

ZONING DOCKETS FROM JUNE 26, GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-24	John L. Atkins Fowler Rd @ Howard Dr R-S to R-12 0560030103000	27	D	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to change zoning as sewer is now available for development (2) Land Use Plan is in compliance with choice of district (3) Good proximity to Simpsonville (4) Growing area that is turning suburban <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The current zoning of the property of R-S, Residential Suburban, is in character with the area and meets the Future Land Use Map designations for this property. Residential Land Use 2 calls for 3-6 units per acre and Residential Land Use 1 calls for up to 3 units per acre. While the request does meet the Future Land Use classification for a portion of this property, the majority of properties in this area are zoned R-S, Residential Suburban, and as such, require over double the minimum lot size of the proposed zoning classification. Although the uses are not changing significantly between the two districts, staff is of the opinion the current zoning is appropriate and the change in density is not suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is not appropriate at this location and recommends denial.</p>					
GCPC	<p>The Planning Commission approved the applicant's request for development.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-24

APPLICANT: John L. Atkins

PROPERTY LOCATION: Fowler Road and Howard Drive

PIN/TMS#(s): 0560030103000

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 22

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban, as part of Area 11 in March 1996. There have been no rezoning requests on the subject parcels.

EXISTING LAND USE: Vacant single-family residence

AREA CHARACTERISTICS: Single-family residences
North: R-S, Residential Suburban, single-family residences
East: R-S, Residential Suburban, single-family residences
South: R-S, Residential Suburban, single-family residences
West: R-S, Residential Suburban, single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (left side) and Residential Land Use 1 (right side)

SCHOOLS: Simpsonville Elementary, Bryson Middle, Hillcrest High

ROADS: Fowler Road and Howard Drive: 2-lane, State maintained roads with no sidewalks

TRAFFIC IMPACT Potential traffic generated from the site would increase with this proposed density change. The closest traffic count station is located approximately one-half mile to the south on Howard Drive. The 2011 traffic count was 2,600 average daily trips. Traffic volumes have increased approximately 30 percent over the past five years at this location.

SUMMARY

The property is zoned R-S, Residential Suburban, which permits 1.7 units per acre. The request is for R-12, Single-Family Residential, which permits single-family residential development at a density of 3.6 dwelling units per acre.

CONCLUSION

The current zoning of the property of R-S, Residential Suburban, is in character with the area and meets the Future Land Use Map designations for this property. Residential Land Use 2 calls for 3-6 units per acre and Residential Land Use 1 calls for up to 3 units per acre. While the request does meet the Future Land Use classification for a portion of this property, the majority of properties in this area are zoned R-S, Residential Suburban, and as such, require over double the minimum lot size of the proposed zoning classification. Although the uses are not changing significantly between the two districts, staff is of the opinion the current zoning is appropriate and the change in density is not suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is not appropriate at this location and recommends denial.

