

Zoning Docket from May 14, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-36	Andrea Culpepper 715 Chick Springs Road T012000200105 R-20, Single-Family Residential to O-D, Office District	18	Denial	Denial 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> 1) Applicant</p> <ul style="list-style-type: none"> • Owns Culpepper Designs • Moved to 207 W. Main Street in Taylors from a home business • Offers full wedding and event facility along with a florist • Does not have a lot of cars coming and going to the property • Delivers flowers • Currently rent • Wants to build equity for the business and located on this property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 2 emails</p>
Staff Report	<p>The subject parcel zoned R-20, Single-Family Residential, is 0.78 acres of property located on Chick Springs Road approximately 0.9 miles southwest of the intersection of South Suber Road and Wade Hampton Boulevard. The parcel has approximately 160 feet of frontage along Chick Springs Road and 235 feet of frontage along Alexander Road. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for florist/wedding planning.</p> <p>The subject site is surrounded by single-family residences and vacant land with R-20, Single-Family Residential zoning. Staff is of the opinion that rezoning the subject site to O-D, Office District would not be appropriate with the surrounding zoning and land uses in this area. The requested zoning is also not consistent with Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.</p>					

DOCKET NUMBER: CZ-2018-36

APPLICANT: Andrea Culpepper

PROPERTY LOCATION: 715 Chick Springs Road

PIN/TMS#(s): T012000200105

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 0.78

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	vacant land
South	R-20	vacant land
West	R-20	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 2* which prescribes 3 to 6 units per acre.

ROADS: Chick Springs Road: two-lane County-maintained minor collector
Alexander Road: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Old Rutherford Road	4,350' NW	700	475 -32.1%	750 +57.9%

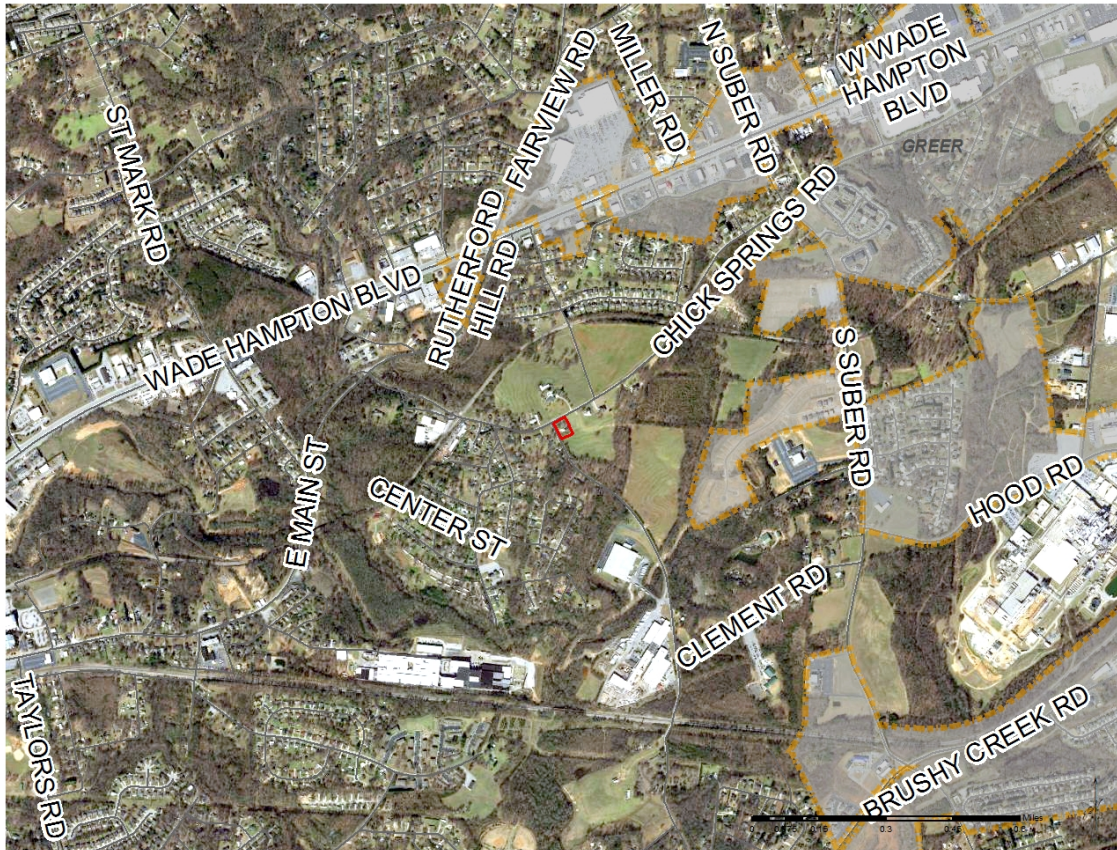
SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 0.78 acres of property located on Chick Springs Road approximately 0.9 miles southwest of the intersection of South Suber Road and Wade Hampton Boulevard. The parcel has approximately 160 feet of frontage along Chick Springs Road and 235 feet of frontage along Alexander Road. The applicant is requesting to rezone the property to O-D, Office District.

