

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-45	Dwight Wesley King 233-D Saint Mark Road T008000100118 and T008000100100 R-20, Single-Family Residential to R-M10, Multifamily Residential	18	Denial	Denial 8-23-17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Has owned the property for 25 years • Wants to turn the house in the back into a duplex • May put additional duplexes on the site • No plans to change the front structure <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned R-20, Single-Family Residential, is 1.59 acres of property located on Saint Mark Road approximately 0.25 miles north of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 185 feet of frontage along Saint Mark Road.</p> <p>The applicant is requesting to rezone the property to R-M10, Multifamily Residential.</p> <p>The applicant states the proposed land use is for a duplex/triplex construction.</p> <p>The subject site is surrounded by single-family residential land uses and zoning. There are surrounding neighborhoods zoned R-7.5 and R-10, Single-Family Residential to the north, west and east of this site. Staff is of the opinion the requested R-M10, Multifamily Residential would not be consistent with the surrounding community and could have a negative impact on it.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.</p>					

DOCKET NUMBER: CZ-2017-45

APPLICANT: Dwight Wesley King

PROPERTY LOCATION: 233-D Saint Mark Road

PIN/TMS#(s): T008000100118 and T008000100100

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 1.59

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential and multifamily residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-20 and R-10	single-family residential
South	R-20	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated 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	Acres	Total Units
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	<i>1.59</i>	<i>3 units</i>
Requested	R-M10	10 units/acre		15 units

A successful rezoning may add up to 12 dwelling units.

ROADS: Saint Mark Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Wade Hampton Boulevard	2,000' SW	32,300	26,600 -17.6%	32,300 21.4%
Saint Mark Road	3,800' N	4,700	4,600 -2.1%	5,400 17.4%

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 1.59 acres of property located on Saint Mark Road approximately 0.25 miles north of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 185 feet of frontage along Saint Mark Road.

