

Zoning Docket from August 20, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-46	David Gerald Hewitt for Upstate Custom Builders 3 Owens Road P016010200100 R-20, Single-Family Residential to R-7.5, Single-Family Residential	20	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2018 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> 1) Resident</p> <ul style="list-style-type: none"> • Keep trees, they are a good thing. <p>List of meetings with staff: None</p>				<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>	
Staff Report	<p>ANALYSIS: There had been a single-family home on this property until 2017 when the home was demolished. There are no new road improvements planned for Owens Road or Brushy Creek Road. The subject site has a Neighborhood Corridor, located along Brush Creek Road. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.</p> <p>SUMMARY: The subject parcel zoned R-20, is 0.83 acres of property located on Owens Road approximately 0.40 miles southeast of the intersection of Edwards Road and Brushy Creek Road. The parcel has approximately 400 feet of frontage along Owens Road and approximately 380 feet of frontage along Brushy Creek Road. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.</p> <p>The applicant states the proposed land use is for two duplexes or four townhome units.</p> <p>CONCLUSION: The subject parcel is located between Brushy Creek Road and Owens Road, locating two of the three sides of this parcel along a road. The surrounding residential lot sizes range from 7,500 square feet to 15,000 square feet per lot in R-20, Single-Family Residential zoning. The surrounding densities range from 2.9 to 6 units per acre, with the townhome development to the east having the highest density. The Imagine Greenville County Comprehensive Plan recommends 3 to 6 units per acre. Staff is of the opinion the requested R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre would be consistent with both the surrounding density and the recommended density for this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					

Planning Report

DOCKET NUMBER: CZ-2018-46

APPLICANT: David Gerald Hewitt for Upstate Custom Builders

PROPERTY LOCATION: 3 Owens Road

PIN/TMS#(s): P016010200100

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.83

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May of 1970, as part of Area 1. There was an unsuccessful C-1, Commercial rezoning request in 1991, CZ-1991-54.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	C-1	townhome development
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 Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre and also as a Neighborhood Corridor which is predominantly residential in form and function.

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-20	2.2 units/acre	0.86	1 units
Requested	R-7.5	5.8 units/acre		4 units

A successful rezoning may add up to 3 dwelling units.

ROADS:

Owens Road: two-lane County-maintained local
Brushy Creek Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Stockton Road	2,005' S	600	600 0%	1,000 67%

ANALYSIS:

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SUMMARY:

