

**Zoning Docket from August 15, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2016-51</b>	Nick Franchina for Alfred P. Sellars c/o Nancy Fleming 25 Bell Road 0539010103500, 0539010103600, 0539010103700 & 0539010103800 R-S, Residential Suburban to R-20, Single-Family Residential	28	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to construct 8 single-family residences</li> <li>• \$350,000 to \$400,000 price range</li> <li>• ½ acre lots</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcels are 3.85 acres of property located on Bell Road approximately 1.7 miles east of the intersection of I-385 and Woodruff Road. The parcel has approximately 780 feet of frontage along Bell Road and Southpointe Drive.</p> <p>The current zoning R-S, Residential Suburban, allows for 6 single-family residences to be built. Rezoning to R-20, Single-Family Residential, would allow for 2 additional homes, for a total of 8 single-family residences to be built on the subject site. The current request for R-20 is consistent and less dense than many of the surrounding residential land uses.</p> <p>The applicant states the proposed land use is for residential.</p> <p>It is Staff's opinion that R-20, Single-Family Residential is consistent with the surrounding land uses in the area. This rezoning would have minimal impact to the surrounding properties.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-51

**APPLICANT:** Nick Franchina for Alfred P. Sellars c/o Nancy Fleming

**PROPERTY LOCATION:** 25 Bell Road

**PIN/TMS#(s):** 0539010103500, 0539010103600, 0539010103700, 0539010103800

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

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

**ACREAGE:** 3.85

**COUNCIL DISTRICT:** 28 – Payne

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

**EXISTING LAND USE:** single-family residential and vacant pasture and wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Vacant wooded
East	R-M20	Assisted living (Brookdale) and single-family residential (Estates at Bellwood SD)
South	R-S	Single-family residential
West	R-S and C-1	Church (Woodruff Road Christian Church), single-family residential and vacant wooded

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	3.85	6 units
Requested	R-20	2.2 units/acre		8 units

A successful rezoning may add up to 2 dwelling units.

**ROADS:** Bell Road: two-lane County-maintained local  
Southpointe Drive: two-lane private

**TRAFFIC:** No traffic counts in proximity of Bell Road.

**SUMMARY:** The subject parcels are 3.85 acres of property located on Bell Road approximately 1.7 miles east of the intersection of I-385 and Woodruff Road. The parcel has approximately 780 feet of frontage along Bell Road and Southpointe Drive.

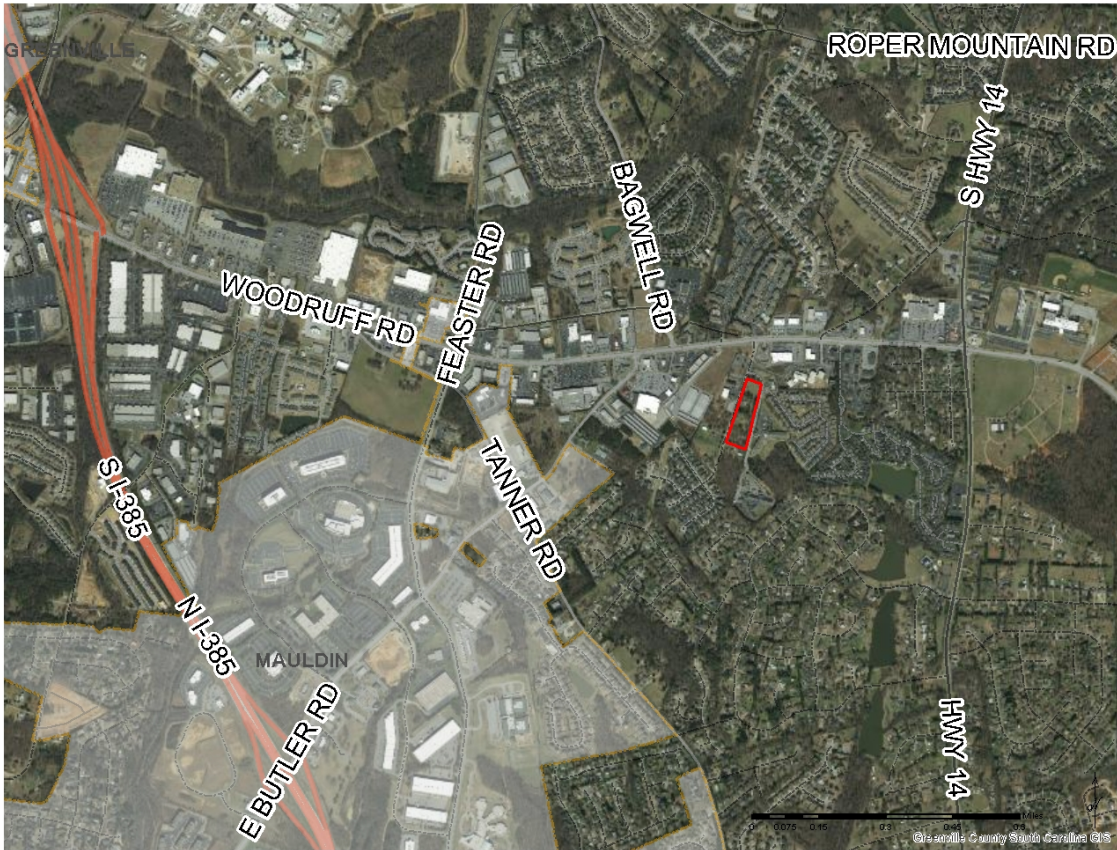
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The applicant states the proposed land use is for residential.

