

Zoning Docket from August 27, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-34	Chip Fogleman with FRF, Inc., on behalf of Nellie T. King 819 Log Shoals Road M006030100901 R-S to R-12	24	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. Asking for R-12 cluster. Water/sewer available. Traffic study done, no turn lane needed.</p> <p>Expects high quality, cottage style homes. Primarily older residents, two car garage, deep driveways. \$187,000-\$225,000.</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 a 26.50 acre parcel, with approximately 660 feet of frontage along Log Shoals Road.</p> <p>The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p> <p>The applicant has proposed a single family cluster subdivision for the subject parcel.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-34

APPLICANT: Chip Fogleman with FRF, Inc., on behalf of Nellie T. King

PROPERTY LOCATION: 819 Log Shoals Road

PIN/TMS#(s): M006030100901

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 26.50

COUNCIL DISTRICT: 24 - Seman

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

EXISTING LAND USE: Mostly undisturbed land with single family residence and outbuildings

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-12	Single family residential (Brookside Subdivision)
East	R-S	Greenbriar Elementary School
South	R-12	Right of Way for Log Shoals Road, then Single Family Residential (Shoally Ridge Subdivision)
West	R-S	Single Family Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: New sewer lines would connect directly to Rewa trunk line.

IMAGINE GREENVILLE: Residential Land Use 2

DENSITY:

Zoning	R-S (Current)	R-12 (Requested)
Allowable Units	46	96
Density	1.74/acre	3.63/acre

ROADS: Log Shoals Road: Two lane State-maintained major collector

TRAFFIC IMPACT: Traffic generated from the site would be expected to increase. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Neely Ferry Road in 2012, approximately 3,600 feet north of the subject site. The station counted 4,700 average daily traffic trips, which represented a 6% increase from the previous year and a 2% increase over the previous five (5) years.

SUMMARY: The subject property is a 26.50 acre parcel, with approximately 660 feet of frontage along Log Shoals Road.

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant has proposed a single family cluster subdivision for the subject parcel.

CONCLUSION: It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, and is well suited for single family subdivision use at the R-12 density. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the R-12 district. The Planning Commission recommended approval.

