

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-11	Joe Bryant, Seamon Whiteside & Associates for John Lisi 117 Woodside Road 0576030100621 (portion) Unzoned to R-S, Residential Suburban	26	Approval	Approval 1/23/19	Approval 2/4/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • This was just for access for the residential zoned property to the east • The remainder of the parcel would be untouched <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: R-S zoning falls within the <i>Rural Land Use 2</i> category prescribed by the <u>Imagine Greenville</u> Comprehensive Plan. The subject site isn't large enough to allow a conforming building site; however, the applicant states that this would be an access point for a subdivision, presumably for the parcel directly to the east. Because Woodside Road curves and goes under Highway 418, adequate sight distance needs to be obtained for any access.</p> <p>SUMMARY: The subject parcel is unzoned and is 0.19 acres of property located on Woodside Road approximately 0.1 miles south of the intersection of South Harrison Bridge Road and Highway 418. The parcel has approximately 240 feet of frontage along Woodside Road. The applicant is requesting to zone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for subdivision driveway entrance.</p> <p>CONCLUSION: The subject site is surrounded by single-family residential and vacant wooded land that is both unzoned and zoned R-S, Residential Suburban. Staff is of the opinion that the requested zoning of R-S is consistent with the abutting zoning and land use. The requested zoning would have minimal impact to the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested zoning to R-S, Residential Suburban.</p>					