

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-37	Mark Nyblom, Rosewood Communities, Inc. for Timothy Ray Cox, Raymond Mark Cox, Ronald B. and Andrea C. Styles Dusty Lane 0548020100705, 0548020100707, 054802010711, & 0548020100704 R-S, Residential Suburban and C-3, Commercial to R-15, Single-Family Residential	27	Approval	No recommendation 5/22/19 (4-4 vote)		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Site is 17.83 acres • New zoning allows up to 51 units, only doing 41 units at 2.9 units per acre • Incorporates Dusty Lane re-alignment and agrees to widening • Water, sewer, and utilities are approved • Single-story product with extensive landscaping • 300K to 350K per house • Fenced development with fenced detention ponds • Will do road improvements in the future • The area is desirable and wants to do a well thought out plan <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Woodruff Road used to be quiet • Concerns about safety and traffic 2) Resident <ul style="list-style-type: none"> • There is not adequate infrastructure • Opposed to development 3) Resident <ul style="list-style-type: none"> • Development will drive out wildlife 4) Resident <ul style="list-style-type: none"> • Straight rezoning allows duplexes • There could be a lot more homes than what is presented • An FRD with a more concrete plan should be considered 5) Resident <ul style="list-style-type: none"> • Wants a good product • Two entrances into the subdivision are needed 6) Resident <ul style="list-style-type: none"> • Thinks alternative options should be considered 					<p>Petition/Letter For: None</p> <p>Against: 15 Present 7 Petitions 13 Emails</p>

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	<p>7) Resident</p> <ul style="list-style-type: none"> • Need left turn lanes • Put a brake on development <p>List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>ANALYSIS: Dusty Lane is a two-lane County-maintained local road that dead ends along the subject parcel. There are also no transit services in this area. Additionally, floodplain is not present on this parcel.</p> <p>SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 20.19 acres of property located on Dusty Lane approximately .75 miles east of the intersection of Woodruff Road and Batesville Road. The parcel has approximately 1,100 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to R-15, Single-family Residential.</p> <p>The applicant states the proposed land use is for single-family residential detached homes.</p> <p>CONCLUSION: The subject site is located off of Dusty Lane, a two-lane County maintained road with a dead end. The site is currently surrounded by single-family residential, a warehouse and a fire station. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is consistent with the surrounding residential zoning and land uses, and is also consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>	
<p>GCPC</p>	<p>At the May 22, 2019 Commission meeting the Commissioners were at a tie vote, with one Commissioner recusing himself. The Commission decided to forward the request with no recommendation.</p>	

DOCKET NUMBER: CZ-2019-37

APPLICANT: Mark Nyblom, Rosewood Communities, Inc. for Timothy Ray Cox, Raymond Mark Cox, Ronald B. and Andrea C. Styles

PROPERTY LOCATION: Dusty Lane

PIN/TMS#(s): 0548020100705, 0548020100707, 0548020100711 and 0548020100704 (portion)

EXISTING ZONING: R-S, Residential Suburban and C-3, Commercial

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 20.19

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. A portion of parcel 0548020100704 had a successful C-3, Commercial zoning request in 2018, CZ-2018-06.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M4 and R-S	single-family residential and fire station
East	R-S and S-1	single-family residential and warehouse
South	R-7.5	single-family residential
West	R-7.5 and C-3	single-family residential

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
Current	R-S	1.7 units/acre	20.19	34 units
Requested	R-15	2.9 units/acre		58 units

A successful rezoning may add up to 24 dwelling units.

ROADS: Dusty Lane: two-lane County-maintained local.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Woodruff Road	1,060' W	17,400	18,500 +6.3%	22,300 +20.5%

ANALYSIS:

Dusty Lane is a two-lane County-maintained local road that dead ends along the subject parcel. There are also no transit services in this area. Additionally, floodplain is not present on this parcel.

SUMMARY:

