

Zoning Docket from October 15, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-65	Dean Edward Dupont 103 Lake Sunshine 0318000200612 (portion) S-1, Services to R-S, Residential Suburban	27	Approval	Approval 10-24-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Bought property 4 to 5 years ago • Would like to build a house on the site • Current zoning would not allow for a house his property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject site is located along a two-lane County maintained road with no planned improvements. The existing zoning surrounding this property is R-S, Residential Suburban. The character of the surrounding area is large lots with single-family homes.</p> <p>SUMMARY: The subject parcel zoned S-1, Services, is 1.7 acres of property located on Lake Sunshine approximately 1.7 miles southeast of the intersection of East Curtis Street (SC-417) and Southeast Main Street (SC-14). The parcel has approximately 175 feet of frontage along Lake Sunshine. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for single-family home.</p> <p>CONCLUSION: The subject site is surrounded mainly by single-family residential zoning and land uses with some vacant wooded land. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses, zoning and density in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

DOCKET NUMBER: CZ-2018-65

APPLICANT: Dean Edward Dupont

PROPERTY LOCATION: 103 Lake Sunshine

PIN/TMS#(s): 0318000200612 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.7

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned S-1, Services in March 1996, as part of Area 11.

EXISTING LAND USE: barn/shed

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and S-1	single-family residential
East	R-S	single-family residential and vacant wooded land
South	R-S and S-1	vacant wooded land
West	R-S	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>1.7</i>	<i>0 units</i>
Requested	R-S	1.7 units/acre		2 units

A successful rezoning may add up to 2 dwelling units.

ROADS: Lake Sunshine: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fowler Road	3,250' N	1,650	1,450 -12.1%	1,750 20.7%

ANALYSIS: The subject site is located along a two-lane County maintained road with no planned improvements. The existing zoning surrounding this property is R-S, Residential Suburban. The character of the surrounding area is large lots with single-family homes.

SUMMARY:

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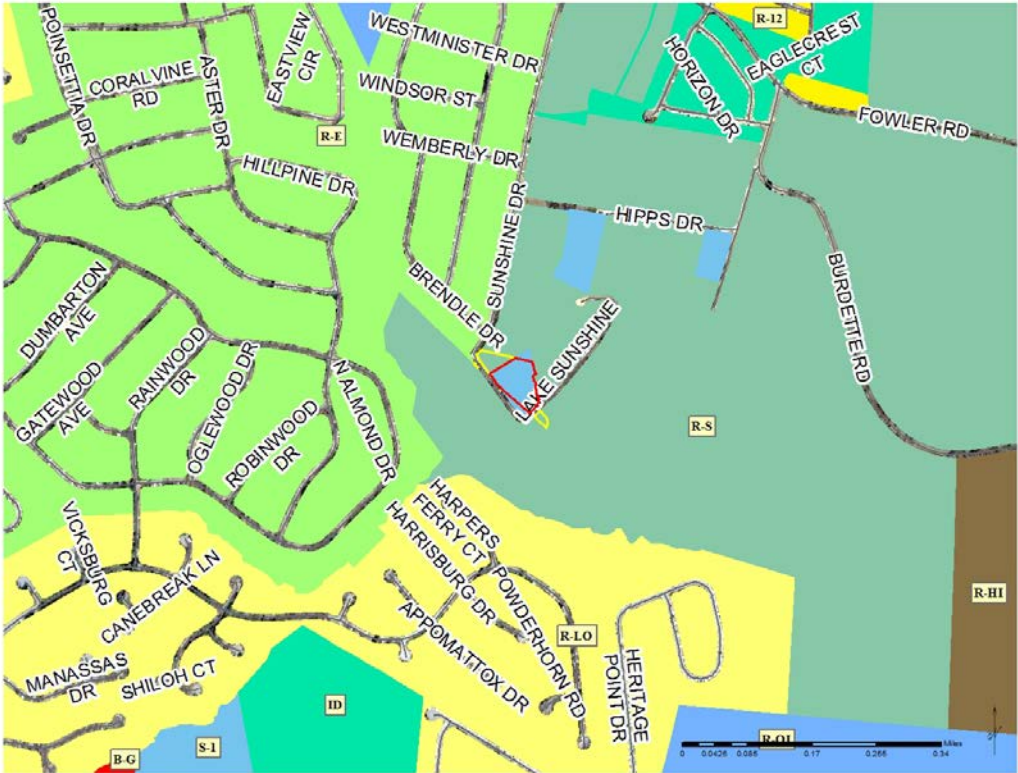
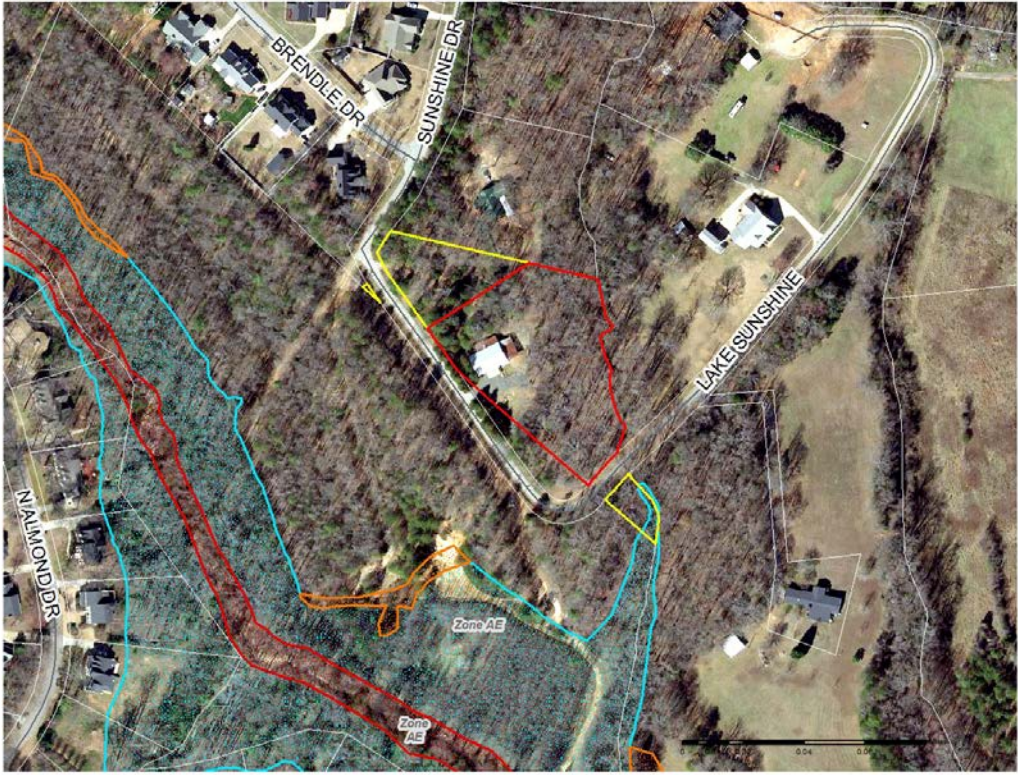
CONCLUSION:

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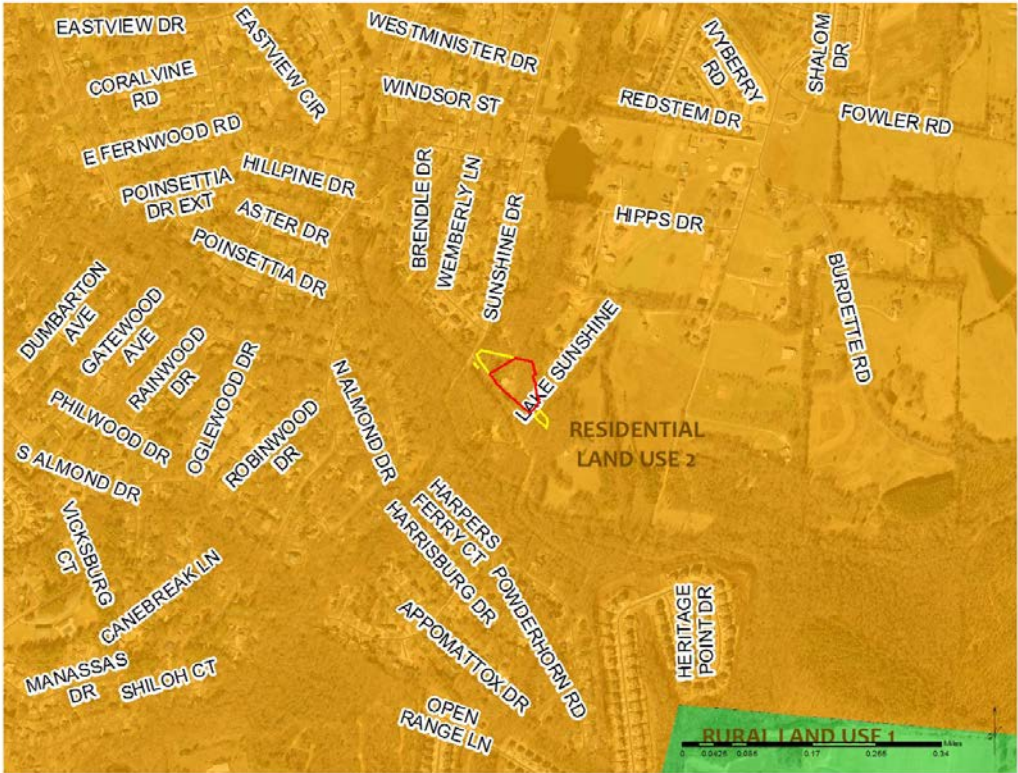
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission recommended approval.



Aerial Photography, 2017



Zoning Map



Future Land Use Map