

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-81	Heather Fay Corwin for Sook Young Yoon c/o Kelly Company, Inc 2164 E. Coleman Road 0534010100812 R-S, Residential Suburban to R-20, Single-Family Residential	21	Denial	Approval 11-20-19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Bought for family to subdivide into two lots</li> <li>• Would be for family and for personal use</li> <li>• Property is on septic</li> <li>• Water service is being applied for</li> <li>• One house already on property</li> <li>• Lives on same street and will be maintaining the property</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><b>Against:</b></p> <p>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 Residential Land Use 2 which prescribes 3 to 6 units per acre. Additionally, the subject property is a part of the <u>Imagine Greenville Comprehensive Plan</u>, designated as a <i>Sub-Regional Center</i>. Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on E. Coleman Road approximately 0.85 miles northwest of the intersection of Batesville Road and Interstate 85. The parcel has approximately 133 feet of frontage along E. Coleman 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 residence.</p> <p><b>CONCLUSION:</b></p> <p>The site is surrounded on three sides by single-family residential land uses and zoning. However, much of the surrounding single-family residential properties in the area have been rezoned to allow for a higher density. Additionally, the subject property is designated <i>Residential Land Use 2</i> in the <u>Imagine Greenville</u> Comprehensive Plan, which calls for a</p>					

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density of 3 to 6 units per acre.

Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential at 2.2 units per acre, would not allow for a high enough density to support the area's needs and would not be dense enough to meet the intent of the Imagine Greenville Comprehensive Plan's designation of *Residential Land Use 2*.

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

**DOCKET NUMBER:** CZ-2019-81

**APPLICANT:** Heather Fay Corwin for Sook Young Yoon c/o Kelly Company, Inc.

**PROPERTY LOCATION:** 2164 E. Coleman Road

**PIN/TMS#(s):** 0534010100812

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

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

**ACREAGE:** 1

**COUNCIL DISTRICT:** 21 – Roberts

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

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	PD	single-family residential
South	R-M10	single-family residential
West	R-S	single-family residential

**WATER AVAILABILITY:** Well

**SEWER AVAILABILITY:** Septic

**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 and is located within a *Sub-Regional Center*.

**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	1 units
Requested	R-20	2.2 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** E. Coleman Road: two-lane county-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Batesville Road	4,390' NW	15,600	14,700 -5.8%	18,200 +23.8%

**ANALYSIS:**

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. Additionally, the subject property is a part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*. Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

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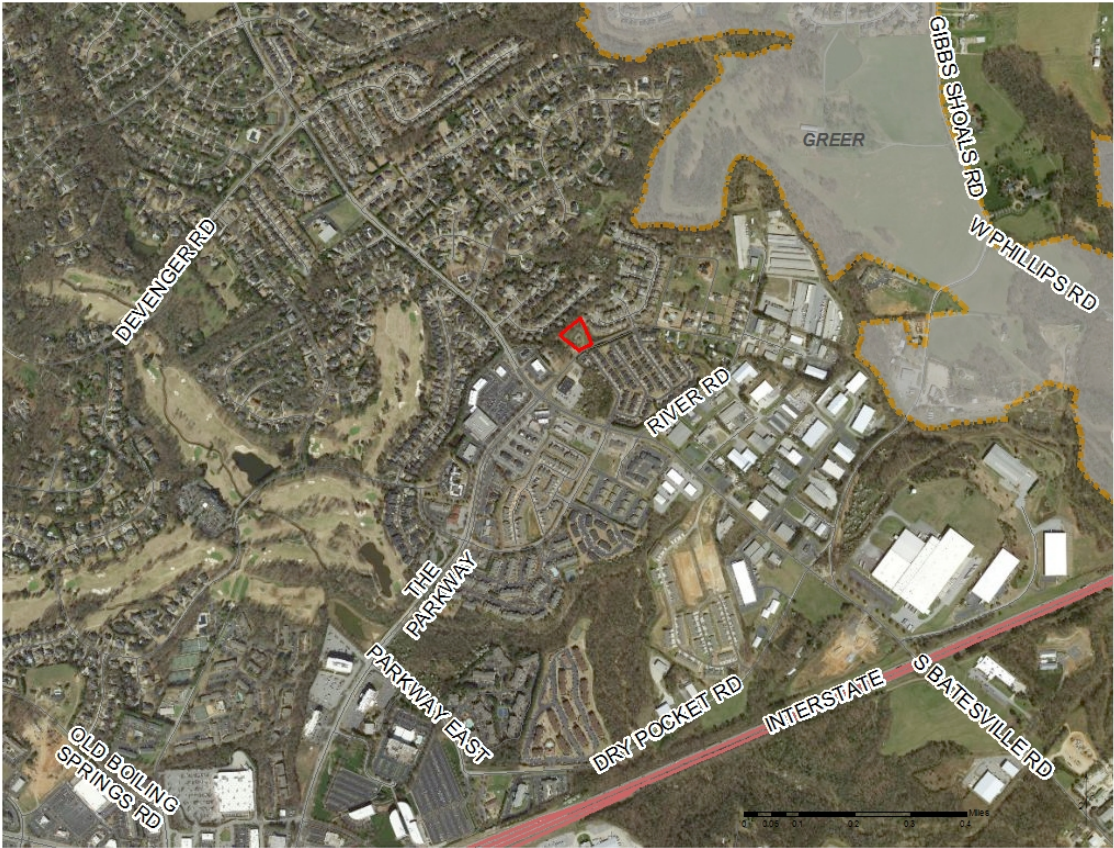
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**CONCLUSION:**