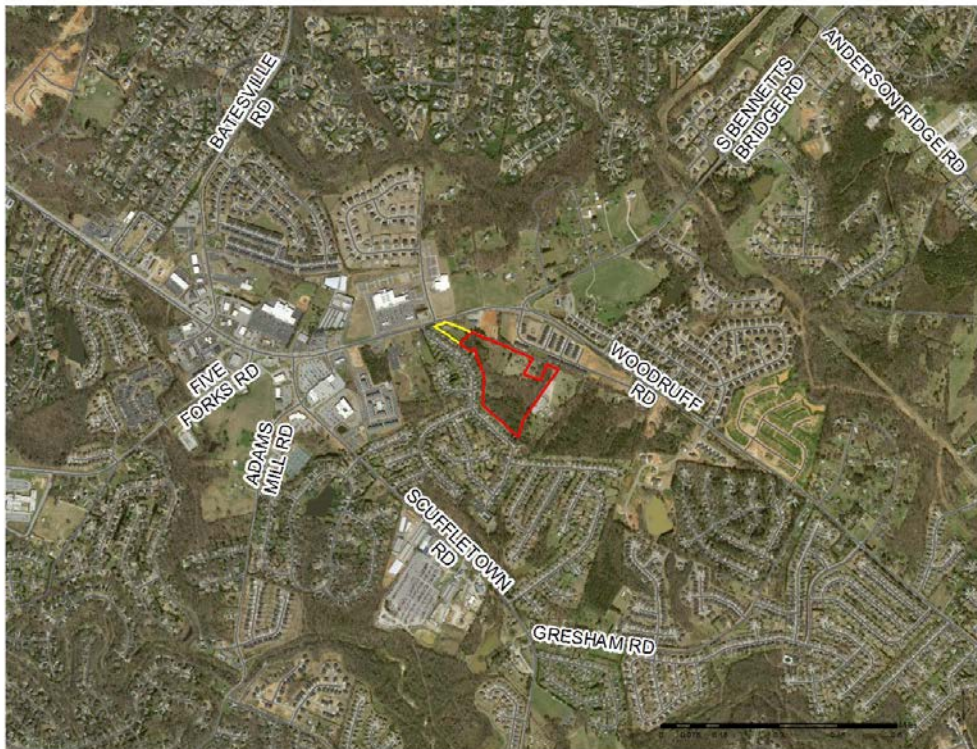
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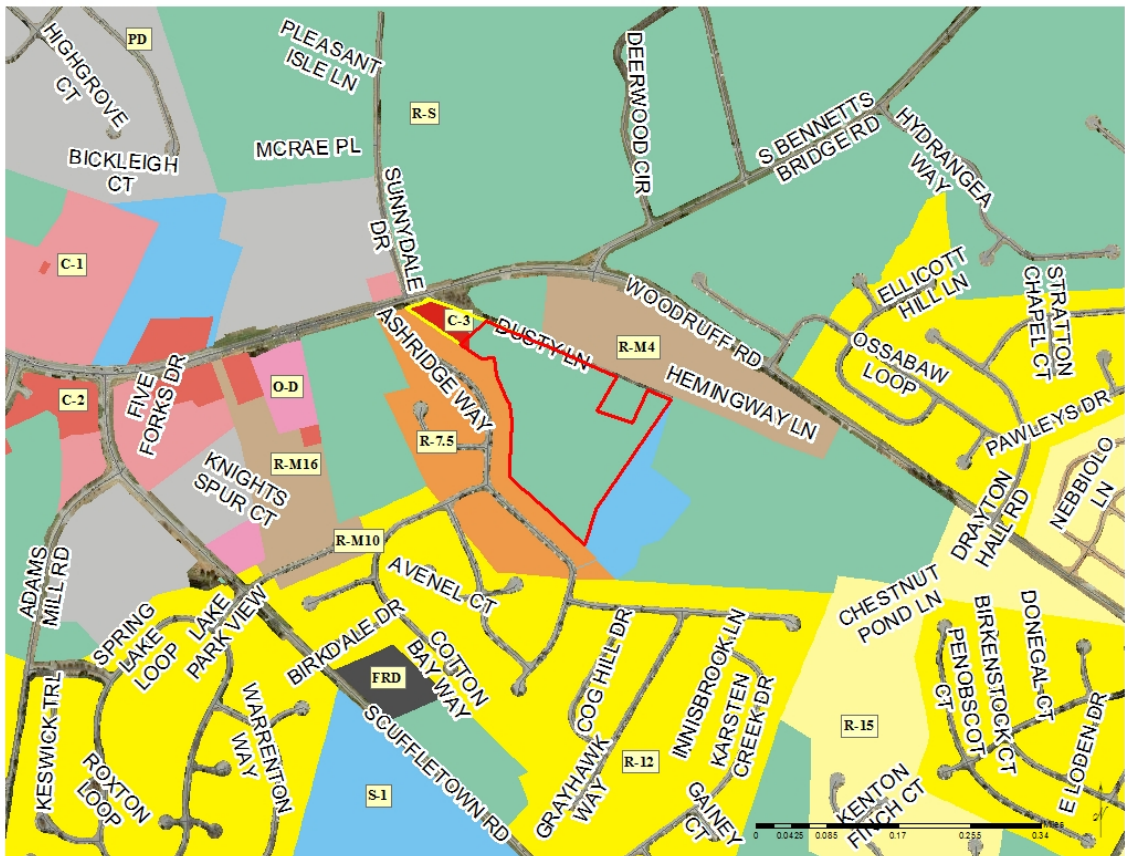