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CONCLUSION:

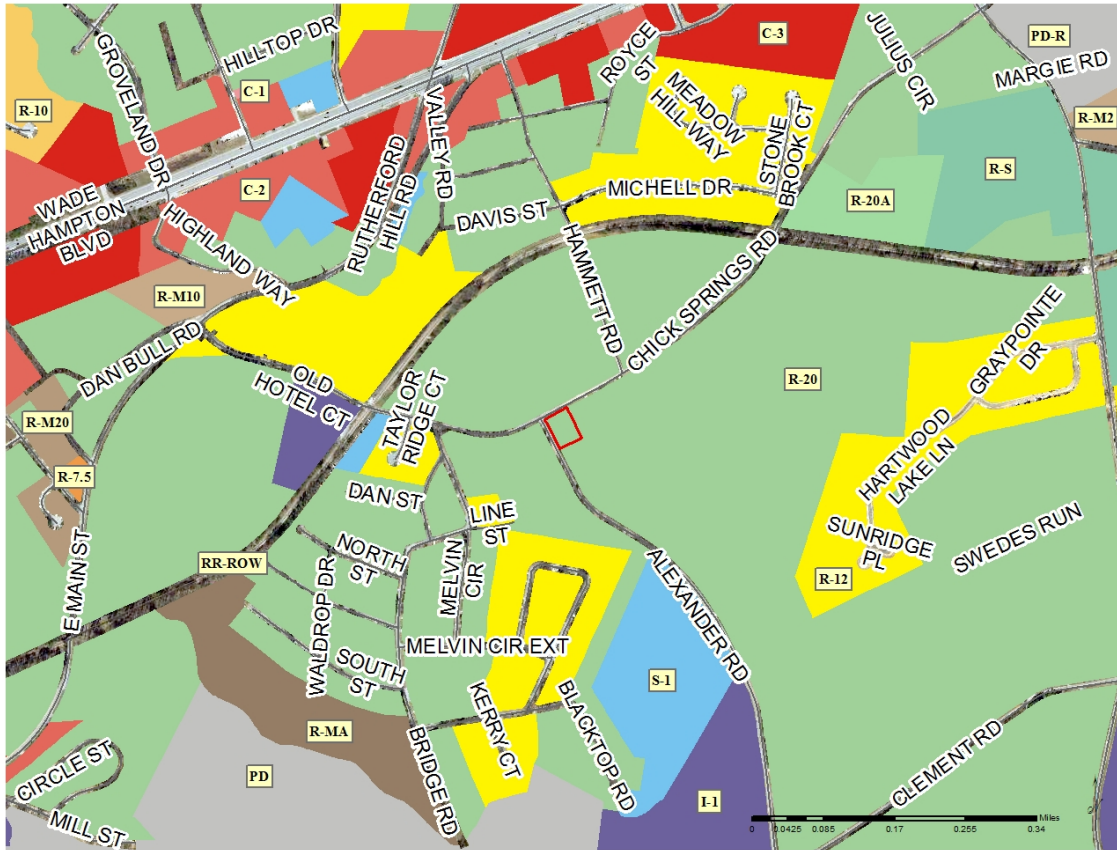
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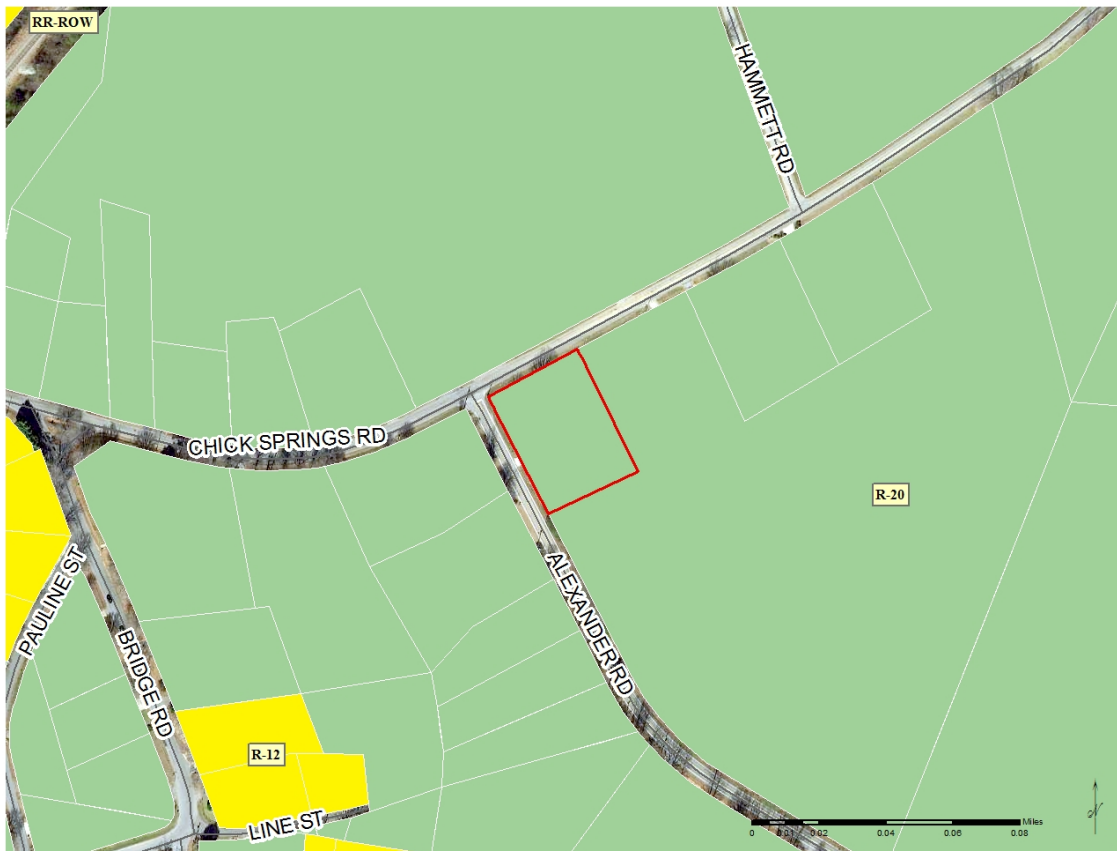


