

**Zoning Docket from September 16, 2019 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2019-62</b>	Carmen A. Pangle for Christopher A. & Teresa A. Pangle 179 Lee Vaughn Road 0554020101710 S-1, Services to R-S, Residential Suburban	27	Approval	Approval 9-25-19		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Didn't realize that the property was zoned S-1, Services</li> <li>• Automotive repair previously done here</li> <li>• Passed down through family members for years</li> <li>• Would like to put a residence on the property</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>Scuffletown Area Plan Review</u>, designated as a <i>Rural Community Center</i>. <i>Rural Community Centers</i> typically serve as a "neighborhood center" with daily visits from the larger rural community. Additionally, this property is located within the Scuffletown Rural Conservation District. The site is also not along a bus route and no sidewalks are present. Floodplain is not present on this parcel.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned S-1, Services is 2.68 acres of property located on Lee Vaughn Road approximately 0.07 miles southwest of the intersection of Lee Vaughn Road and Scuffletown Road. The parcel has approximately 300 feet of frontage along Lee Vaughn Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for residential.</p> <p><b>CONCLUSION:</b></p> <p>The subject site has been zoned S-1, Services since the site was originally zoned in 1996. The applicant is requesting to rezone the property to R-S, Residential Suburban to allow a residence. The subject site is currently surrounded by vacant land and single-family residential land uses. There is also R-S zoning to the east, south and west of the site. Staff believes rezoning this parcel to R-S would have minimal impact on the surrounding community and would be consistent with the zoning and land uses in the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					

**DOCKET NUMBER:** CZ-2019-62

**APPLICANT:** Carmen A. Pangle for Christopher A. & Teresa A. Pangle

**PROPERTY LOCATION:** 179 Lee Vaughn Road

**PIN/TMS#(s):** 0554020101710

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** R-S, Residential Suburban

**ACREAGE:** 2.68

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in March 1996, as part of Area 11. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	NC	vacant wooded land
East	R-S	single-family residential
South	R-S	single-family residential
West	R-S	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Scuffletown Area Plan Review, designated as a *Rural Community Center*.

**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>	2.68	<i>0 units</i>
Requested	R-S	1.7 units/acre		4 units

A successful rezoning may add up to 4 dwelling units.

**ROADS:** Lee Vaughn Road: two-lane State-maintained minor arterial

Location of Traffic Count	Distance to Site	2011	2014	2018
Scuffletown Road	1,070' SE	2,700	2,500	3,800

**TRAFFIC:**

			-7.4%	+52%
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**ANALYSIS:**

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**SUMMARY:**

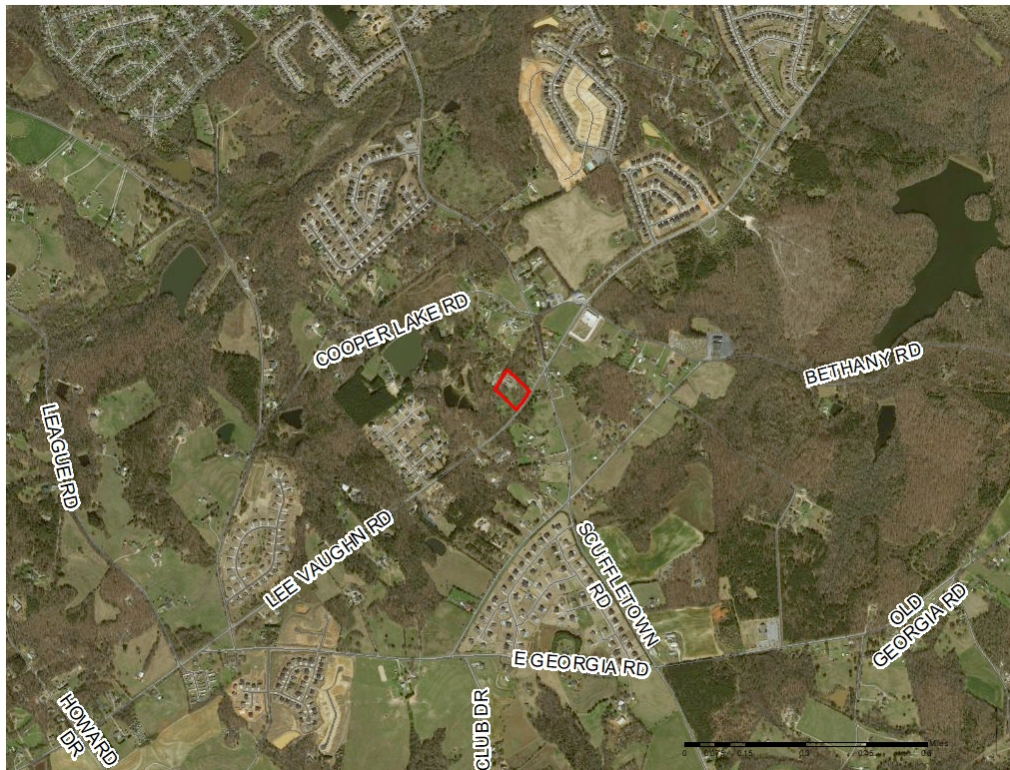
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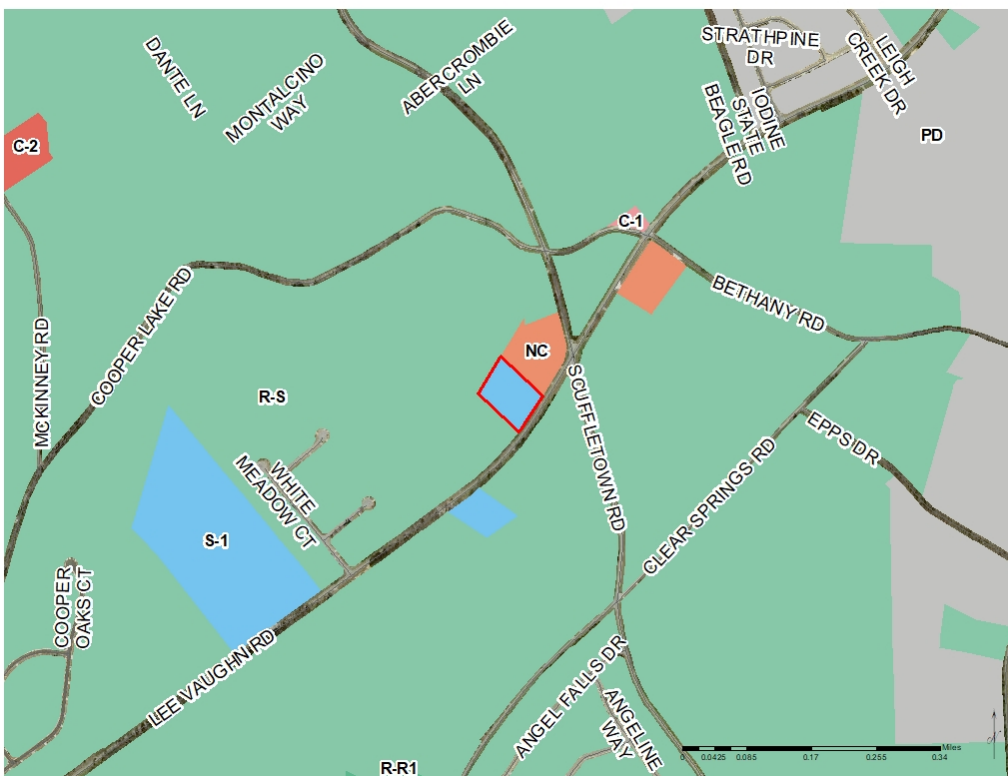
**CONCLUSION:**

