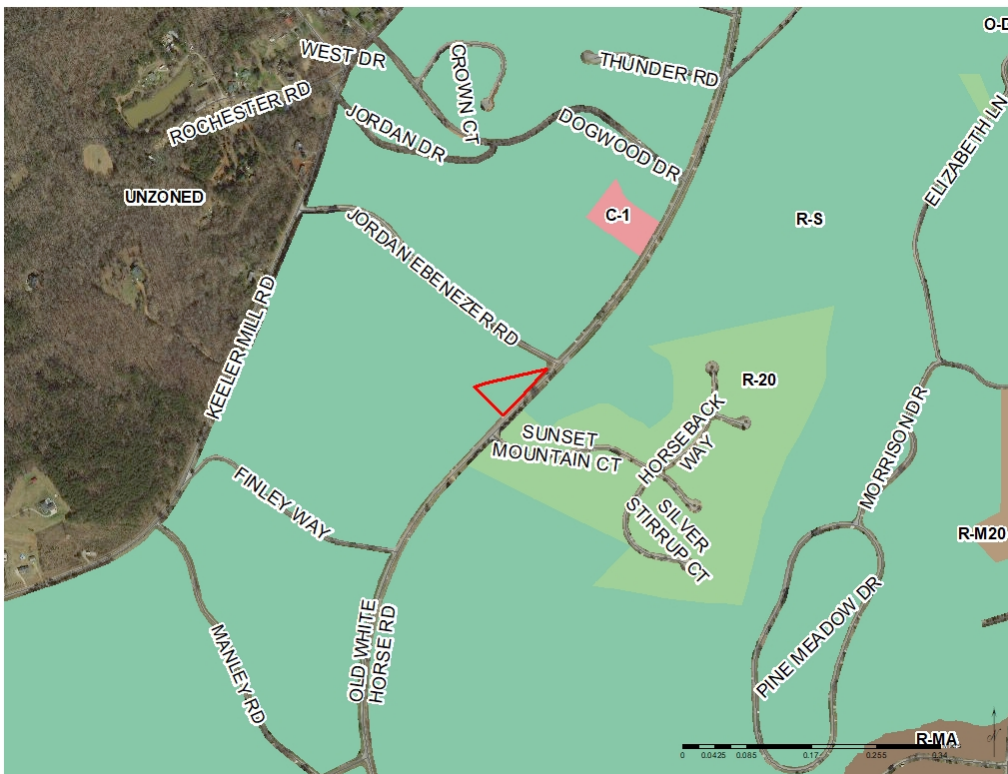
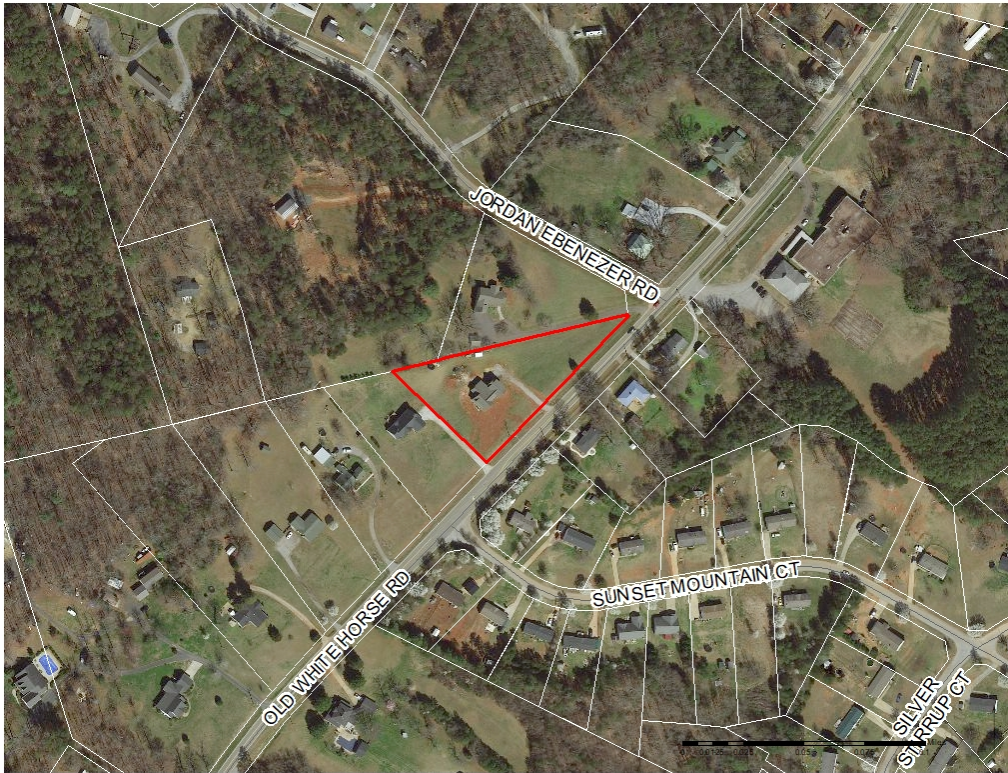
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Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential.