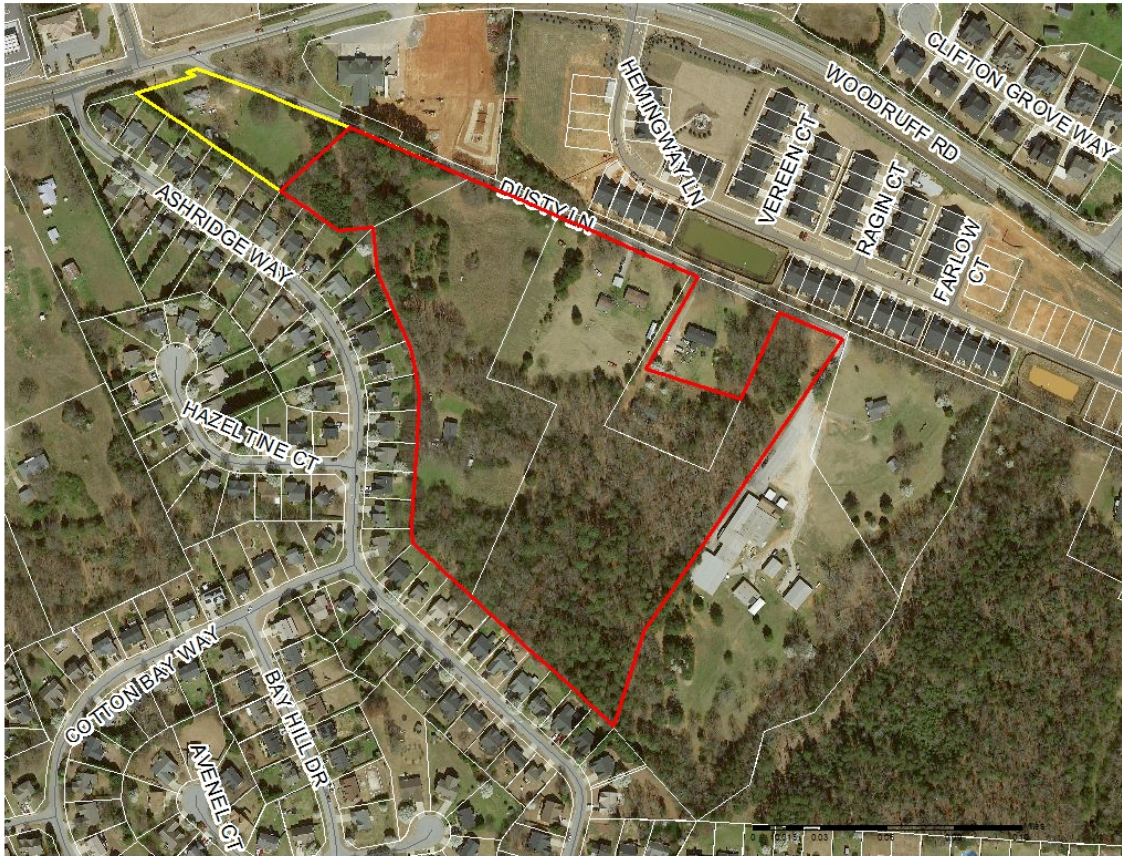
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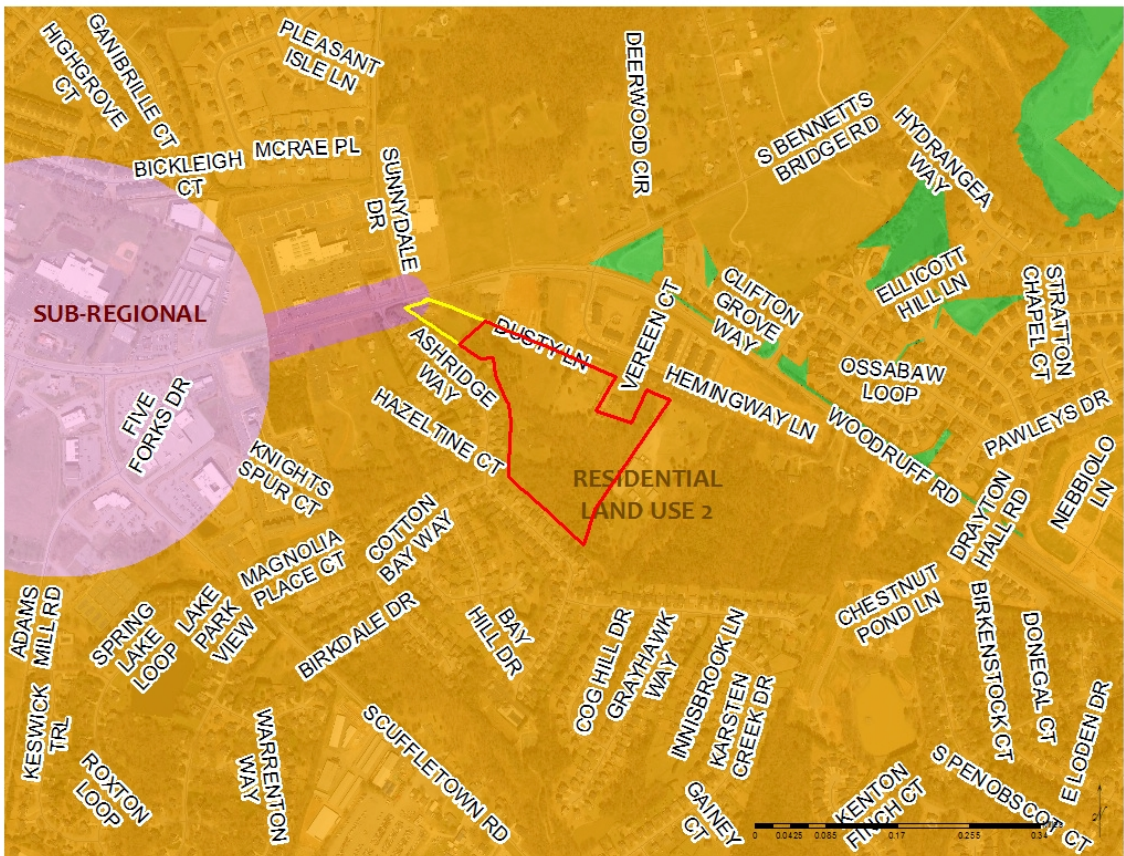
