

Zoning Docket from May 14, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-31	Larry B. and Judy N. Carper 33 Yown Road 0240020102201 R-15, Single-Family Residential to R-S, Residential Suburban	25	Approval	Approval 5-23-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 14, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property was previously blighted and overgrown • Owner bought and fixed up property • Lived there for the past 15 years with animals • Currently has 6 to 7 goats and sheep • Wants to come into compliance <p>2) Resident</p> <ul style="list-style-type: none"> • Supports rezoning • Owner has fixed up the property • Built barns, planted trees and improved overall property <p>3) Resident</p> <ul style="list-style-type: none"> • Lives across the street from the property • No complaints about the owner, the owner maintains, upkeeps and improves their property • Enjoy having him as a neighbor <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 11 present</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-15, Single-Family Residential is 7.37 acres of property located on Yown Road approximately 0.65 miles west of the intersection of White Horse Road and Old Easley Bridge Road. The parcel has approximately 300 feet of frontage along Yown Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for suburban farm animals (sheep, goats, chickens).</p> <p>This 7.37 acres site is currently zoned R-15, Single-Family Residential. Earlier this year, the applicant was cited with a notice of violation for the use of farm animals on the applicant's property. The use of farm animals is permitted in R-R3 and R-R1, Rural Residential; R-S, Residential Suburban; and R-20A, Single-Family Residential. Staff is of the opinion rezoning this parcel to R-S, Residential Suburban would be a more appropriate zoning for the size of this 7.37 acre lot, and would be a more restrictive use. Staff believes the requested rezoning will have minimal impact on the surrounding neighborhood.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

DOCKET NUMBER: CZ-2018-31

APPLICANT: Larry B. and Judy N. Carper

PROPERTY LOCATION: 33 Yown Road

PIN/TMS#(s): 0240020102201

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 7.37

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-15	single-family residential
South	R-MA	mobile home park and single-family residential
West	R-15	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker 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-15	2.9 units/acre	7.37	21 units
Requested	R-S	1.7 units/acre		12 units

A successful rezoning may remove up to 9 dwelling units.

ROADS: Yown Road: two-lane State-maintained local

TRAFFIC: No traffic counts in proximity of Yown Road.

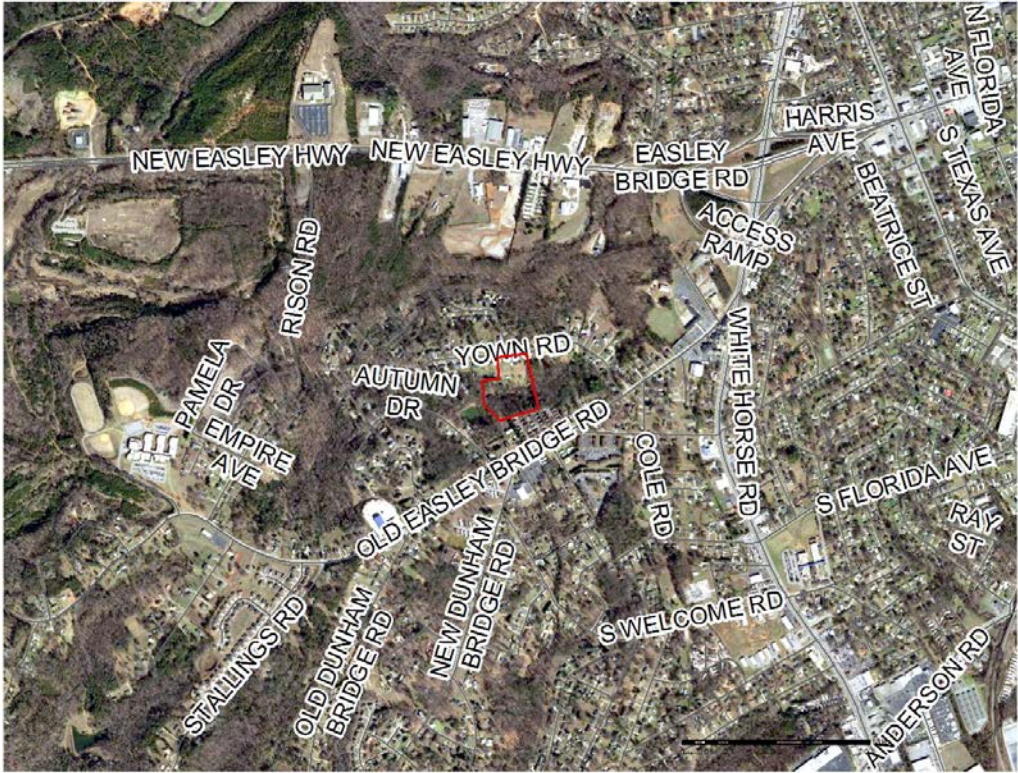
SUMMARY: The subject parcel zoned R-15, Single-Family Residential is 7.37 acres of property located on Yown Road approximately 0.65 miles west of the intersection of White Horse Road and Old Easley Bridge Road. The parcel has approximately 300 feet of frontage along Yown Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

