

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-46	Thomas L. Mills, Jr. 29 E. Main Street T006000500100 POD, Planned Office Development to R-20, Single-Family Residential	18	Approval	Approval 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"> • Rezoned in 2003 to POD • Has someone who wants to buy it to live there • Residents asked for it to be rezoned back to R-20 when he was done using it <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned POD, Planned Office District, is 2.37 acres of property located on E. Main Street approximately 1 mile west of the intersection of W. Main Street and Wade Hampton Boulevard. The parcel has approximately 50 feet of frontage along E. Main Street and 500 feet of frontage along Aiken Chapel Road.</p> <p>The subject parcel is currently zoned POD, Planned Office District. The subject site was rezoned from its original zoning of R-20, Single-Family Residential to POD, and Planned Office District in 2003 to allow for office type uses. In 2009 a major change to the POD was requested by the applicant to allow the construction of an additional 2,100 square feet of storage space. The applicant is requesting to rezone the property to R-20, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a residence.</p> <p>The subject site is surrounded by Single-Family Residential land uses and zoning. Staff is of the opinion rezoning this parcel back to the original zoning of R-20, Single-Family Residential would be consistent with the surrounding community. Staff also believes the requested zoning would be appropriate with the recommended land use of residential in the Taylors Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.</p>					

DOCKET NUMBER: CZ-2017-46

APPLICANT: Thomas L. Mills, Jr.

PROPERTY LOCATION: 29 E. Main Street

PIN/TMS#(s): T006000500100

EXISTING ZONING: POD, Planned Office Development

REQUESTED ZONING: R-20, Single-Family Residential

ACREAGE: 2.37

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful POD, Planned Office Development rezoning request in 2003, CZ-2003-56. There was a successful POD, Planned Office District Major Change rezoning request in 2009, CZ-2009-08.

EXISTING LAND USE: office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	vacant wooded
East	R-20	single-family residential
South	R-20	single-family residential
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Taylors Community Plan and is designated as *Residential Land Use 2* which prescribes 4 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	POD	0 units/acre	2.37	0 units
Requested	R-20	2.2 units/acre		5 units

A successful rezoning may add up to 5 dwelling units.

ROADS: East Main Street: two-lane State-maintained minor collector
Aiken Chapel Road: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2007	2013	2015
Main Street	3,450' W	6,200	5,300	6,200

TRAFFIC:

			-14.5%	17%
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SUMMARY:

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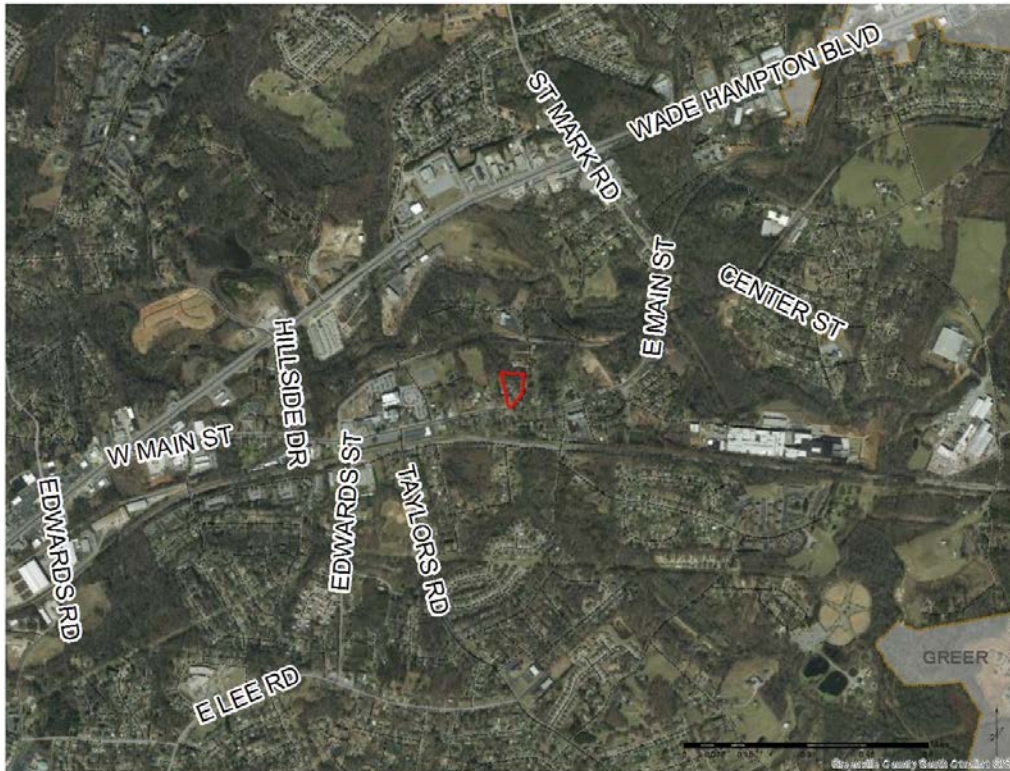
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