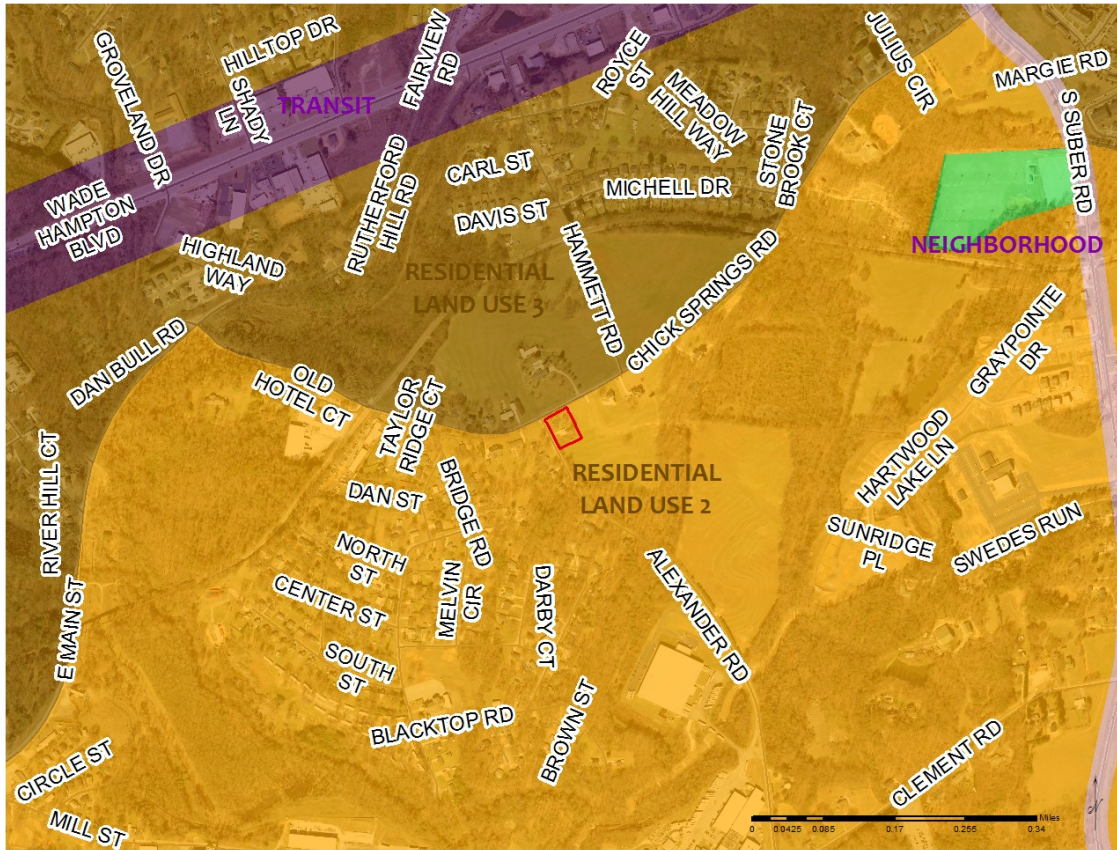
Aerial Photography, 2017





Zoning Map





Future Land Use Map