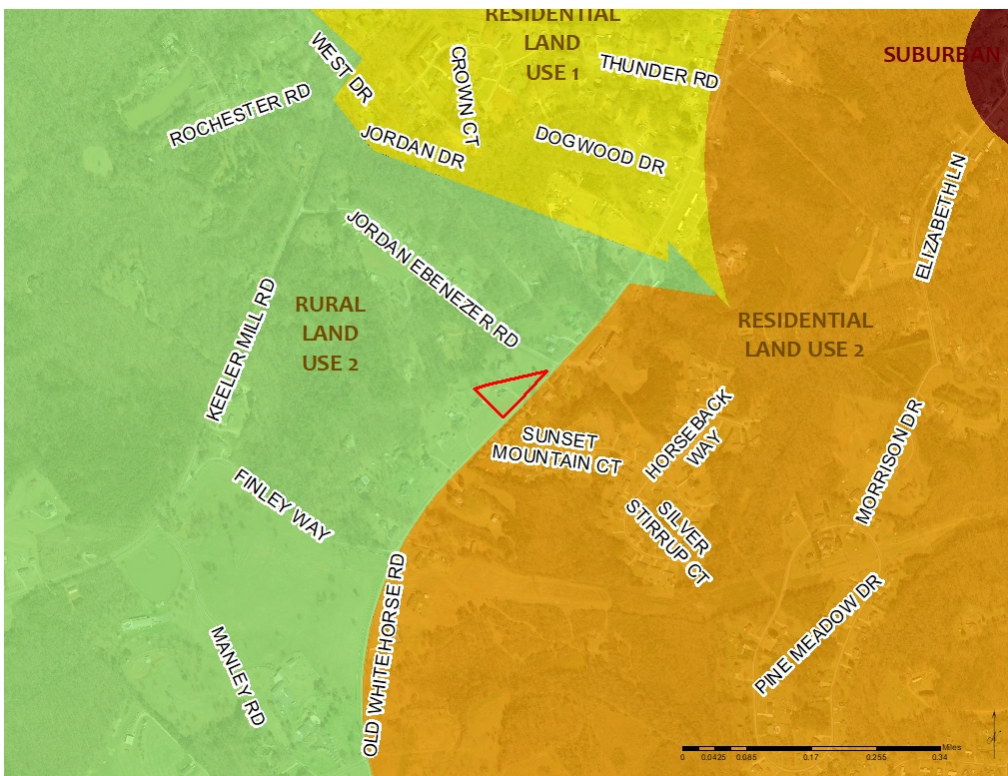


Aerial Photography, 2019





Zoning Map



Imagine Greenville, Future Land Use Map