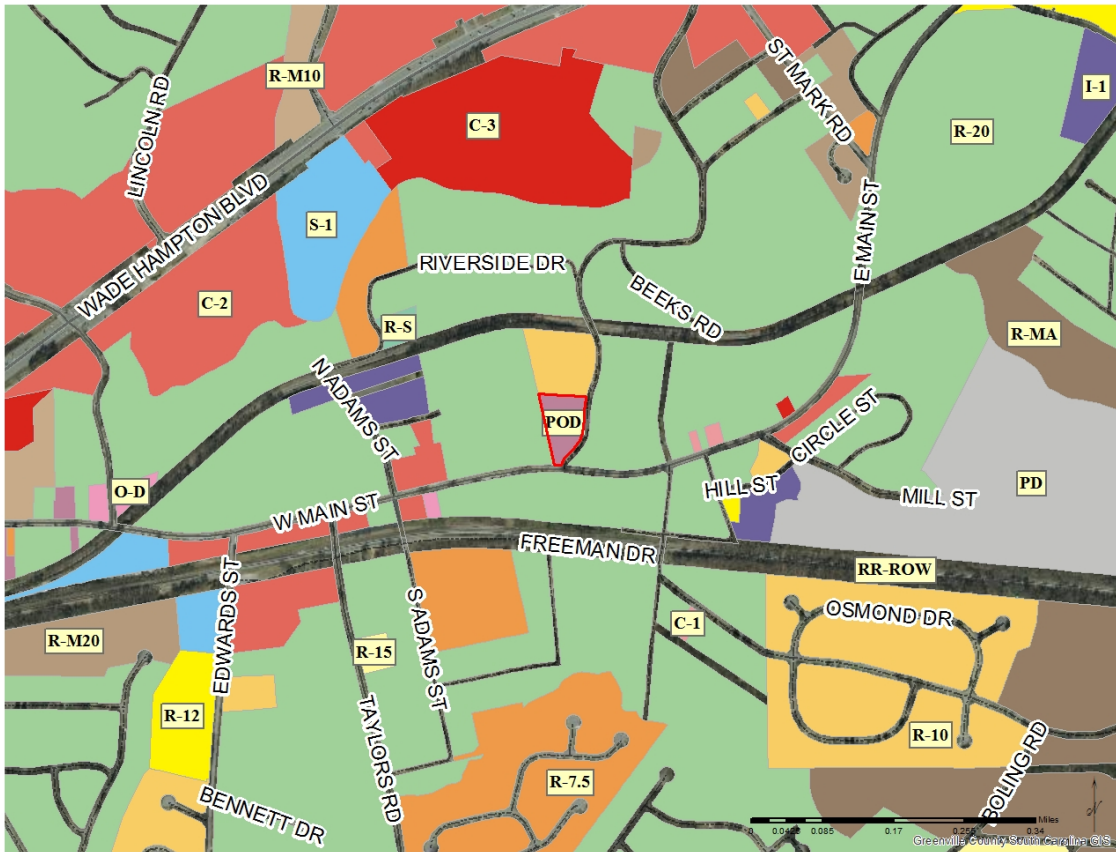
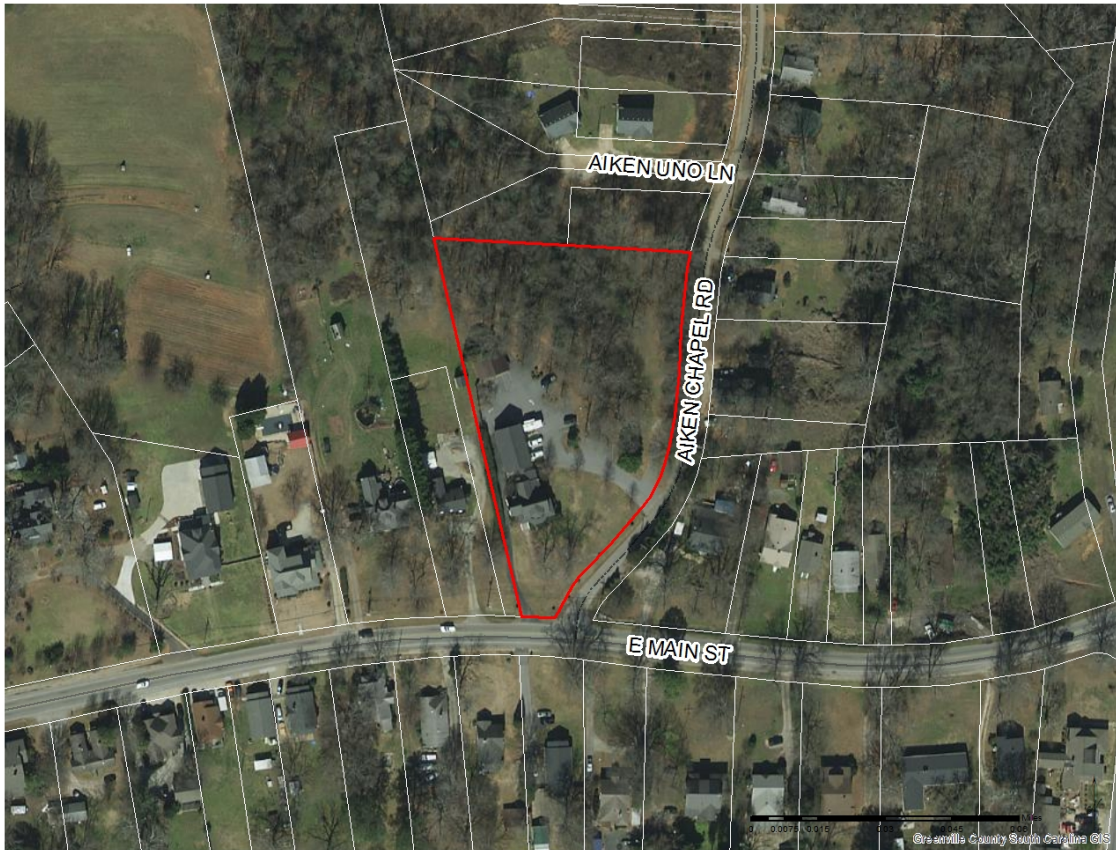
CONCLUSION:

The subject site is surrounded by Single-Family Residential land uses and zoning. Staff is of the opinion rezoning this parcel back to the original zoning of R-20, Single-Family Residential would be consistent with the surrounding community. Staff also believes the requested zoning would be appropriate with the recommended land use of residential in the Taylors Community Plan.

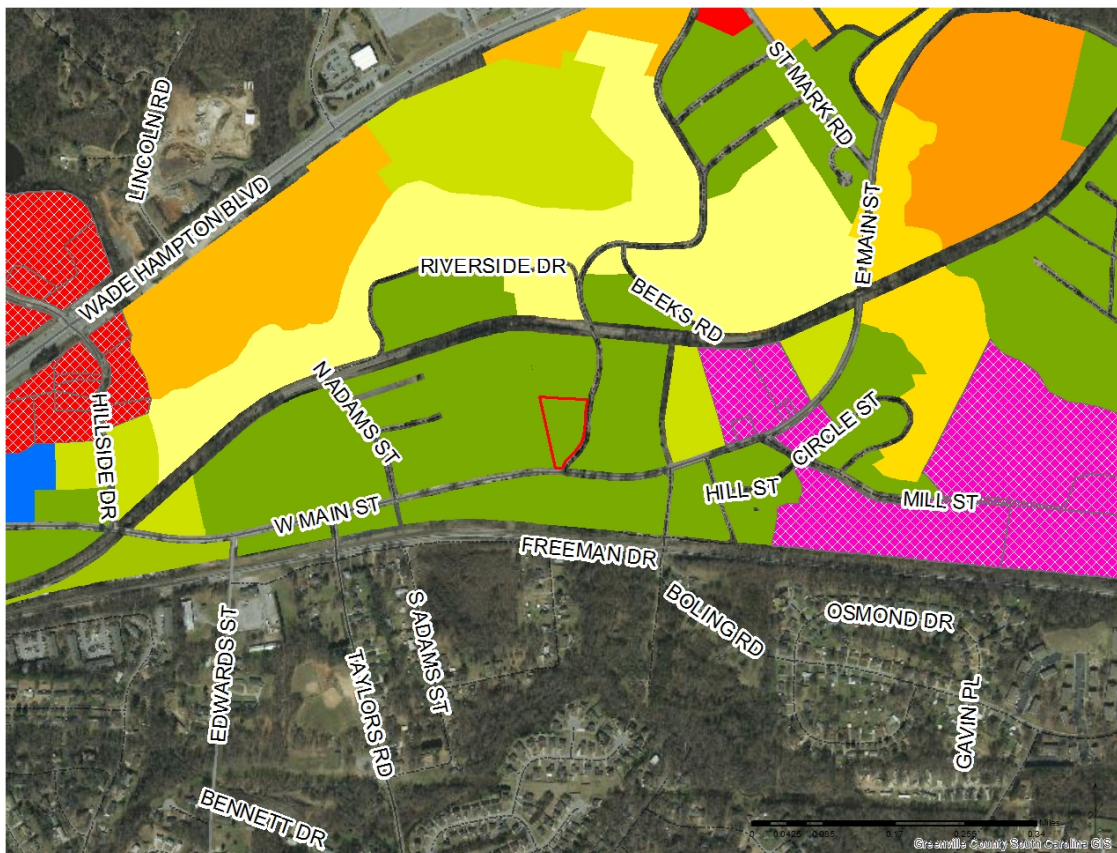
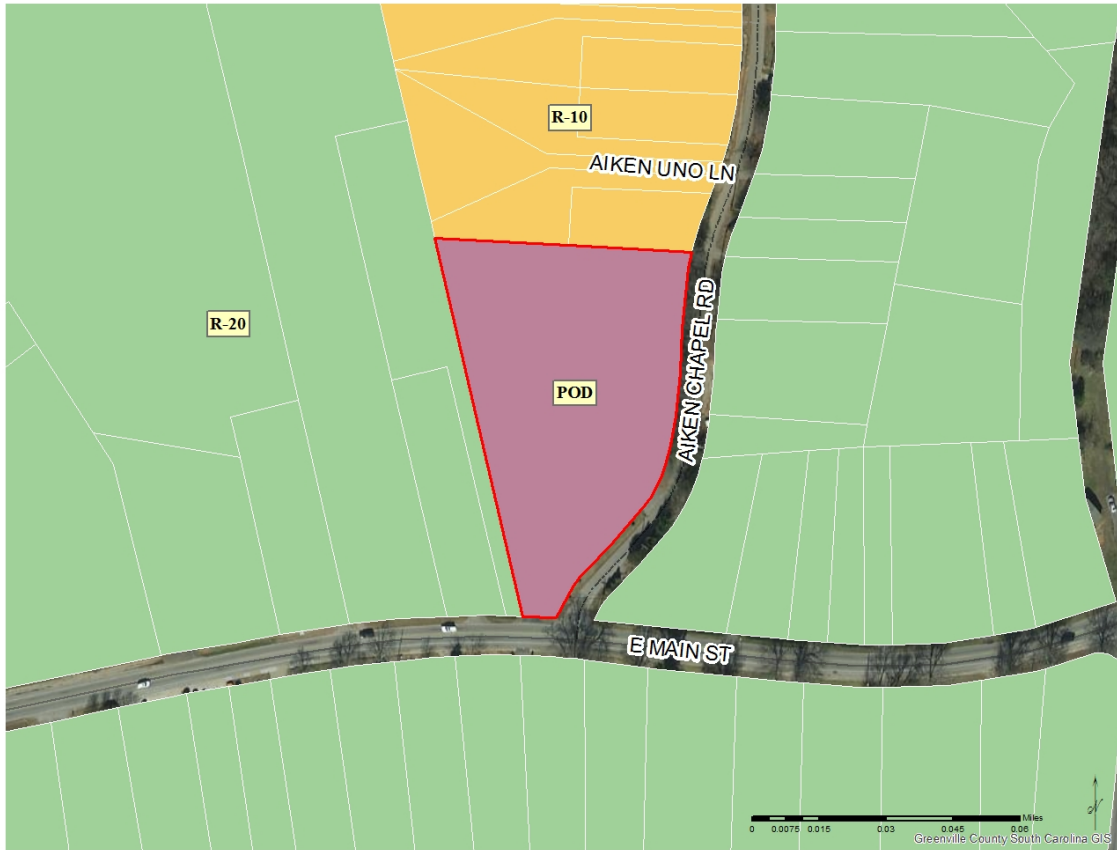
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Aerial Photography, 2016



Zoning Map



Taylors Community Plan, Future Land Use