

**Zoning Docket from March 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-17	Donna Christine Dor 311 Piedmont Avenue P003000100402 R-10, Single-Family Residential To R-20A, Single-Family Residential	20	Denial	Denial 3/23/16		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Neighbor to speak on applicant's behalf</p> <ul style="list-style-type: none"> <li>• She's had goats the whole time she's lived there</li> <li>• Other farm animals in an adjacent lot</li> <li>• Good care taken of property and animals</li> <li>• Submitted a petition to Council</li> <li>• Medical statement to enhance medical recovery</li> <li>• Not a commercial enterprise</li> </ul> <p>2) Applicant</p> <ul style="list-style-type: none"> <li>• Thought she could be allowed to keep the animals at the time</li> <li>• This was in the future plans to rezone in this area</li> </ul> <p><u>Speakers Against:</u> none</p> <p><b>List of meetings with staff:</b> none</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
<b>Staff Report</b>	<p>The subject parcel is 2.3 acre of property located on Piedmont Avenue approximately 1.5 miles northeast of the intersection of Piedmont Park Road and Rutherford Road. The parcel has approximately 140 feet of frontage along Piedmont Avenue.</p> <p>The applicant states the proposed land use is for animals, two goats. The neighborhood is characterized as single-family residential; however, the request allows commercial livestock operations without limits the number of head of livestock. A successful request may introduce unintentional impacts to the established neighborhood.</p> <p>It is staff's opinion that this requested rezoning may impact the character of the surrounding area.</p> <p>Based on these reasons, staff recommends denial of the request for R-20A, Single-Family Residential.</p>					

**DOCKET NUMBER:** CZ-2016-17

**APPLICANT:** Donna Christine Dor

**PROPERTY LOCATION:** 311 Piedmont Avenue

**PIN/TMS#(s):** P003000100402

**EXISTING ZONING:** R-10, Single-Family Residential

**REQUESTED ZONING:** R-20A, Single-Family Residential

**ACREAGE:** 2.3

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	R-10	single-family residential
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 1* which prescribes 0.3 to 3 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	2.3	10 units
Requested	R-20A	2.2 units/acre		5 units

A successful rezoning may reduce 5 units.

**ROADS:** Piedmont Avenue: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2014
Piedmont Park Drive	2,400' NW	3,100	3,100 0%	3,000 -3.2%

**SUMMARY:**

The subject parcel is 2.3 acre of property located on Piedmont Avenue approximately 1.5 miles northeast of the intersection of Piedmont Park Road and Rutherford Road. The parcel has approximately 140 feet of frontage along Piedmont Avenue.

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 is 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-20A, Single-Family Residential. The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for this district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district.