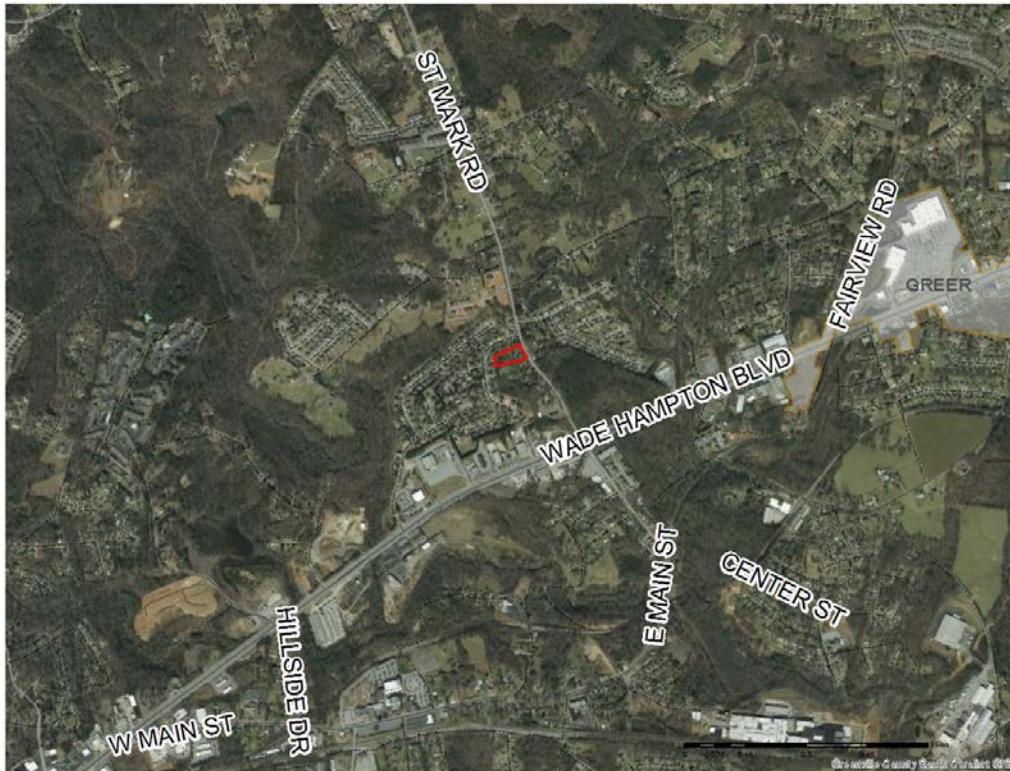
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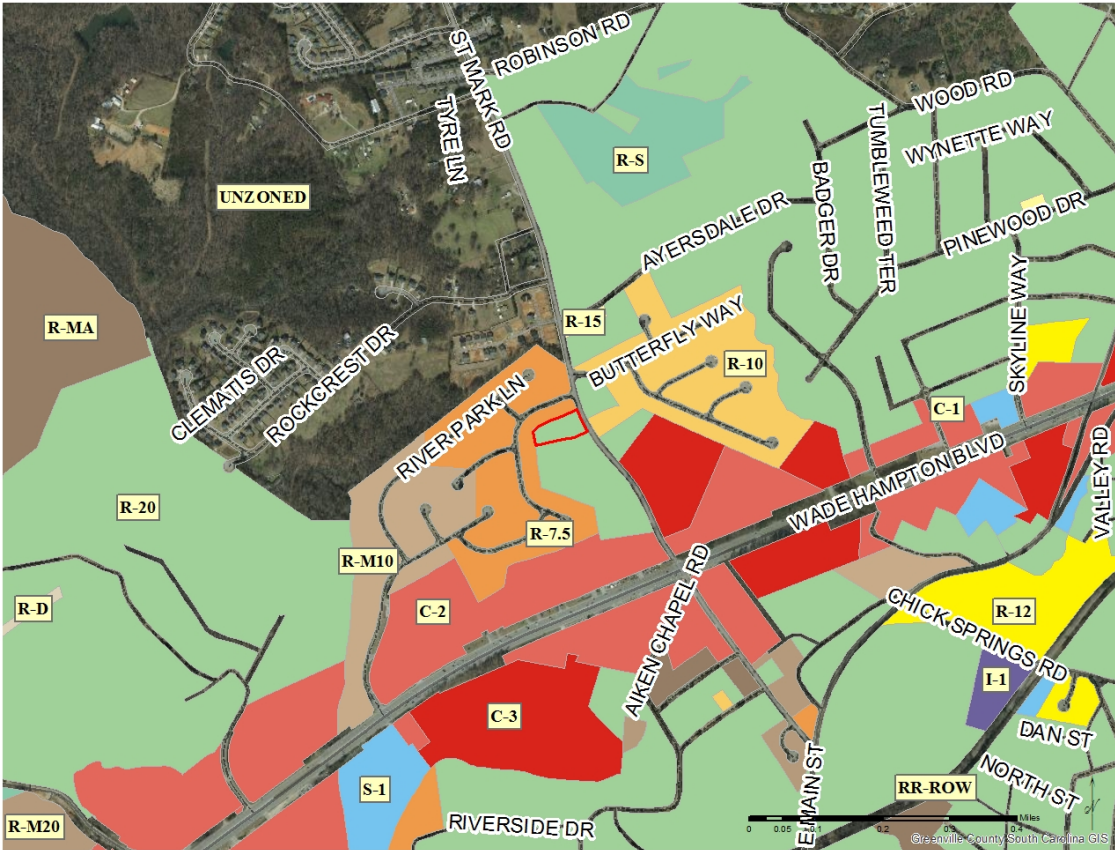
CONCLUSION:

The subject site is surrounded by single-family residential land uses and zoning. There are surrounding neighborhoods zoned R-7.5 and R-10, Single-Family Residential to the north, west and east of this site. Staff is of the opinion the requested R-M10, Multifamily Residential would not be consistent with the surrounding community and could have a negative impact on it.

