

Zoning Docket from November 19, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-52	John Beeson for Samantha Moore, Donald S. Moore and Samantha E. Moore, HAH, LLC (Pat Hill), Roy Edwin and Darlene Penny Wood 1221 East Georgia Road, 1209 East Georgia Road and 1219 E. Georgia Road 0560030100501, 0560030100502(partial) 0560030100505 and 0560030100506 41.22 acres R-S to R-15	27	Approval	Approval 11-19-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 17, 2014 were:</p> <p><u>Speakers For:</u> 1) R-15 to the east and west. Public sewer available on the east side of the property with E. Georgia Rd at the high point. One entrance is planned with an additional emergency entrance. Stormwater retention to be located in the floodplain area. Plan for large green space area with passive recreation space.</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 properties are a combined 41.22 acres consisting of three parcels an a portion of a fourth parcel. There is approximately 540 feet of frontage along East Georgia Road for the subject properties.</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 did not list a proposed use on their application.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-52

APPLICANT: John Beeson for Samantha Moore, Donald S. Moore and Samantha E. Moore, HAH, LLC (Pat Hill), Roy Edwin and Darlene Penny Wood

PROPERTY LOCATION: 1221 East Georgia Road, 1209 East Georgia Road, and 1219 East Georgia Road

PIN/TMS#(s): 0560030100501, 0560030100502 (partial), 0560030100505 and 0560030100506

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 41.22

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The parcel was zoned in March 1996 as part of Area 11.

EXISTING LAND USE: 1209 East Georgia Road – Single family residence (portion to be rezoned is vacant)
1219 East Georgia Road – Single family residence
1221 East Georgia Road – Single family residence
Between 1219 & 1221 East Georgia Road – Agricultural/improved

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-15	Single family residential
South	R-M10 R-M20	Right of Way for East Georgia Road, then Multi family residential (The Magnolias Subdivision and Woodcreek Apartments)
West	R-15	Single family residential (single residence)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District

IMAGINE GREENVILLE: Residential Land Use 2

DENSITY:

Zoning	R-S (Current)	R-15 (Requested)
Allowable Units	71	119
Density	1.74/acre	2.90/acre

ROADS: East Georgia Road: Two lane State-maintained minor arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
East Georgia Road	3,000' W	10,700	11,000 (3%)	12,600 (18%)

SUMMARY:

The subject properties are a combined 41.22 acres consisting of three parcels and a portion of a fourth parcel. There is approximately 540 feet of frontage along East Georgia Road providing access to the subject parcels.

The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels 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 did not list a proposed use on their application.

CONCLUSION:

It is staff's opinion that the requested R-15 density is consistent with the current development patterns along E. Georgia Road. The Comprehensive Plan classifies the area in which the subject properties are located as Residential Land Use 2, recommending 3 - 6 dwelling units per acre. The R-15 designation would allow for a housing density within that range. Therefore staff recommends approval of the request to rezone the subject parcel from R-S to R-15. The Planning Commission recommends approval.

