

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-47	David Sarkela, DSR Builders, Inc. for Alex and Patricia S. Dukes 40 Vaughn Road 0539030101106 R-S, Residential Suburban to R-15, Single-Family Residential	21	Approval	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) Representative</p> <ul style="list-style-type: none"> • Requesting R-15 zoning • The property is narrow and limits the number of homes • Proposing approximately 14 homes • The road will run parallel to Wild Thorn Lane • DSR is a custom home builder • Lots will be a minimum size of 15,000sqft • One entrance and exit onto Vaughn Road <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about the impact additional traffic will have • Would like a guarantee that there will be no entrance or exit onto Maxwell Circle • Vaughn Road is becoming a major thoroughfare <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 2 Present</p> <p>Against: 9 Present</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban, is 7.13 acres of property located on Vaughn Road approximately 0.4 miles west of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 210 feet of frontage along Vaughn Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a new single-family residential community.</p> <p>The subject site is located in an area where single-family residential zoning and land uses are present. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is similar with emerging and existing zonings in this area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>					
GCPC	<p>At the August 23, 2017 Planning Commission meeting, the Commissioners denied the request because they did not feel the density was appropriate for the Woodruff Road area.</p>					

DOCKET NUMBER: CZ-2017-47

APPLICANT: David Sarkela, DSR Builders, Inc. for Alex and Patricia S. Dukes

PROPERTY LOCATION: 40 Vaughn Road

PIN/TMS#(s): 0539030101106

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 7.13

COUNCIL DISTRICT: 21 – Roberts

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	PD	single-family residential
South	PD	medical office and vacant wooded
West	R-S	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 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	7.13	12 units
Requested	R-15	2.9 units/acre		20 units

A successful rezoning may add up to 8 dwelling units.

ROADS: Vaughn Road: two-lane County-maintained local
Maxwell Circle: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	5,300' W	10,600	9,800 -7.5%	11,900 21.4%
Roper Mountain Road	6,000' E	0	0	7,400 N/A

SUMMARY:

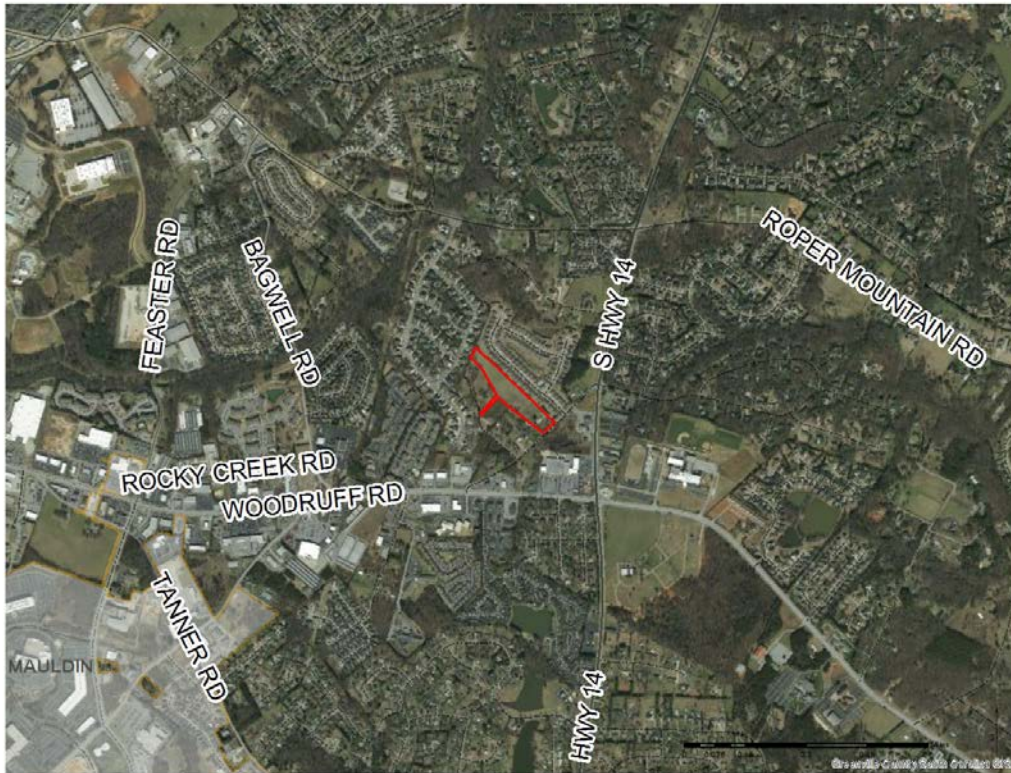
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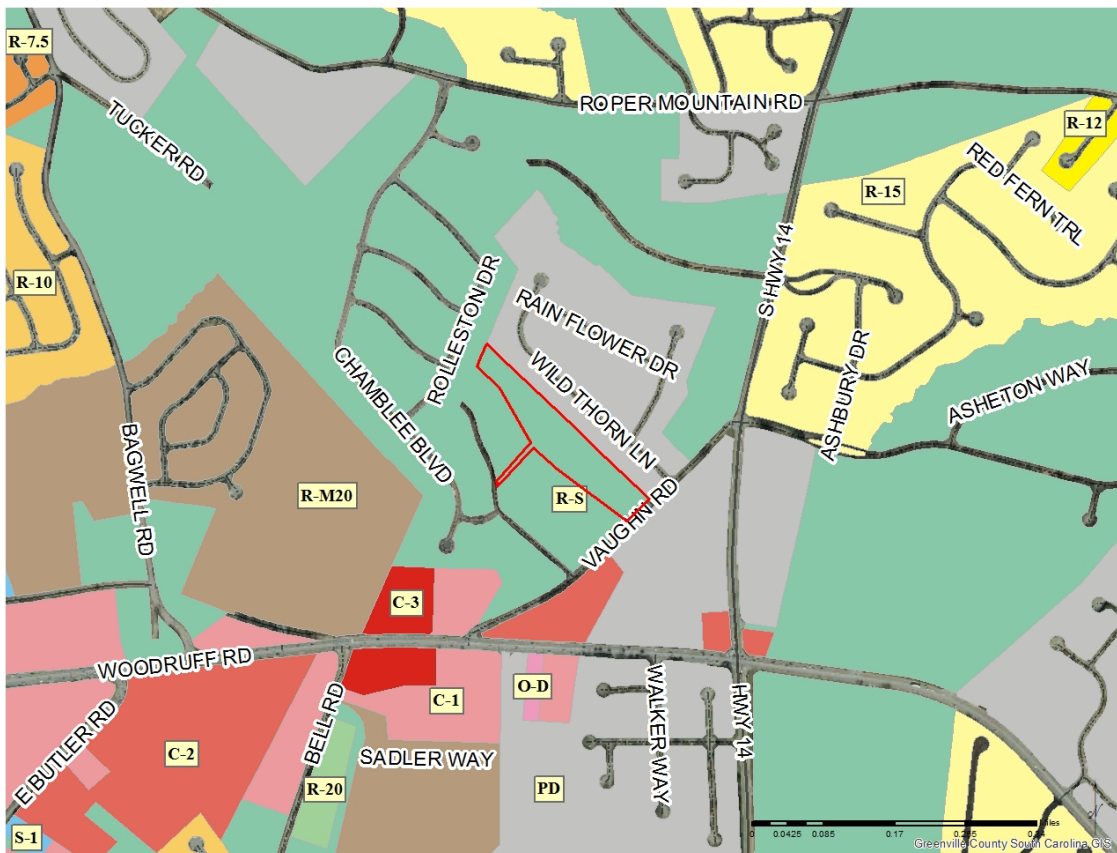
CONCLUSION:

The subject site is located in an area where single-family residential zoning and land uses are present. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is similar with emerging and existing zonings in this area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

