

Zoning Docket from August 20, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-50	Donna Williamson 908 Old Buncombe Road 0479000101908 S-1, Services to R-12, Single-Family Residential	19	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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently have a home and live on the property • Wants to be able to make home improvements, build a garage and possibly place a pool on the property <p><u>Speakers Against:</u></p> <p>None</p> <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:</p> <p>There has been a single-family home on this property since the mid 90's. The Swamp Rabbit Trail crosses just to the north on Old Buncombe Road. There are no new road improvements planned for Old Buncombe Road.</p> <p>SUMMARY:</p> <p>The subject parcel zoned S-1, is 1.0 acres of property located on Old Buncombe Road approximately 0.15 miles northwest of the intersection of Old Buncombe Road and Highway 25. The parcel has approximately 250 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential, which would bring the existing residence into conformance.</p> <p>The applicant states the proposed land use is for residential use.</p> <p>CONCLUSION:</p> <p>The subject site is located in an area surrounded by single-family residential homes and vacant wooded land. The subject site is also surrounded by residential zoning. Staff is of the opinion rezoning to R-12, Single-Family Residential is consistent with the existing land uses and zoning in this area. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					

DOCKET NUMBER: CZ-2018-50

APPLICANT: Donna Williamson

PROPERTY LOCATION: 908 Old Buncombe Road

PIN/TMS#(s): 0479000101908

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned S-1, Services in April 1972, as part of Area 3.

EXISTING LAND USE: single-family home

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	vacant wooded
East	R-S and C-2	single-family residential
South	R-12	single-family residential and vacant wooded land
West	R-12	vacant wooded land

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
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>1.0</i>	<i>0 units</i>
<i>Requested</i>	R-12	3.6 units/acre		3 units

A successful rezoning may add up to 3 dwelling units.

ROADS: Old Buncombe Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Old Buncombe Road	4,600' N	2,000	1,850 -7.5%	2,200 19%

ANALYSIS: There has been a single-family home on this property since the mid 90's. The Swamp Rabbit Trail crosses just to the north on Old Buncombe Road. There are no new road improvements planned for Old Buncombe Road.

SUMMARY:

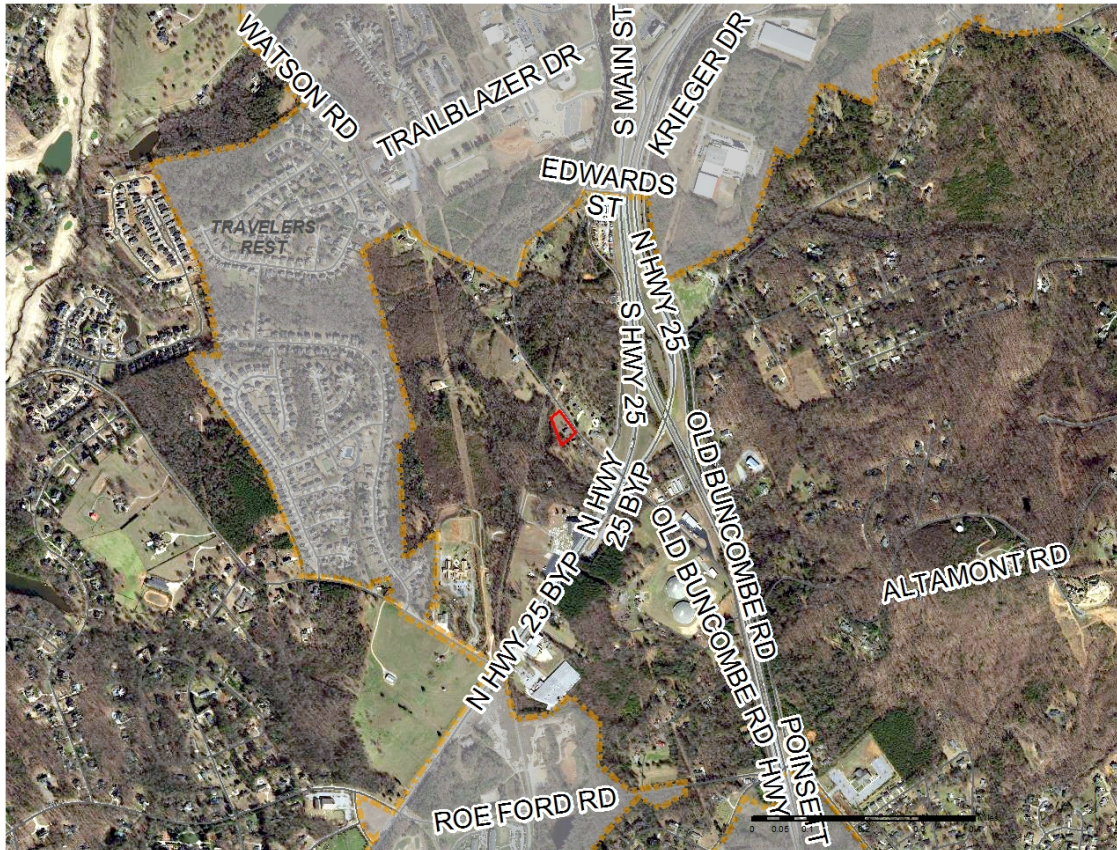
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CONCLUSION:

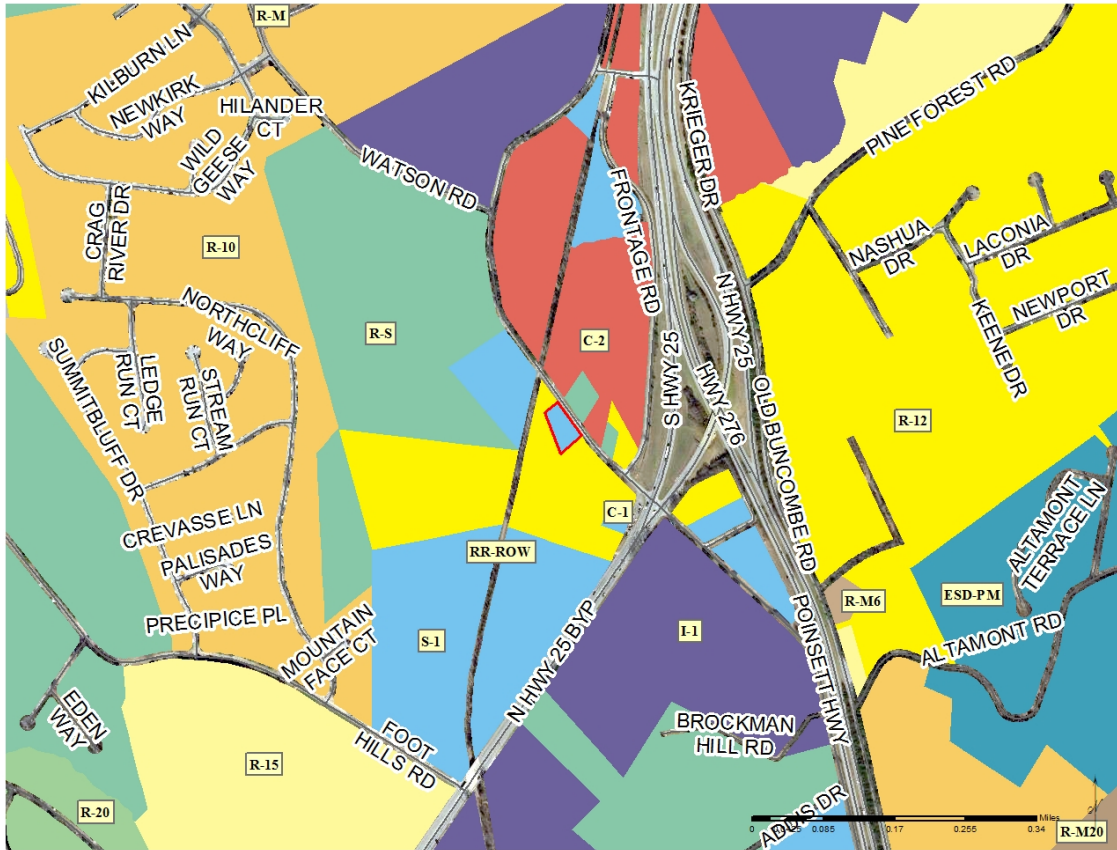
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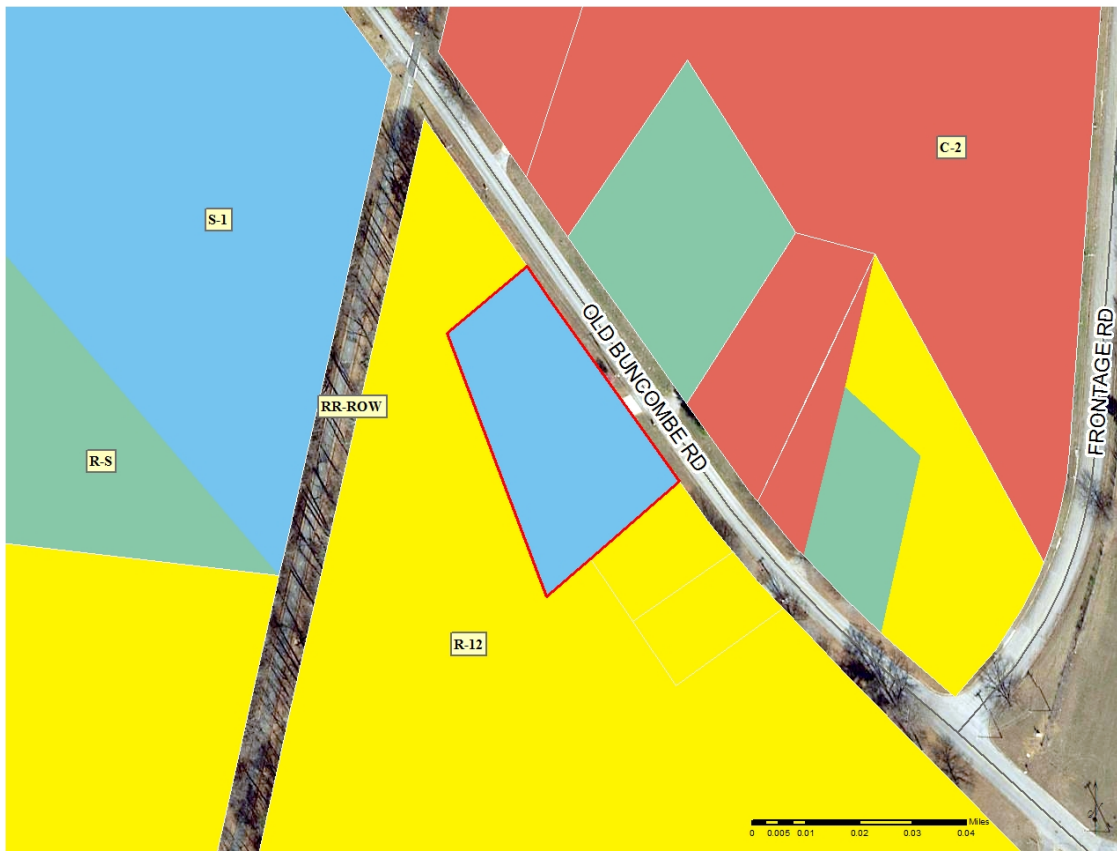