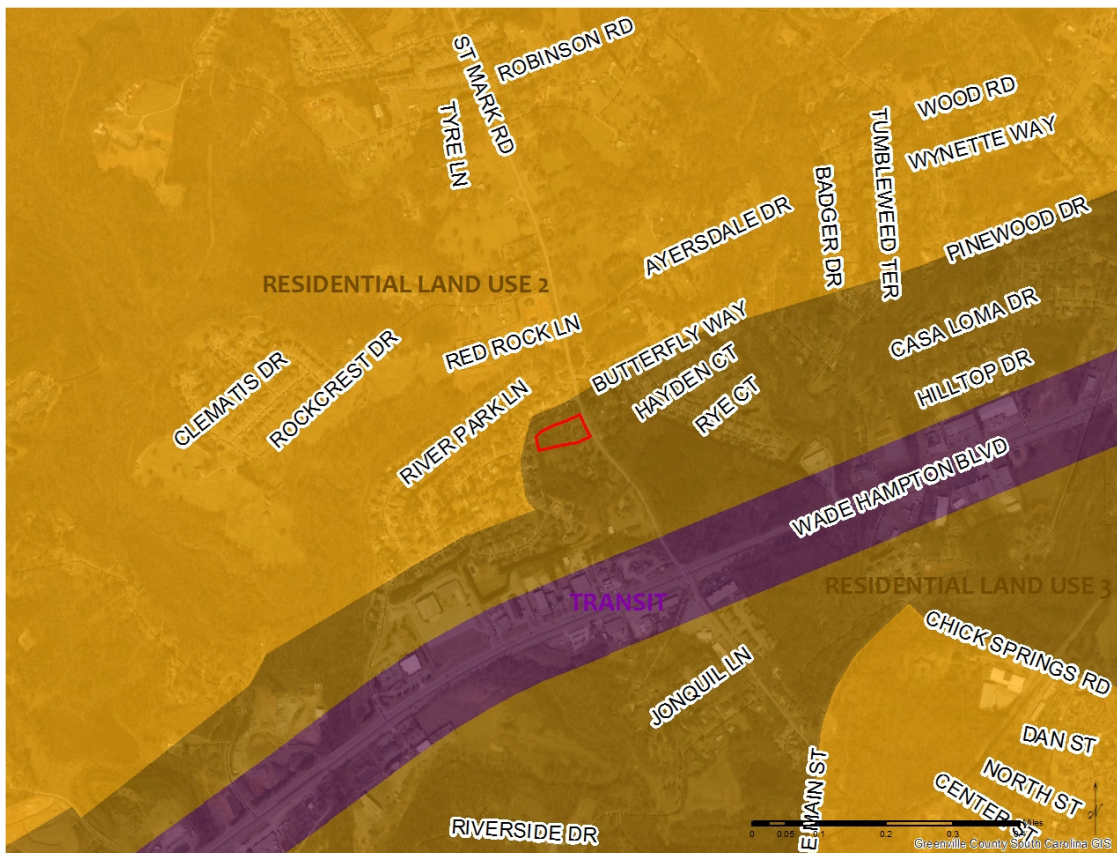
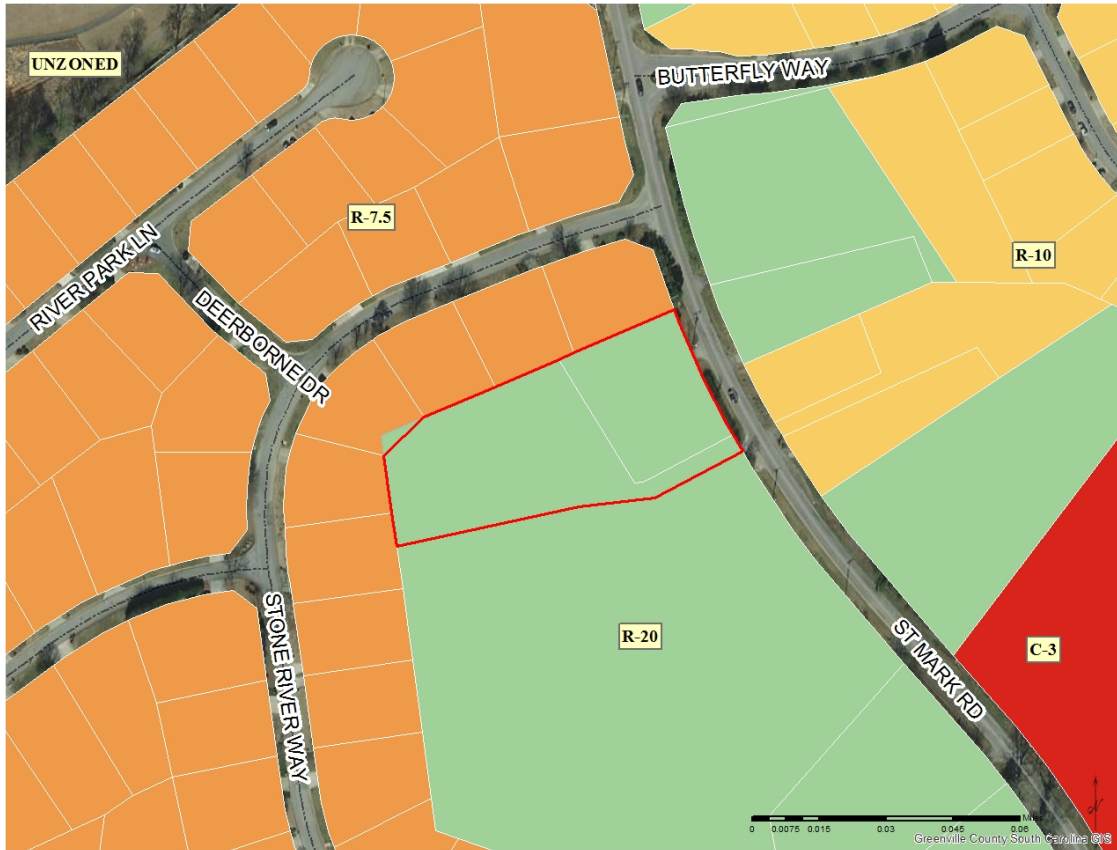
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Aerial Photography, 2016



Zoning Map



Future Land Use Map