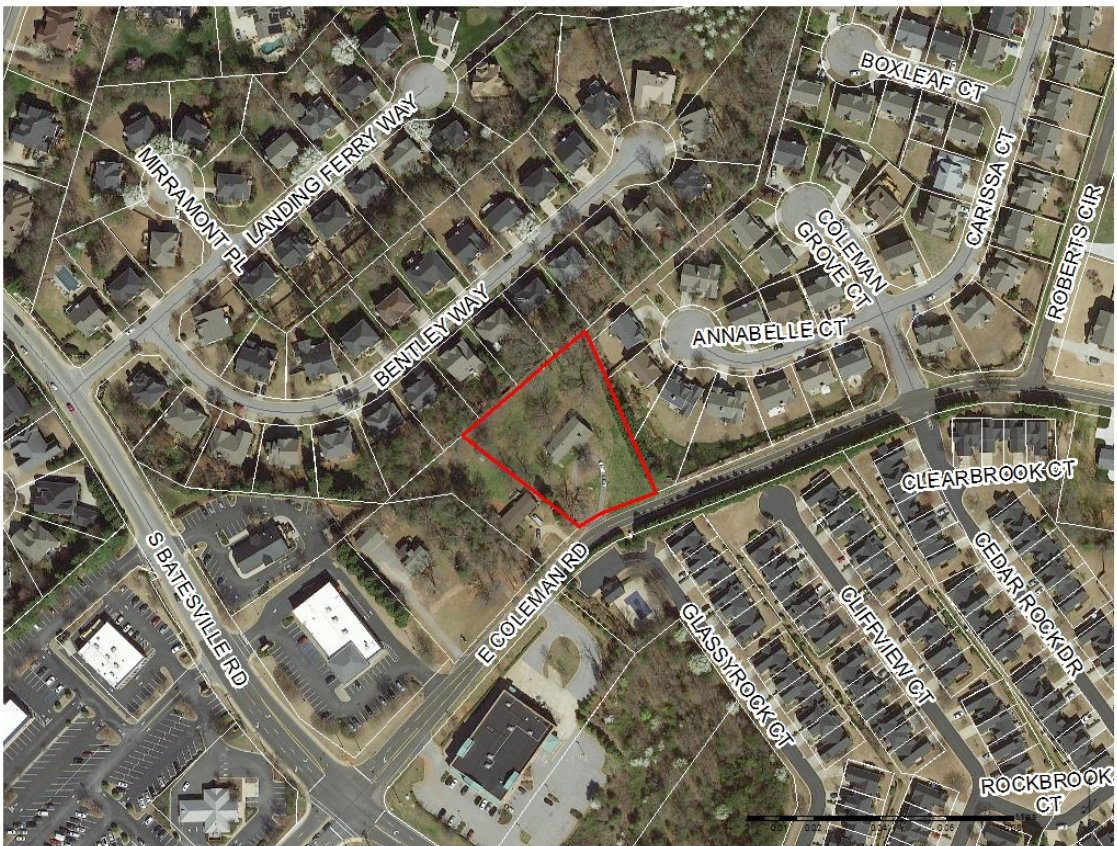
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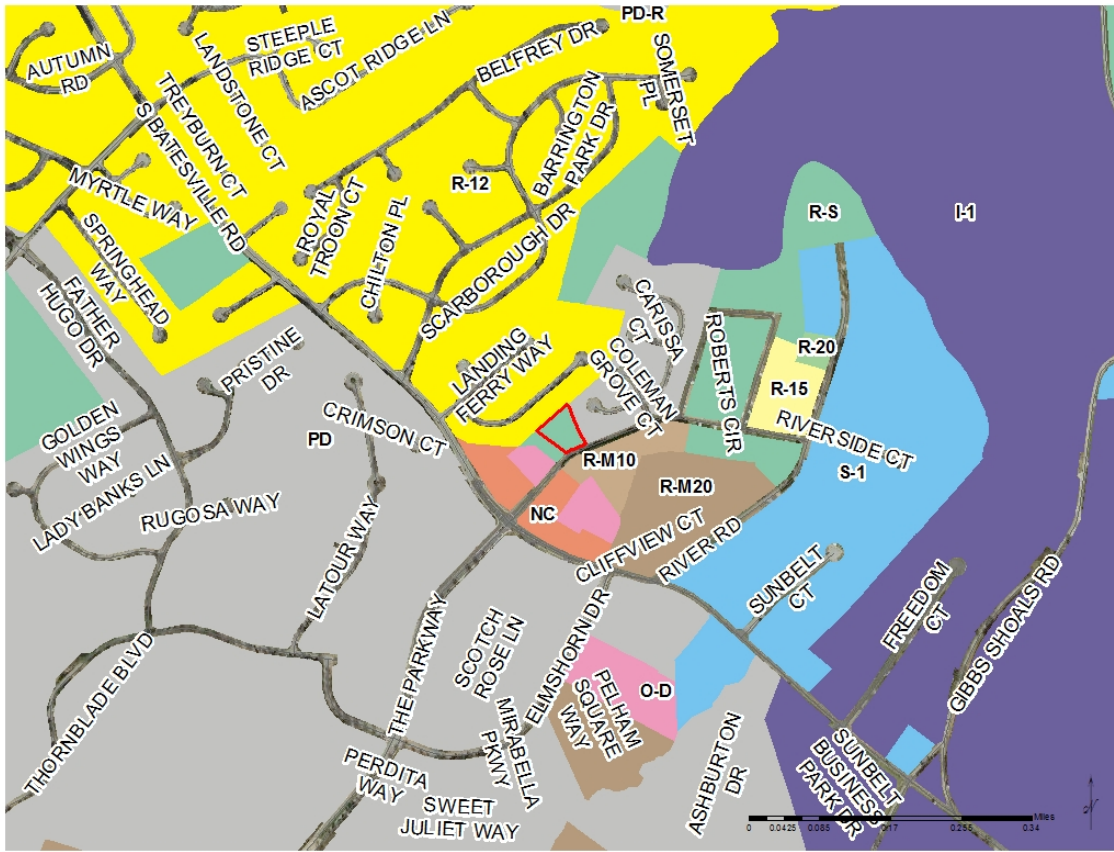