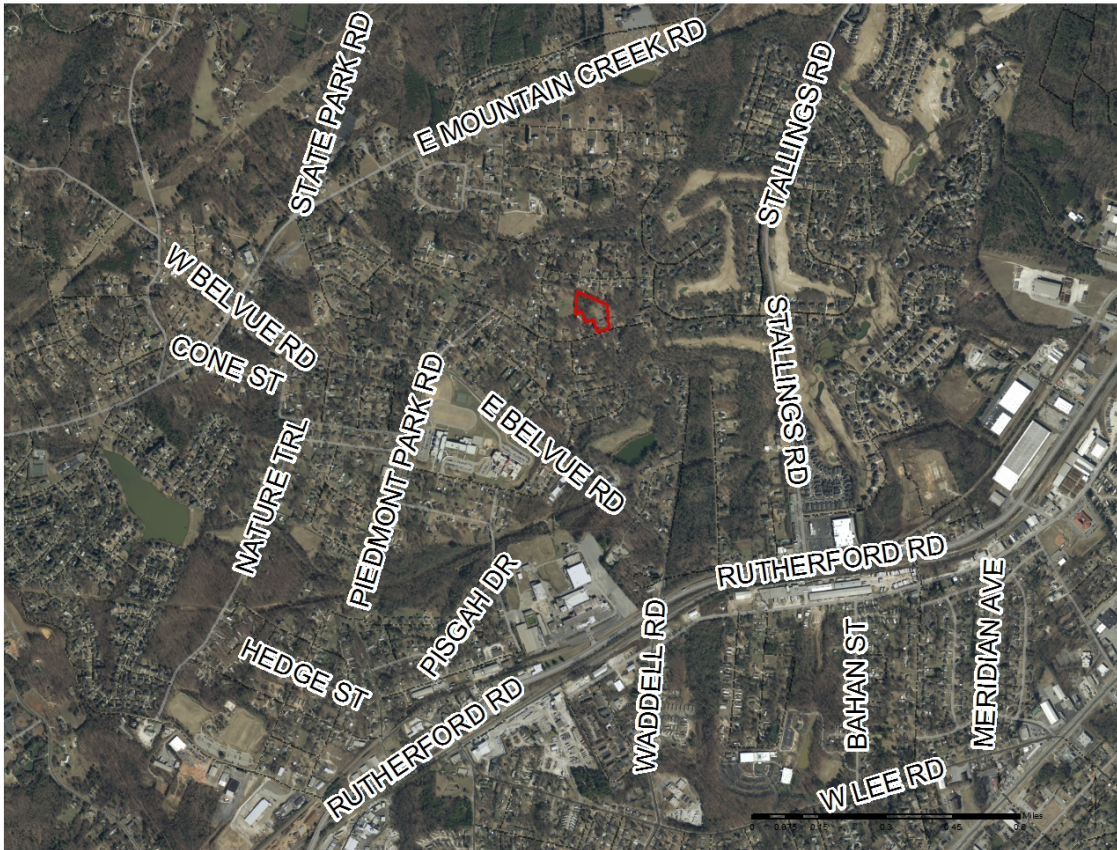
Space or shelter shall be provide where livestock is kept or fed in this district and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad, or watercourse a least 100 feet in width.

The applicant states the proposed land use is for animals, two goats. The neighborhood is characterized as single-family