

**ZONING DOCKETS FROM JUNE 26, 2013 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-23</b>	Pastor Wyatt A. Brown Alexander @ Brushy Creek Rd PD to R-15 T035000101200	18	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Rezoning is a formality</li> <li>(2) Would like to make the area less dense than the PD allows</li> <li>(3) Intent is to construct subdivision</li> <li>(4) Working on sewer issues with Taylors and Boiling Springs Road</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) None</li> </ul>					Petition/Letter  For –  Against –
<b>Staff Report</b>	The current zoning of the property as PD, Planned Development, was approved in 2000 for 76 units, at an R-12, Single-Family Residential, density. The majority of properties along Brushy Creek Road and Alexander Road are zoned R-15, Single-Family Residential. The uses allowed in the proposed rezoning request are the same as those in the Planned Development and are also consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the R-15, Single-Family Residential, district, are consistent with the adjacent uses in the immediate area of the site and will serve as an appropriate use. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.					

## **Planning Report**

**DOCKET NUMBER:** CZ-2013-23

**APPLICANT:** Pastor Wyatt A. Brown

**PROPERTY LOCATION:** Alexander Road and Brushy Creek Road

**PIN/TMS#(s):** T035000101200

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 20.5

**COUNCIL DISTRICT:** 18 - Baldwin

**ZONING HISTORY:** The subject property was originally zoned R-S, Residential Suburban, as part of Area 1 in May 1970. The PD, Planned Development, was approved in 2000 for 76 units or R-12, Single-Family Residential, density (CZ-2000-76).

**EXISTING LAND USE:** Vacant single-family residence

**AREA CHARACTERISTICS:** Single-family residences  
North: R-15, Single-Family Residential, single-family residences  
East: R-15, Single-Family Residential, single-family residences  
South: R-12, Single-Family Residential, single-family residences  
West: R-15, Single-Family Residential, single-family residences

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors and Metro (No Sewer Available to property)

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2 on a Neighborhood Corridor

**SCHOOLS:** Brushy Creek Elementary, Northwood Middle, Riverside High

**ROADS:** Alexander Road and Brushy Creek Road: 2-lane, State maintained roads with no sidewalks

**TRAFFIC IMPACT:** Potential traffic generated from the site would be reduced from the currently permitted zoning. The closest traffic count station is located approximately one-quarter mile to the south on Brushy Creek Road. The 2011 traffic count was 18,600 average daily trips. Traffic volumes have remained steady over the past five years at this location.

## **SUMMARY**

The property is zoned PD, Planned Development. This zoning permits residential units at an R-12, Single-Family Residential, density (3.6 units per acre). The request is for R-15, Single-Family Residential, which permits single-family residential development at a reduced density of 2.9 dwelling units per acre.

## **CONCLUSION**

The current zoning of the property as PD, Planned Development, was approved in 2000 for 76 units, at an R-12, Single-Family Residential, density. The majority of properties along Brushy Creek Road and Alexander Road are zoned R-15, Single-Family Residential. The uses allowed in the proposed rezoning request are the same as those in the Planned Development and are also consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the R-15, Single-Family Residential, district, are consistent with the adjacent uses in the immediate area of the site and will serve as an appropriate use. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.

