

ZONING DOCKET FROM May 28, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-19	Monica Chadwick for Charles C. Chadwick 300 Five Forks Road and Roberts Rd 0548010101100 R-12 to R-S	27	Approval	Approval 5-28-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel contains a single-family residence located east of the intersection of Five Forks Road and Roberts Road. It has approximately 176 feet of frontage on Roberts Road and 78 feet of frontage on Five Forks Road. The parcel is currently zoned R-12 (Single-Family Residential); this application is requesting to rezone the parcel to R-S (Residential Suburban). The purpose of the R-S district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.</p> <p>The properties to the north, east, and south of the subject parcel are zoned R-12 (Single-Family Residential) and are occupied by single-family residences in the Squires Creek subdivision. The properties to the west of the subject parcel are zoned R-12 and R-S; the R-12 properties are occupied by single-family residences in the Harrison Cove Subdivision, while the R-S property is currently occupied by a single residence on 1.4 acres.</p> <p>The applicant is requesting rezoning of the parcel to allow for farm animals. Farm animals are a use allowed by right in the R-S zoning district. The property has a current Code Violation (14-416), relating to the housing of farm animals on an R-12 zoned property.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-19

APPLICANT: Monica Chadwick for Charles C. Chadwick, Jr.

PROPERTY LOCATION: 300 Five Forks Road, Simpsonville, SC 29681

PIN/TMS#(s): 0548010101100

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 2.0

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The parcel was zoned R-S in May 1971 as part of Area 2. The parcel was rezoned in December 1987 (CZ-1987-092).

EXISTING LAND USE: Single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-family residences (Squires Creek subdivision)
East	R-12	Single-family residences (Squires Creek subdivision)
South	R-12	Single-family residences (Squires Creek subdivision)
West	R-S & R-12	Rights of Way for Roberts Road and Five Forks Road; farther west single-family residences (single residence and Harrison Cove subdivision)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Five Forks Road: Two lane State-maintained major collector
Roberts Road: Two lane County-maintained local road

TRAFFIC IMPACT: Traffic generated from the site is not expected to change. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Five Forks Road in 2012, approximately one-half mile west of the subject site. The station counted 5,800 average daily traffic trips, which represented no change from the previous year and an 18% increase over the previous five (5) years.

SUMMARY:

The subject parcel contains a single-family residence located east of the intersection of Five Forks Road and Roberts Road. It has approximately 176 feet of frontage on Roberts Road and 78 feet of frontage on Five Forks Road. The parcel is currently zoned R-12 (Single-Family Residential); this application is requesting to rezone the parcel to R-S (Residential Suburban). The purpose of the R-S district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

The properties to the north, east, and south of the subject parcel are zoned R-12 (Single-Family Residential) and are occupied by single-family residences in the Squires Creek subdivision. The properties to the west of the subject parcel are zoned R-12 and R-S; the R-12 properties are occupied by single-family residences in the Harrison Cove Subdivision, while the R-S property is currently occupied by a single residence on 1.4 acres.

The applicant is requesting rezoning of the parcel to allow for farm animals. Farm animals are a use allowed by right in the R-S zoning district. The property has a current Code Violation (14-416), relating to the housing of farm animals on an R-12 zoned property.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties. As well, the subject parcel is located outside of the boundaries of Squires Creek subdivision, and does not access the subdivision internally, thereby limiting opportunities to subdivide or combine the parcel with the existing subdivision. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the R-S district. The Planning Commission recommended approval.