**CONCLUSION:** It is Staff's opinion that R-20, Single-Family Residential is consistent with the surrounding land uses in the area. This rezoning would have minimal impact to the surrounding properties.

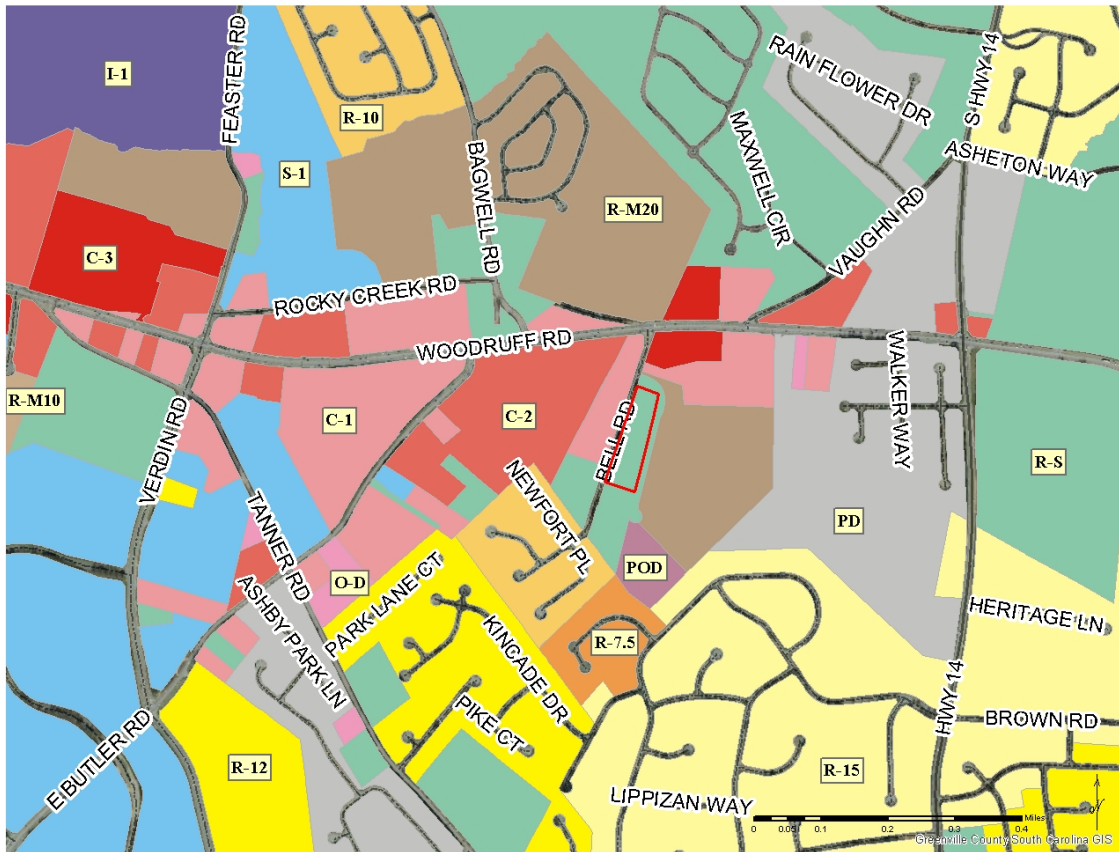
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