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CONCLUSION:

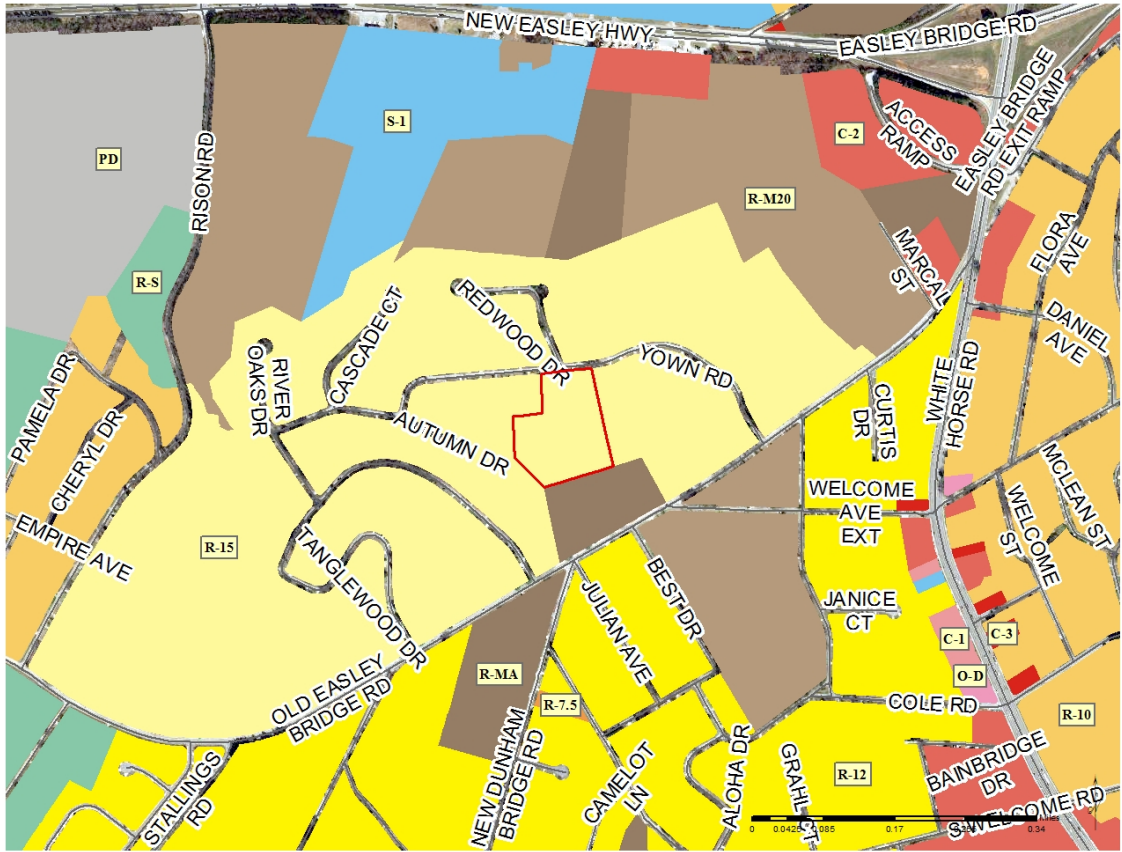
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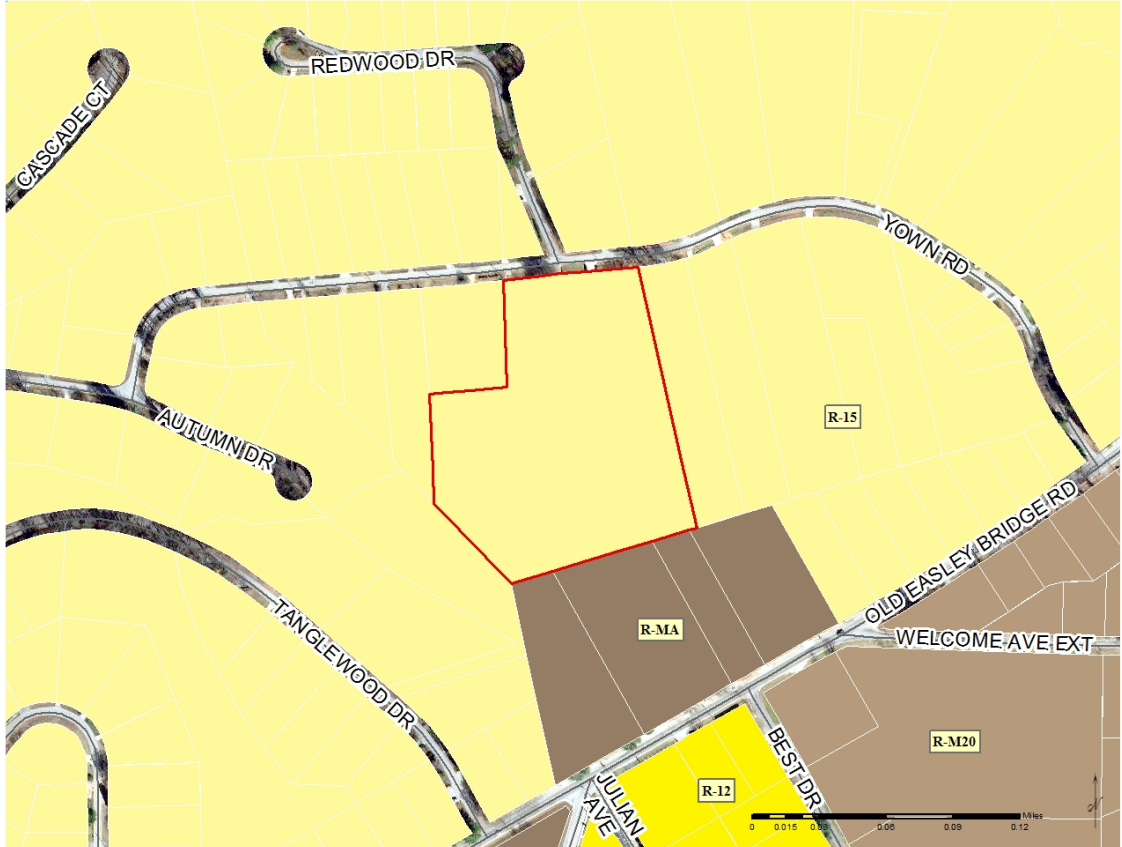