residential; however, the request allows commercial livestock operations without limits the number of head of livestock. A successful request may introduce unintentional impacts to the established neighborhood.

**CONCLUSION:**

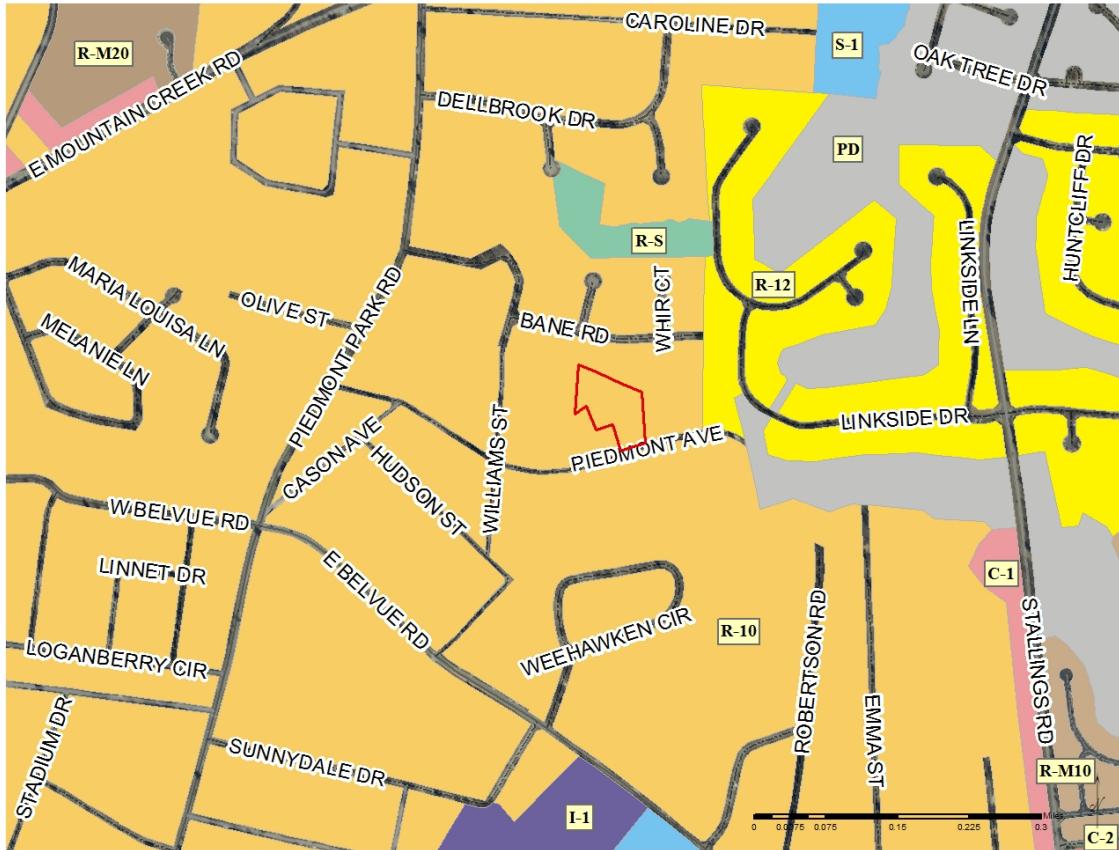
It is staff's opinion that this requested rezoning may impact the character of the surrounding area.