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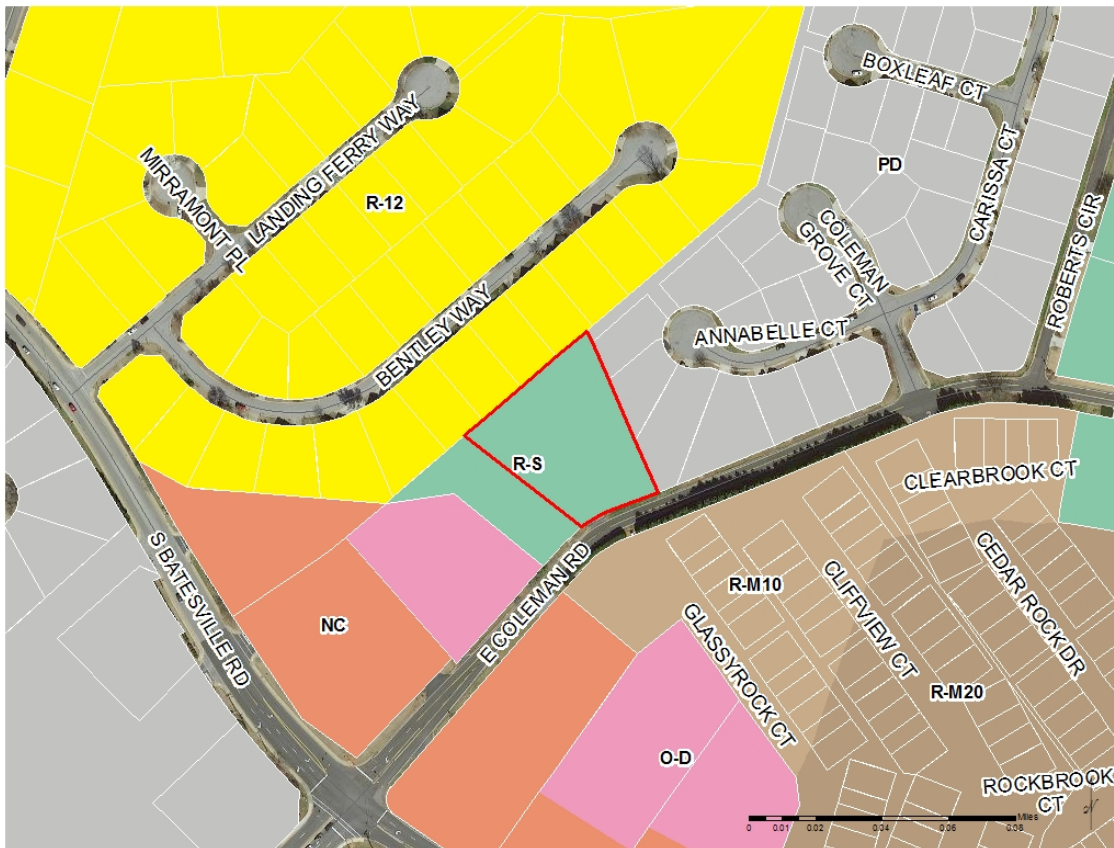


