

**Zoning Docket from April 22, 2015 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-26	Marvin W. Willimon 1010 N. Franklin Road 0165000200100 3.17 acres R-M20 to R-S	19	Approval	Approval		
Public Comments	<p><b>General comments at the Public Hearing on April 20, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p>a) Mr. Willimon stated he purchased the property in 1990 and placed 3 horses on property.</p> <p>b) He received a citation from Code Enforcement for the horses and shed. He is trying to comply with any zoning requirements.</p> <p>c) There have been no complaints, as the adjacent properties are either vacant or buffered from his property.</p> <p>d) His property and adjacent properties are in a floodway and a large power/electrical and can never be developed for any purpose.</p> <p><u>Speakers Against</u></p> <p>None</p>					<p><b>Petition/Letter For:</b></p> <p>1 (one) Mr. Willimon</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject property contains a barn used for farming purposes. The parcel is located at 1010 N. Franklin Road. The subject property is approximately 3.17 acres in area and has approximately 198 feet of road frontage on N. Franklin Road. The property is currently a subject of codes enforcement due to the barn construction without proper permits. Further investigation revealed the barn is located in a designated AE Floodway of Langston Creek. Mr. Willimon is presently taking all the proper steps to ensure compliance with all applicable codes.</p> <p>The property is currently zoned R-M20, Multi-Family Residential; this application is requesting to rezone to R-S, Residential Suburban. The purpose of the R-S district is 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.</p> <p>The proposed use listed on the application is to allow a barn, horses for farming purposes.</p>					

**DOCKET NUMBER:** CZ-2015-26

**APPLICANT:** Marvin W. Willimon

**PROPERTY LOCATION:** 1010 N. Franklin Road

**PIN/TMS#(s):** 0165000200100

**EXISTING ZONING:** R-M20, Multi-Family Residential

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

**ACREAGE:** 3.17

**COUNCIL DISTRICT:** 19-Meadows

**ZONING HISTORY:** The parcel was zoned R-M20, Multi-Family Residential in April 1972 as part of Area 3. No past rezoning case exists for this property.

**EXISTING LAND USE:** Vacant with barn.

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	Single-Family Residential
East	R-7.5, R-M20	Vacant, Single-Family Residential, Multi-Family Residential
South	R-10	Vacant, and Electrical Substation
West	R-M20	Vacant

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** Identified in the Imagine Greenville Future Land Use *as Residential Land Use 2* with ideal density ranges from 3 to 6 units per acre.

**ROADS:**  
 N. Franklin Road: Minor Collector  
 Sulphur Springs Road: Minor Collector  
 Old Buncombe Road: Minor Arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Sulphur Springs Road	4,900' W	12,100	10,900 (-9.9%)	10,500 (-13.2%)
Old Buncombe Road	3,800' SW	6,500	6,200 (-4.6%)	6,400 (-1.5%)

**SUMMARY:** The subject property contains a barn used for farming purposes. The parcel is located at 1010 N. Franklin Road. The subject property is approximately 3.17 acres in area and has approximately 198 feet of road frontage on N. Franklin Road. The property is currently a subject of codes enforcement due to the barn construction without proper permits. Further investigation revealed the barn is located in a designated AE Floodway of Langston Creek. Mr. Willimon is presently taking all the proper steps to ensure compliance with all applicable codes.

The property is currently zoned R-M20, Multi-Family Residential; this application is requesting to rezone to R-S, Residential Suburban. The purpose of the R-S district is 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The proposed use listed on the application is to allow a barn for farming purposes.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel will have little impact on nearby properties. This site, adjacent to other floodway properties, is already developed for agriculture use, which may be the best use for a floodway as long as only appropriate related structures are included. Otherwise, a rural zoning in an area designated for future residential development would be inappropriate. Based on these reasons, staff recommends approval of the application to rezone from the R-M20 district.