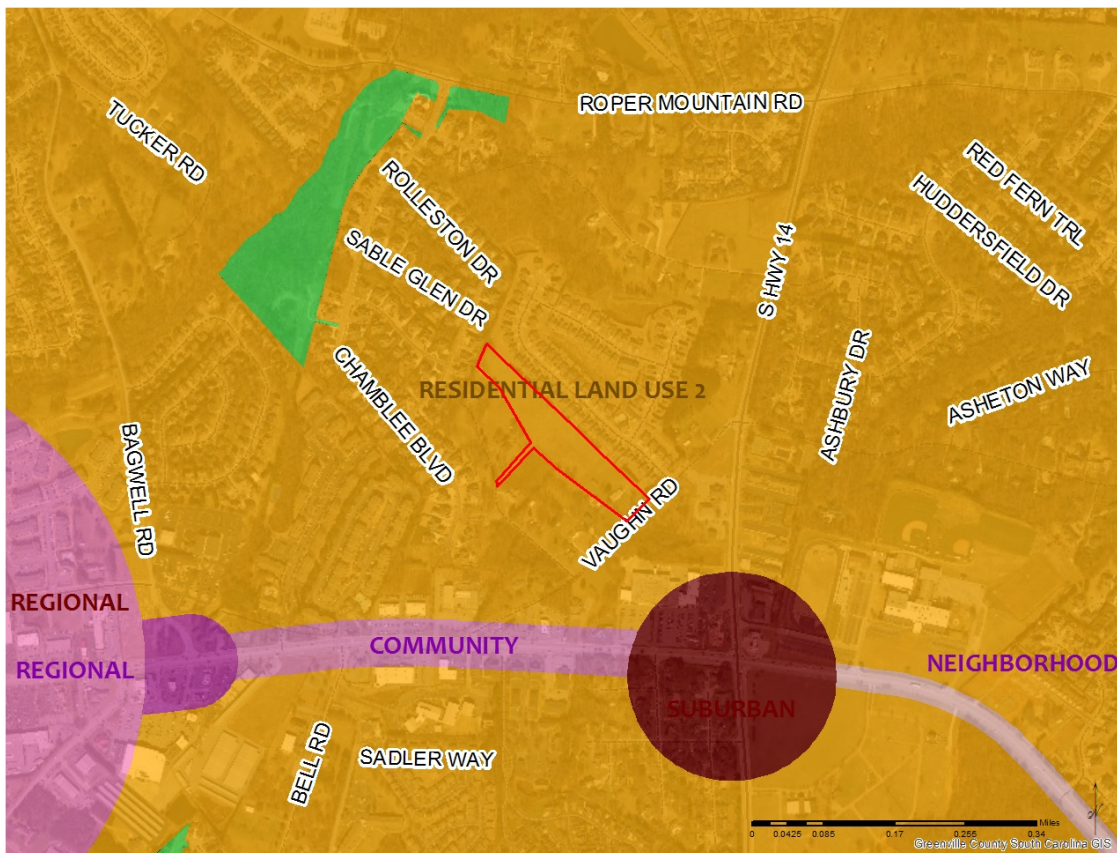
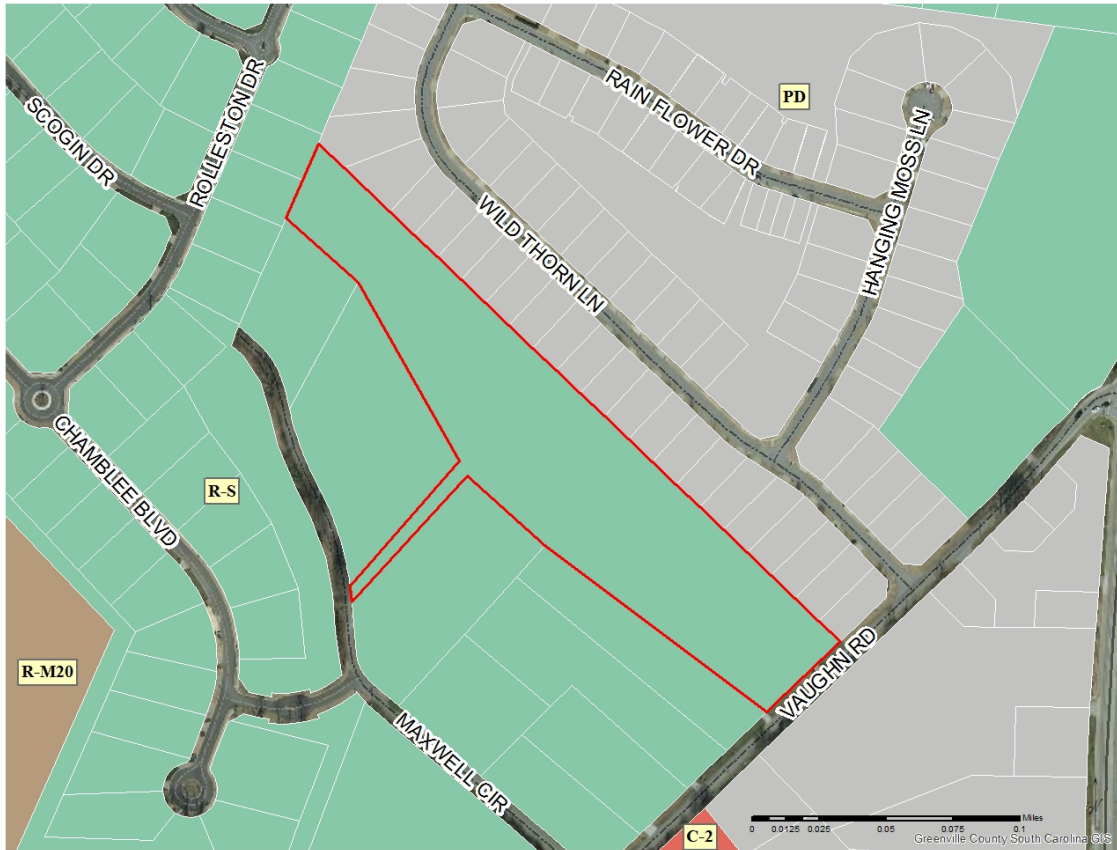
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Aerial Photography, 2016



Zoning Map



Future Land Use Map