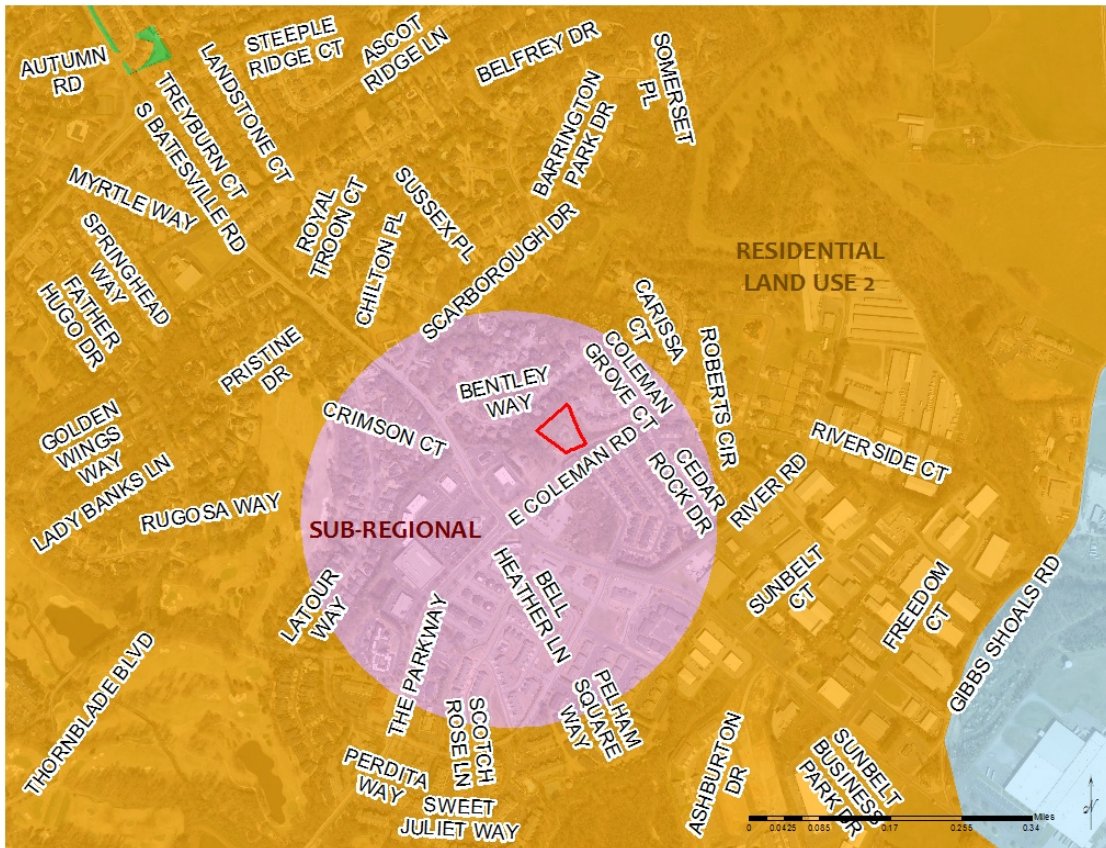
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map