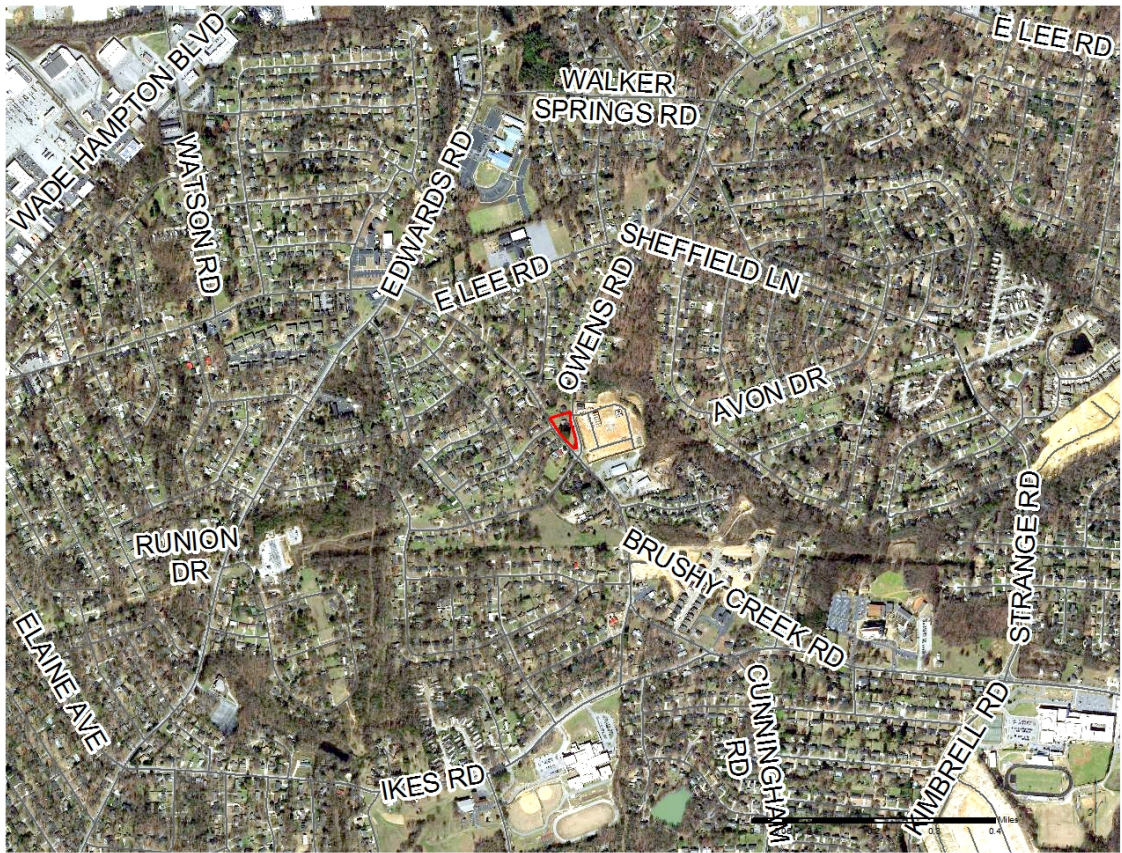
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CONCLUSION:

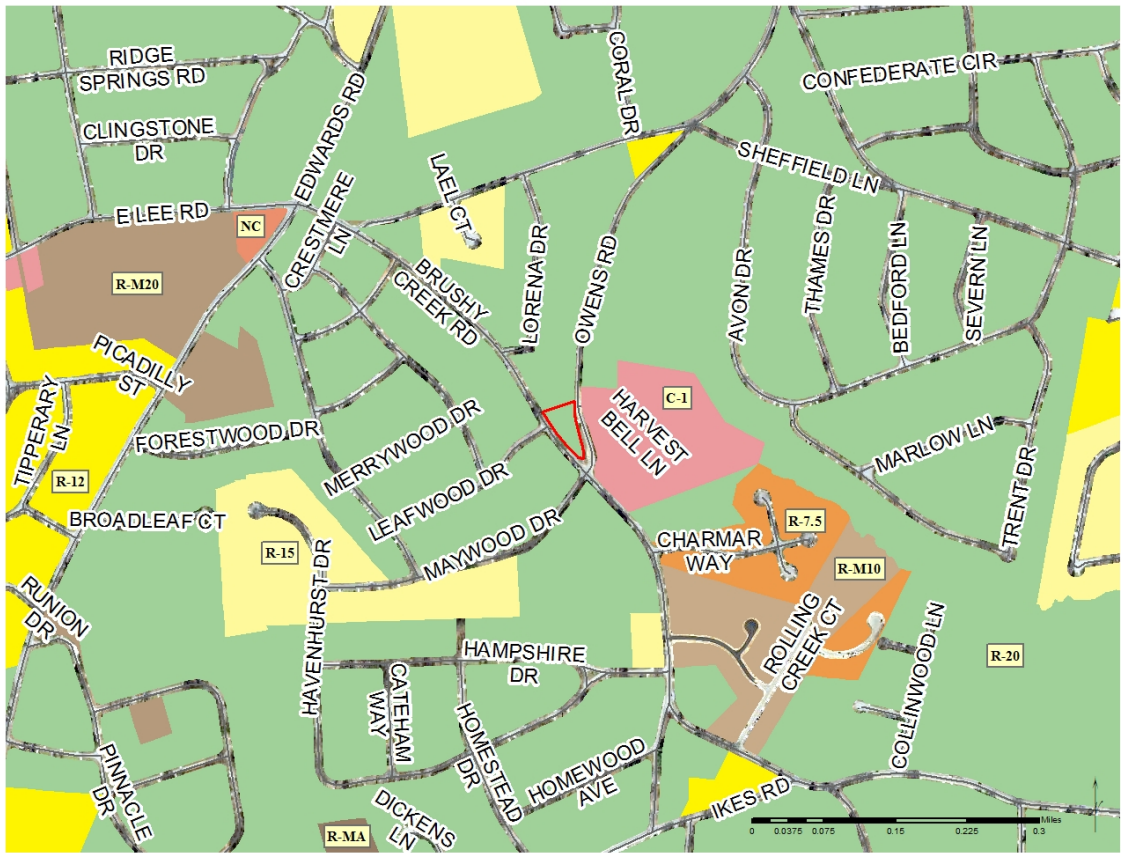
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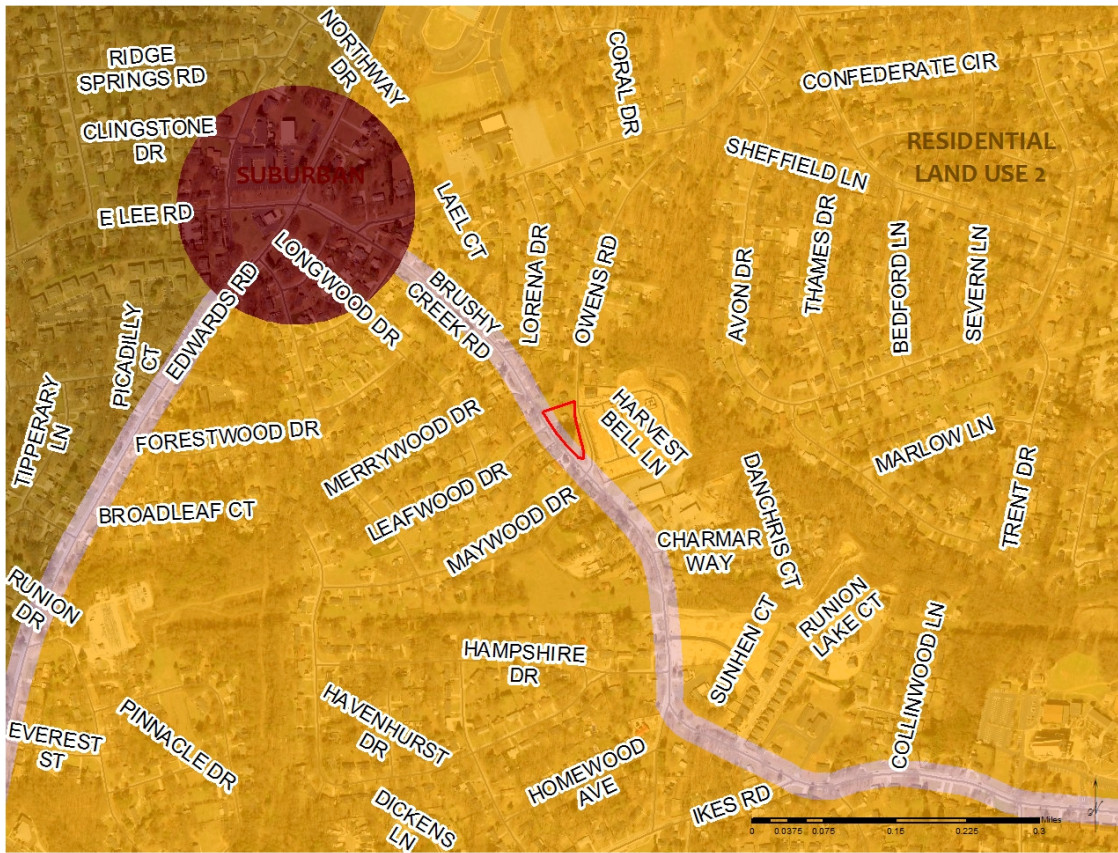
Aerial Photography, 2018





Zoning Map





Future Land Use Map