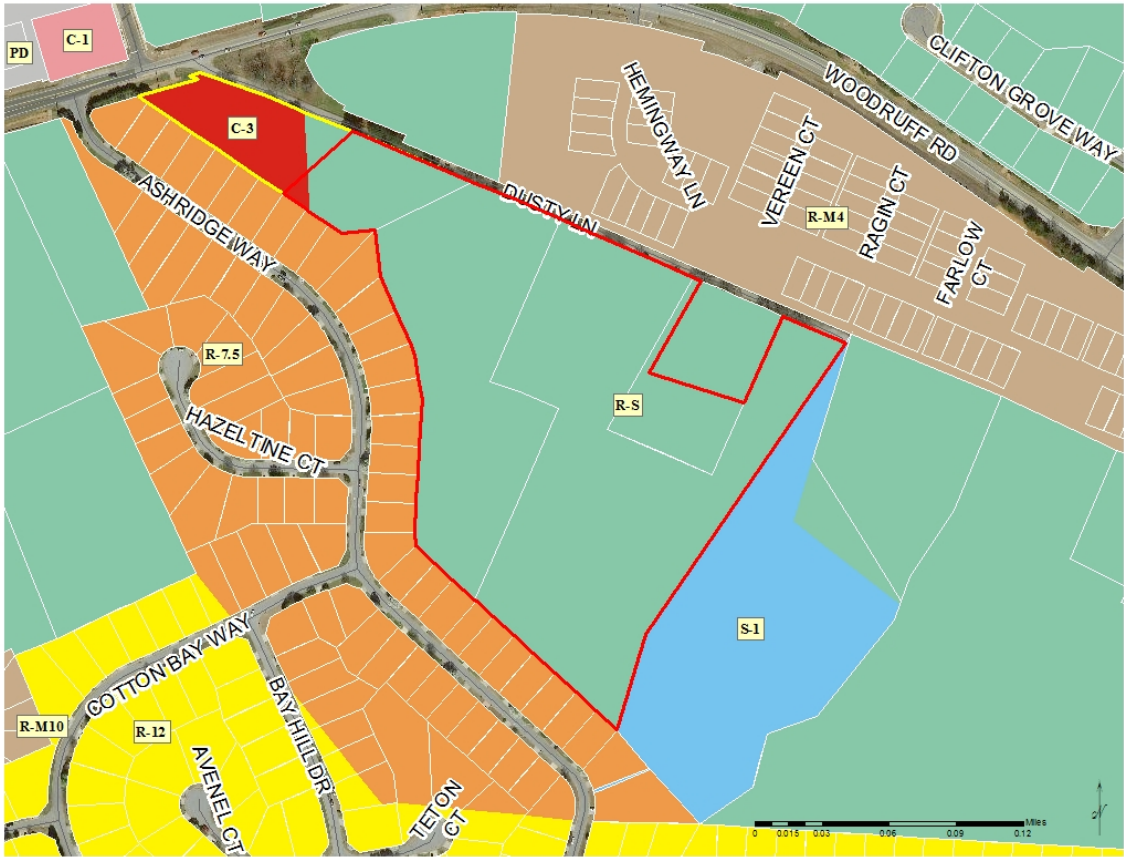
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Aerial Photography, 2018



Zoning Map



Future Land Use Map