

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-16	Michael and Karen Miller 20 Wanda Lane 0396000100200, 0396000100201 & 0396000100202 R-10, Single-Family Residential To R-MA, Multifamily Residential	25	Approval	Approval 3/23/16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1)Applicant Michael Miller</p> <ul style="list-style-type: none"> • Was initially used an accessory dwelling, but now not in compliance • Want to allow to keep the single-wide on the property for a family member, • No intension to expand the use of the property other than to keep the existing mobile home. <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: February 29, 2016 – applicant</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 3 acre of property located on Wanda Lane approximately 0.75 miles northeast of the intersection of White Horse Road and Augusta Road. The parcel has approximately 250 feet of frontage along Wanda Lane.</p> <p>The applicant did not state the proposed land use. This area is currently characterized as a single-family neighborhood with zoning that is in line with the request.</p> <p>The future land use supports the request. If the request is successful, the applicant will still need to subdivide the site in order to maintain the single-section manufactured dwelling.</p> <p>It is staff's opinion that this requested rezoning would have little impact to the character of the surrounding area. The proposal is consistent with future land use plan and is in close proximity to an employment center.</p> <p>Based on these reasons, staff recommends approval of the request for R-MA, Multifamily Residential.</p>					

DOCKET NUMBER: CZ-2016-16

APPLICANT: Michael and Karen Miller

PROPERTY LOCATION: 20 Wanda Lane

PIN/TMS#(s): 0396000100200, 0396000100201 and 0396000100202

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: R-MA, Multifamily Residential

ACREAGE: 3

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	residential, manufactured home
East	R-10	vacant, wooded
South	R-M20	residential, manufactured home
West	R-10	vacant, wooded, manufactured home

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: In Metro Sewer District, capacity will need to be verified.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 3* which prescribes 6 or more units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-10	4.4 units/acre	2.98	13 units
Requested	R-MA	20 units/acre		60 units

A successful rezoning may add up to 47 units.

ROADS: Wanda Lane: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2007	2013	2014
White Horse Road Extension	900' SE	4,100	4,000	4,200

TRAFFIC:

			-2.4%	5%
Pecan Terrace	3,600' SW	3,400	7,800 129%	7,400 -5.1%

SUMMARY:

The subject parcel is 3 acre of property located on Wanda Lane approximately 0.75 miles northeast of the intersection of White Horse Road and Augusta Road. The parcel has approximately 250 feet of frontage along Wanda Lane.

The subject parcel is zoned R-10, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings. The regulations for this district 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 this district.

The applicant is requesting to rezone the property to R-MA, Multifamily Residential. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions.

The applicant did not state the proposed land use. This area is currently characterized as a single-family neighborhood with zoning that is in line with the request.

The future land use supports the request. If the request is successful, the applicant will still need to subdivide the site in order to maintain the single-section manufactured dwelling.

CONCLUSION:

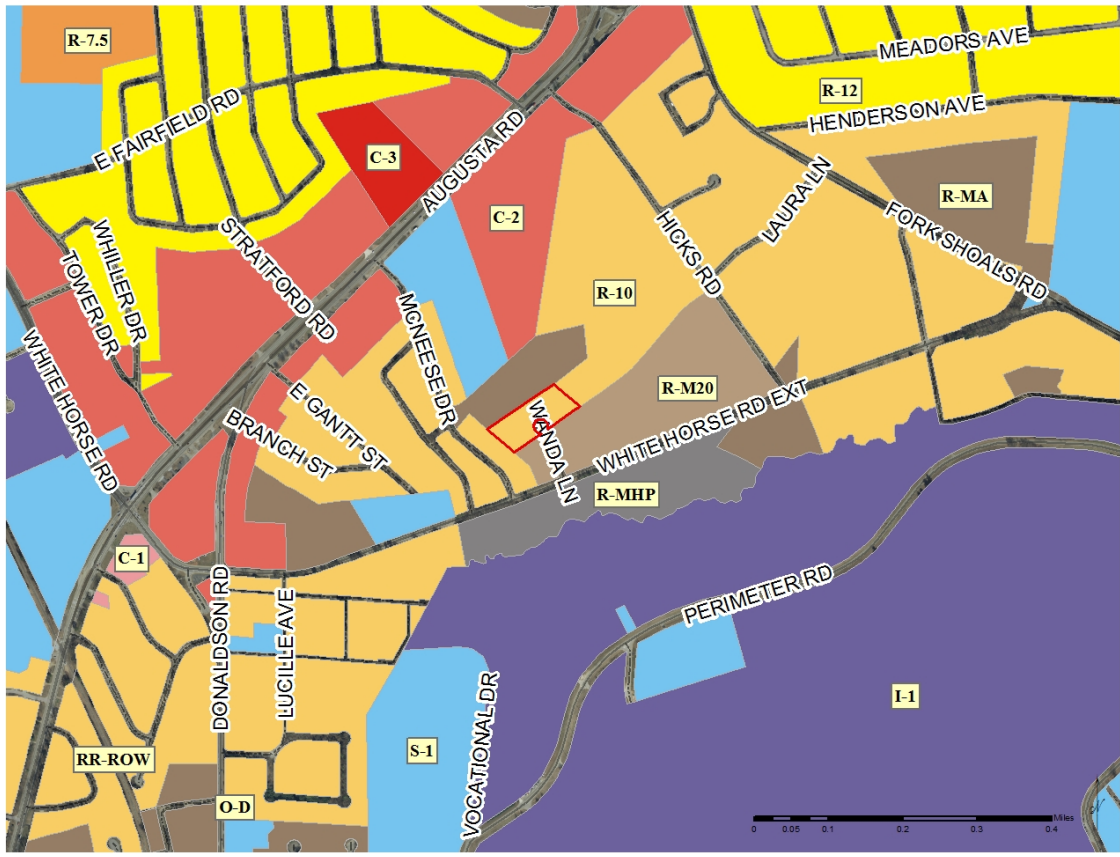
It is staff's opinion that this requested rezoning would have little impact to the character of the surrounding area. The proposal is consistent with future land use plan and is in close proximity to an employment center.