Based on these reasons, staff recommends denial of the request for R-20A, Single-Family Residential. The Planning Commission recommends denial.

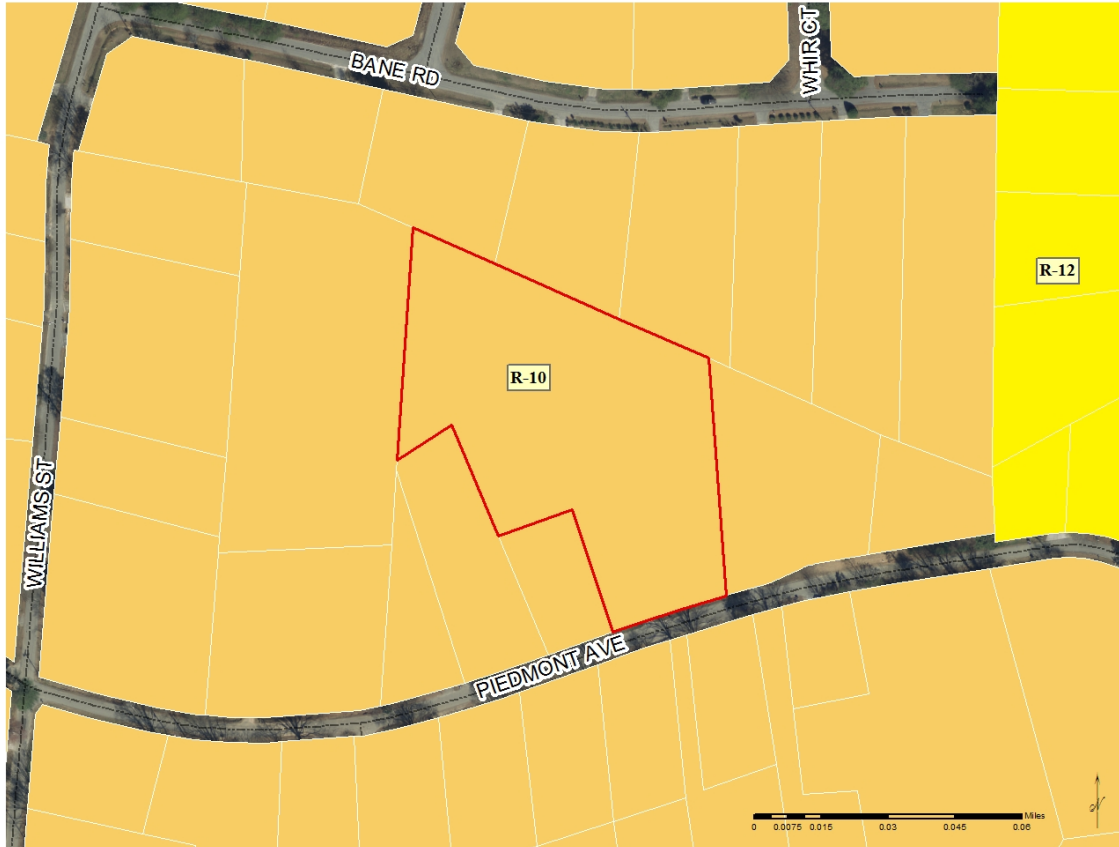


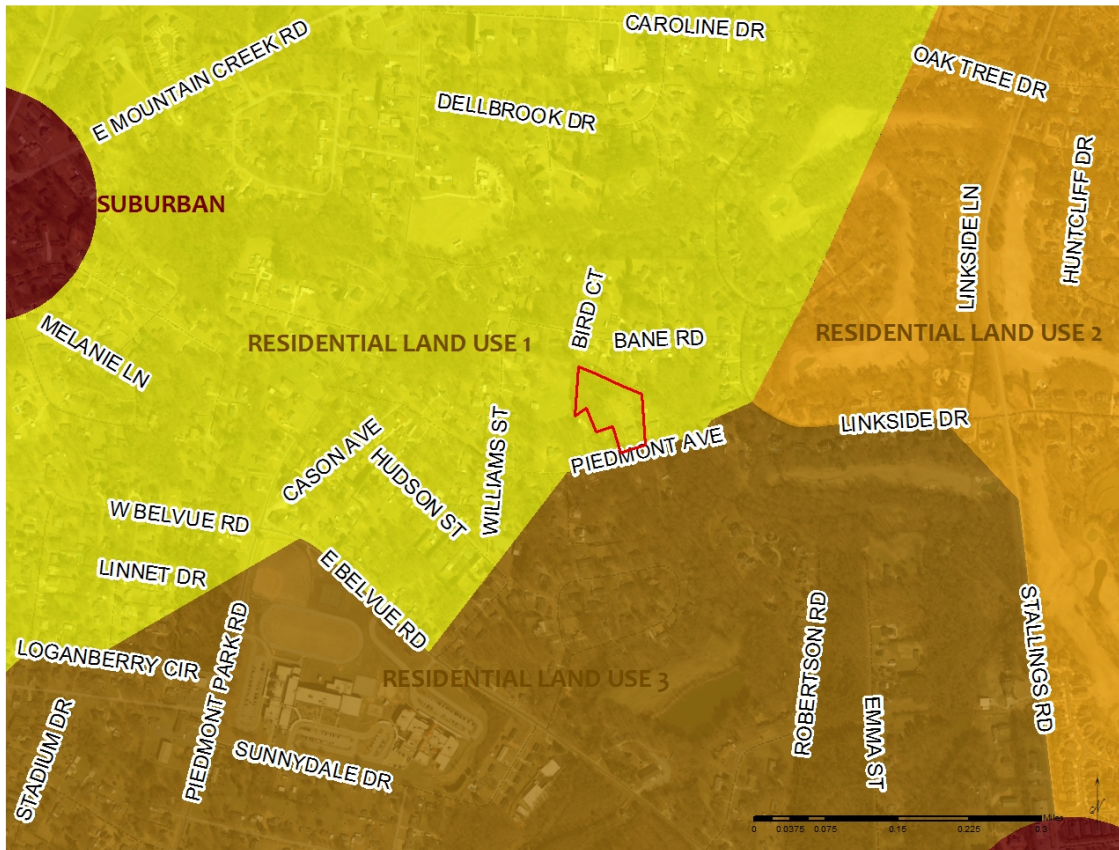
Aerial Photography, 2014





Zoning Map





Future Land Use Map