

Zoning Docket from October 22, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-43	Heyward Smith 54 Smith Circle 0556010101512 S-1 to R-S	27	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 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 property is vacated parcel of land located on Smith Circle. It has approximately 192 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-2014-43

APPLICANT: Heyward Smith

PROPERTY LOCATION: 54 Smith Circle

PIN/TMS#(s): 0556010101512

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.82

COUNCIL DISTRICT: 27 - Kirven

EXISTING LAND USE: Vacated structures

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 & R-S	Vacant
East	R-S	Vacant
South	S-1 & R-S	Vacant and auto salvage yard
West	R-S	Right of way for Smith Circle, then single family residence

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District. Easements would need to be negotiated with adjoining land owner(s) in order to have access to sewer (ReWa trunk line).

IMAGINE GREENVILLE: Residential Land Use 2

ROADS: Smith Circle: Two-lane County-maintained local

TRAFFIC:

Location of Counter	Distance to Site	2007	2011	2012
Bryson Drive	4,000' SW	3,000	4,500 (50%)	4,600 (53%)

SUMMARY:

The subject property is vacated parcel of land located on Smith Circle. It has approximately 192 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 subject parcel is suited for the requested zoning classification, and would have minimal impact on the surrounding properties, as it is consistent with surrounding zoning and existing residential development patterns. Therefore, staff recommends approval of the request to rezone from S-1 (Services) to R-S (Residential Suburban). The Planning Commission recommends approval.