Based on these reasons, staff recommends approval of the request for R-MA, Multifamily Residential. The Planning Commission recommends approval.

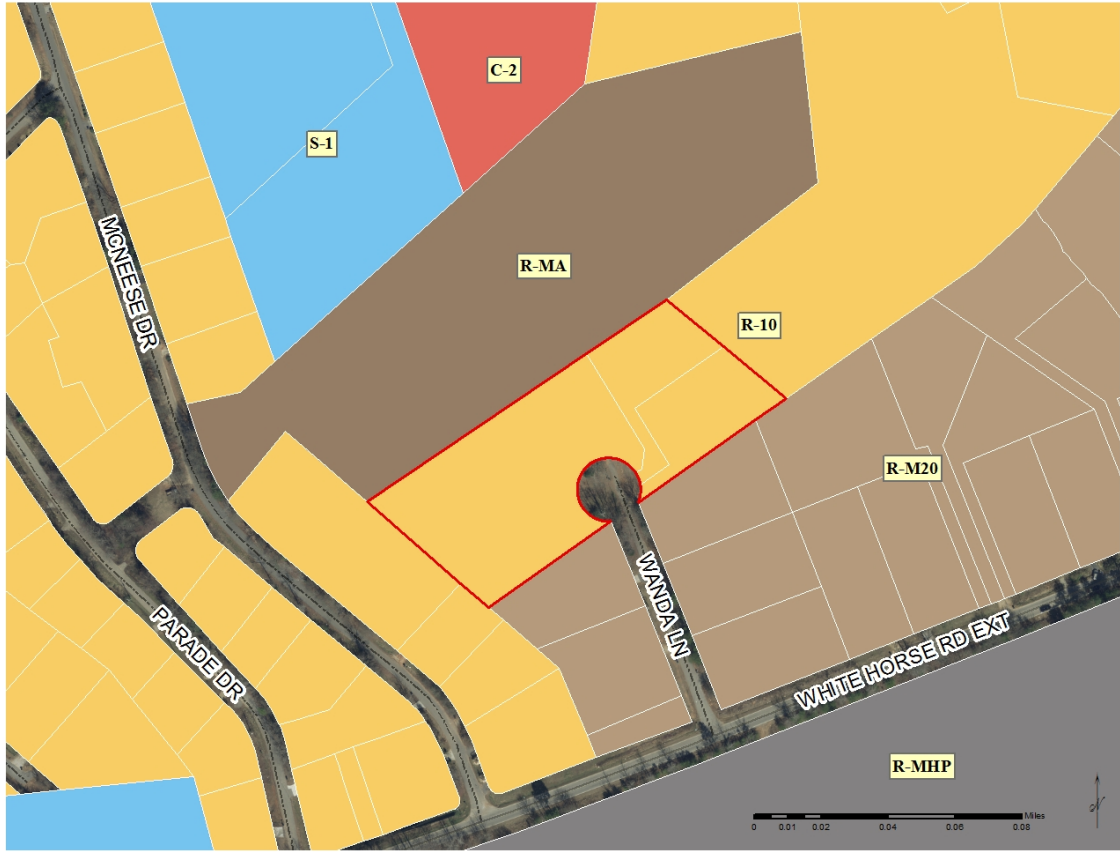


Aerial Photography, 2014





Zoning Map





Future Land Use Map