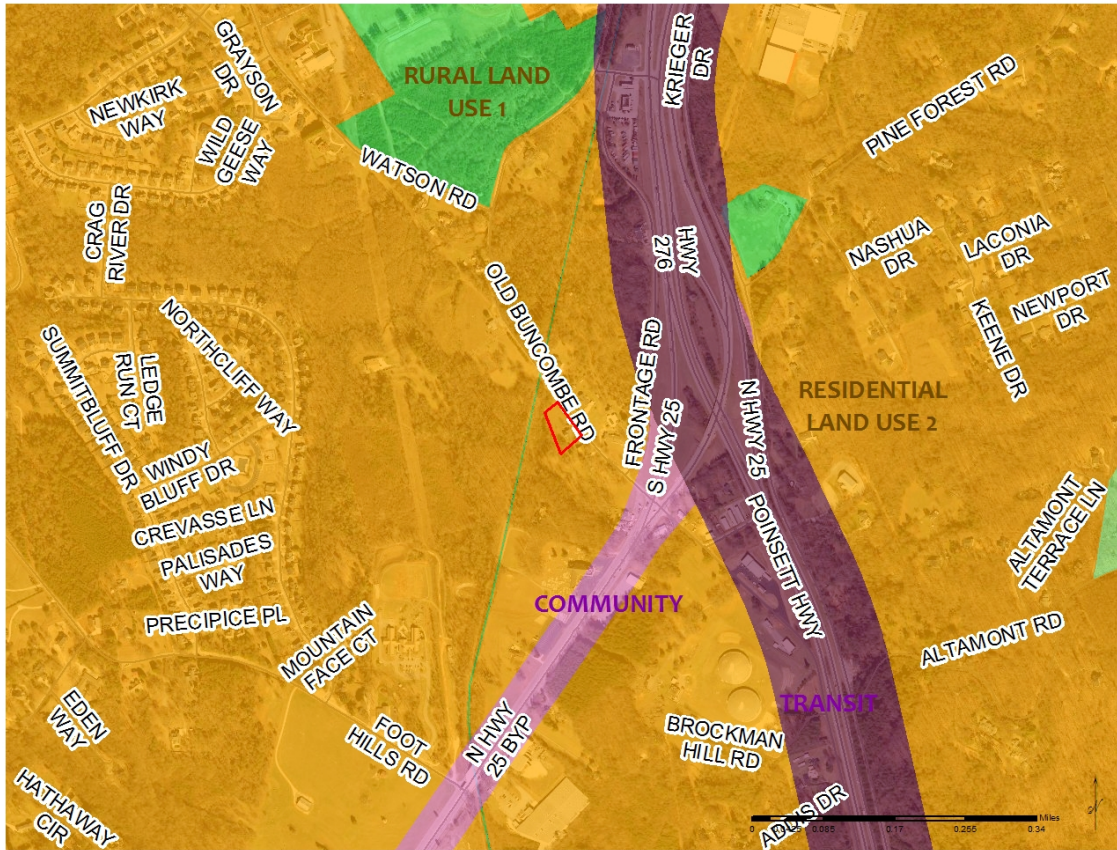
Aerial Photography, 2018





Zoning Map





Future Land Use Map