

**Zoning Docket from October 22, 2014 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-45	Mark Ells for Arthur State Bank Piedmont Golf Course Road 0601020100901 30 acres R-S to R-15	26	Denial	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 20, 2014 were:</b></p> <p><u>Speakers For:</u>            1) Family has owned property for years. Market for homes in area. Looking to build two story in \$175-\$250 range. Will increase tax base and commercial revenue.</p> <p><u>Speakers Against</u>            1) Thanks Council for past precedent. Housing value going down because traffic added 100 cars. Infrastructure wont support R-15. Crime will increase. Safety hazard at curve, increased insurance rates likely.            2) Petition of 313 signatures. Subdivision would need two entrances. Road frontage is at dangerous curve. Heavy traffic already there. Existing low crime rate.            3) Large lots with low density works there. Prefer property left the way it is.            4) Traffic problem developing with two blind spots. Lots to west are 2-4 acres. Last rezoning request, parcel had been split. Ploy to put more homes in confined space.            5) Been hit twice coming out of her driveway. Police speed trap by home.            6) Long time resident. R-S in purpose. Rural in character.</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 313 signatures</p>
Staff Report	<p>The subject property is a 30 acre parcel, with approximately 485 feet of frontage along Piedmont Golf Course Road.</p> <p>The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-15 (Single-Family Residential). The R-15 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 not proposed a use for the subject parcel.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-45

**APPLICANT:** Mark Ells for Arthur State Bank

**PROPERTY LOCATION:** Piedmont Golf Course Road

**PIN/TMS#(s):** 0601020100901

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 30

**COUNCIL DISTRICT:** 26 - Ballard

**ZONING HISTORY:** The parcel was zoned in May 1971 as part of Area 2. A rezoning request to R-M10 was denied by County Council as part of CZ-2005-058. Another rezoning request to PD was denied by County Council as part of CZ-2005-075. Another rezoning request to R-20 was denied by County Council as part of CZ-2007-033.

**EXISTING LAND USE:** Undeveloped

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single family residential
East	R-S	Single family residential
South	R-S	Right of Way for Piedmont Golf Course Road, then Single Family Residential (Willow Pond Subdivision and Forest Springs Subdivision)
West	R-S	Single Family Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** As per Metro Sewer District, "Sewer is located on the adjoining property of this parcel along the back property line across the creek. Acquiring easement(s) and creek crossing designs could cause problems being able to access the sewer line. Sewer capacity would need to be verified."

**IMAGINE GREENVILLE:** Residential Land Use 2

**DENSITY:**

Zoning	R-S (Current)	R-15 (Requested)
Allowable Units	52	87
Density	1.74/acre	2.90/acre

**ROADS:** Piedmont Golf Course Road: Two lane State-maintained major collector

**TRAFFIC:**

<b>Location of Counter</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2011</b>	<b>2012</b>
Piedmont Golf Course Road	9,000' NW	2,100	2,200 (5%)	2,400 (14%)

**SUMMARY:**

The subject property is a 30 acre parcel, with approximately 485 feet of frontage along Piedmont Golf Course Road.

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-15 (Single-Family Residential). The R-15 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 not proposed a use for the subject parcel.

**CONCLUSION:**

It is staff's opinion that the development pattern of the area is characterized by large lot single family residential homes that have been developed at the R-S density. As well, the requested R-15 density is out of character with the development pattern of the area. Therefore staff recommends denial of the request to rezone the subject parcel from R-S to R-15. The Planning Commission recommends denial.

