

Zoning Docket from August 27, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-31	Timmy Gibbs 21 Rosemond Drive WG02040200510 S-1 to R-S	25	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were:</p> <p><u>Speakers For:</u> Applicant spoke in favor. Wants to put house on property.</p> <p><u>Speakers Against</u></p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is an undeveloped parcel of land located 800 feet west of the intersection of White Horse Road and Rosemond Drive. It has approximately 215 feet of road frontage. The property is currently zoned S-1 (Services); this application is requesting to rezone to R-S (Residential Suburban). The R-S district is established 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 applicant is requesting rezoning of the property for use as a single family residence.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-31

APPLICANT: Timmy Gibbs

PROPERTY LOCATION: 21 Rosemond Drive

PIN/TMS#(s): WG02040200510

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 0.99

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was zoned in May 1971 as part of Area 2.

EXISTING LAND USE: Undeveloped

AREA

CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Right of Way for Rosemond Drive, then vacant
East	S-1	Vacant
South	S-1	Vacant and Single Family Residence
West	R-M20	Vacant

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Gantt Sewer Sub-District

IMAGINE GREENVILLE: Residential Land Use 2

ROADS: Rosemond Drive: Two-lane County-maintained local

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of a business occupying the site. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on White Horse Road in 2011, approximately 1,600 feet northwest of the subject site. The station counted 18,200 average daily traffic trips, which represented a 1% decrease from the

previous year yet a 2% decrease over the previous five (5) years.

SUMMARY:

The subject property is an undeveloped parcel of land located 800 feet west of the intersection of White Horse Road and Rosemond Drive. It has approximately 215 feet of road frontage. The property is currently zoned S-1 (Services); this application is requesting to rezone to R-S (Residential Suburban). The R-S district is established 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 applicant is requesting rezoning of the property for use as a single family residence.

CONCLUSION:

It is staff’s opinion the requested zoning for this parcel would have minimal impact on the abutting properties. Therefore, based on this reason, staff recommends approval of the application to rezone from the S-1 district to the R-S district. The Planning Commission recommended approval.