**STAFF RECOMMENDATION: Approval**

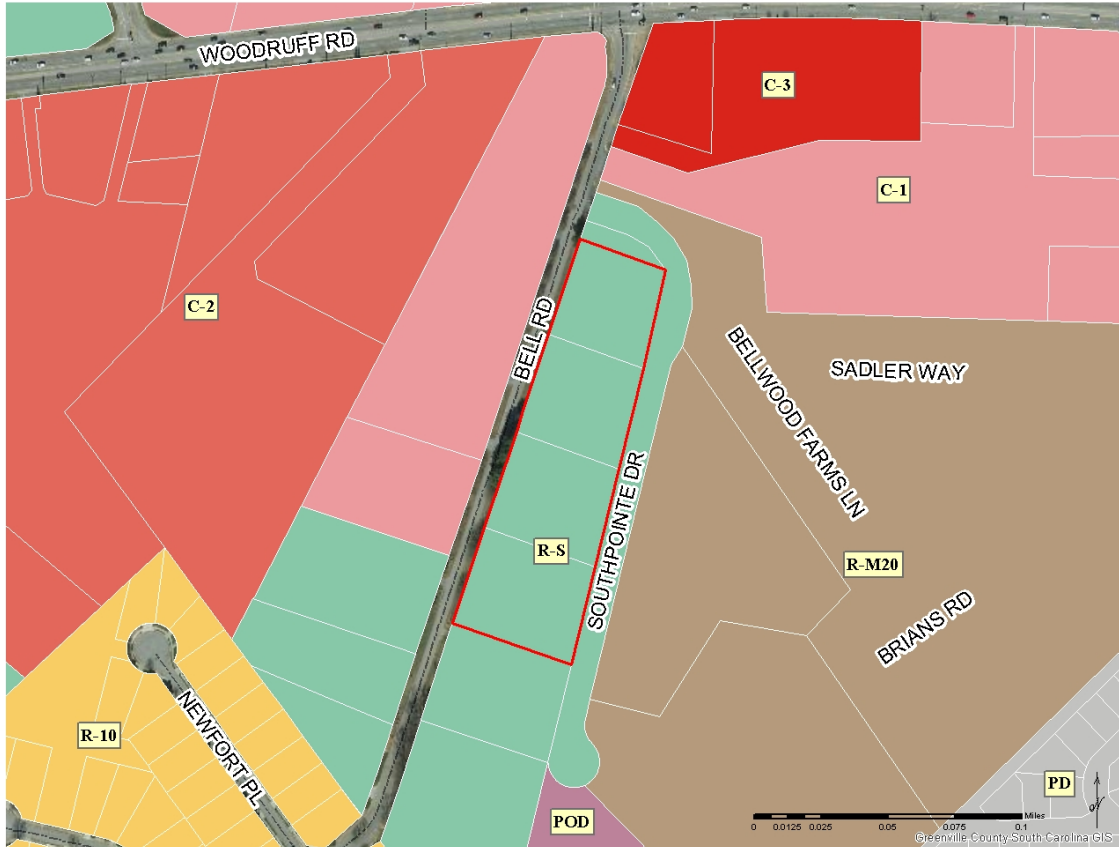


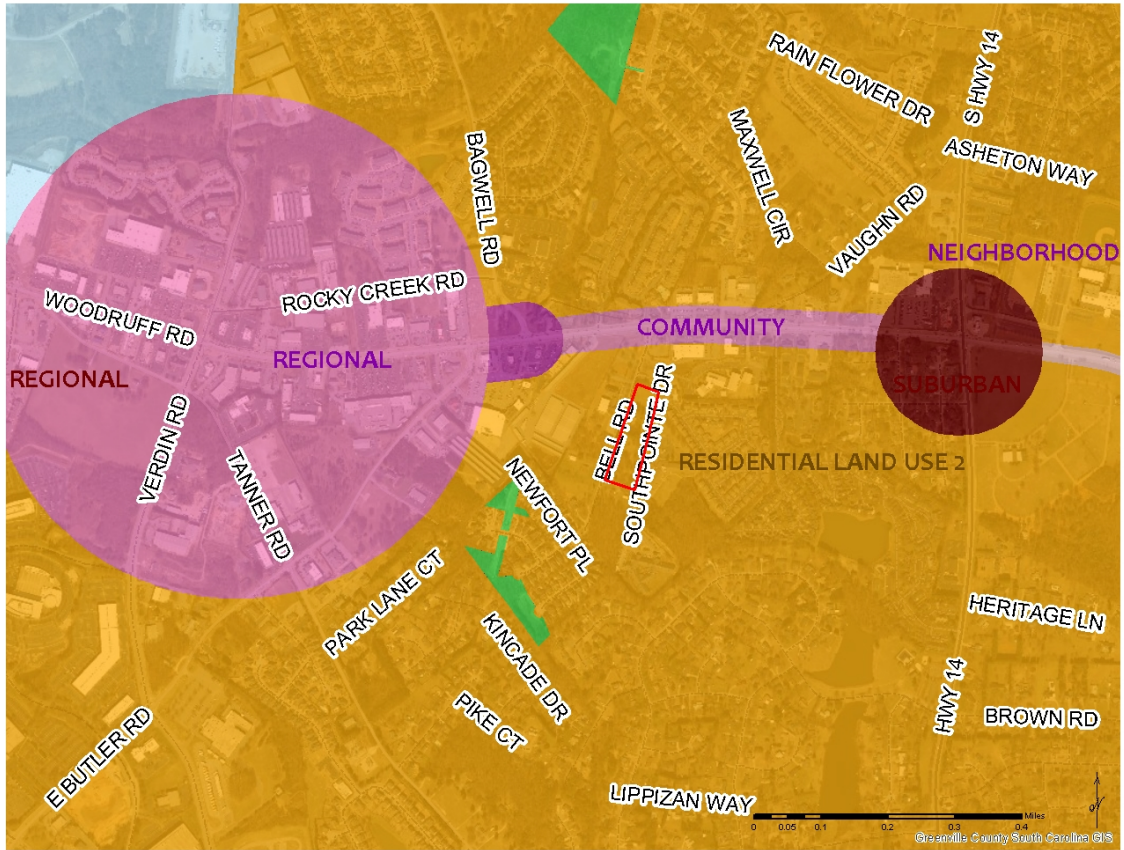
Aerial Photography, 2016





Zoning Map





Future Land Use Map