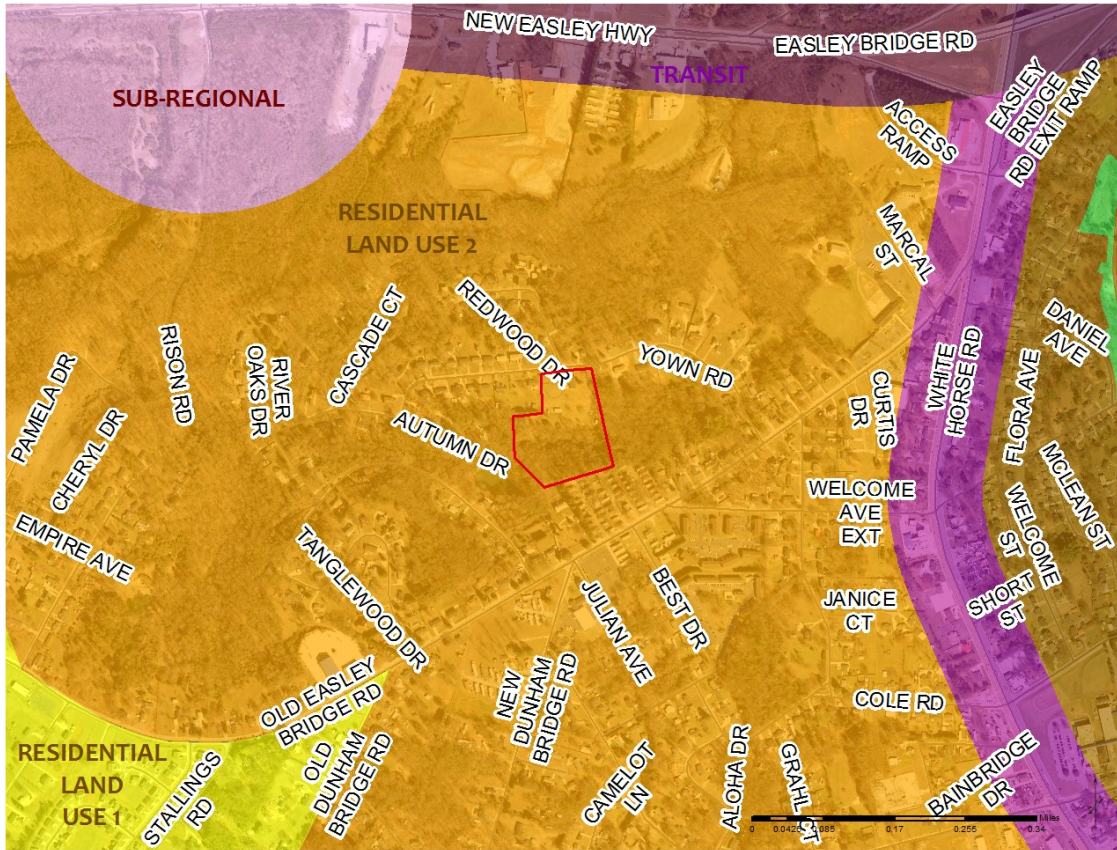
Aerial Photography, 2017





Zoning Map





Future Land Use Map