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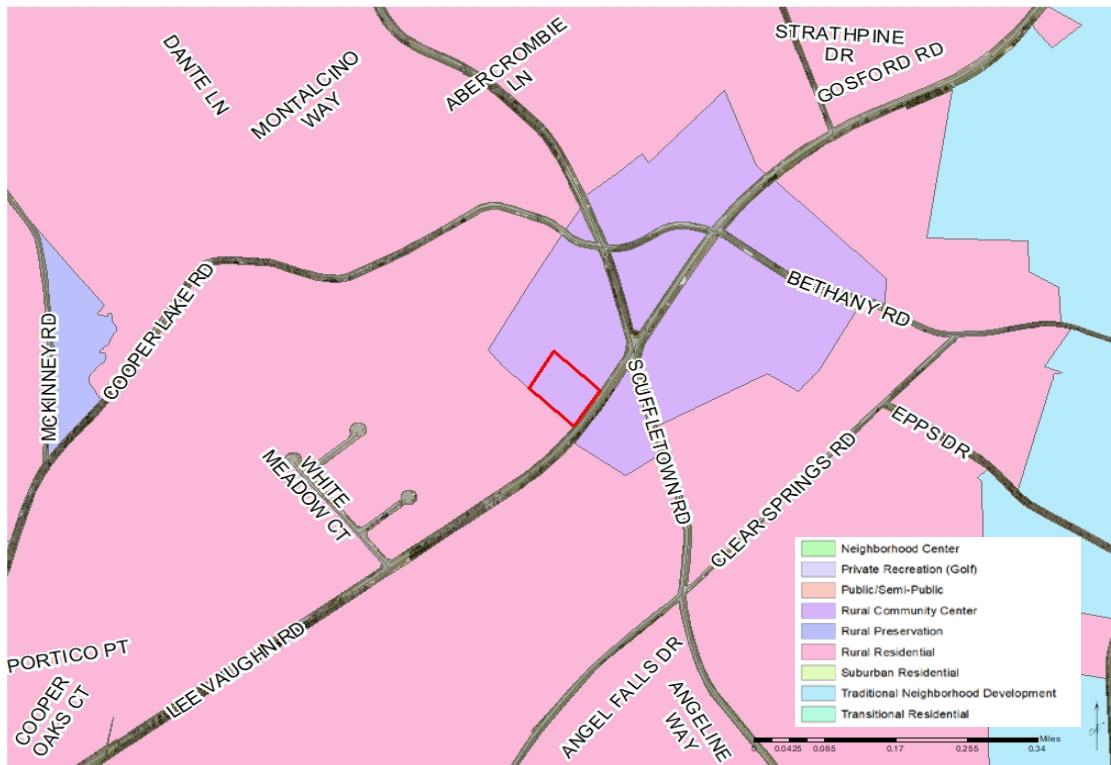
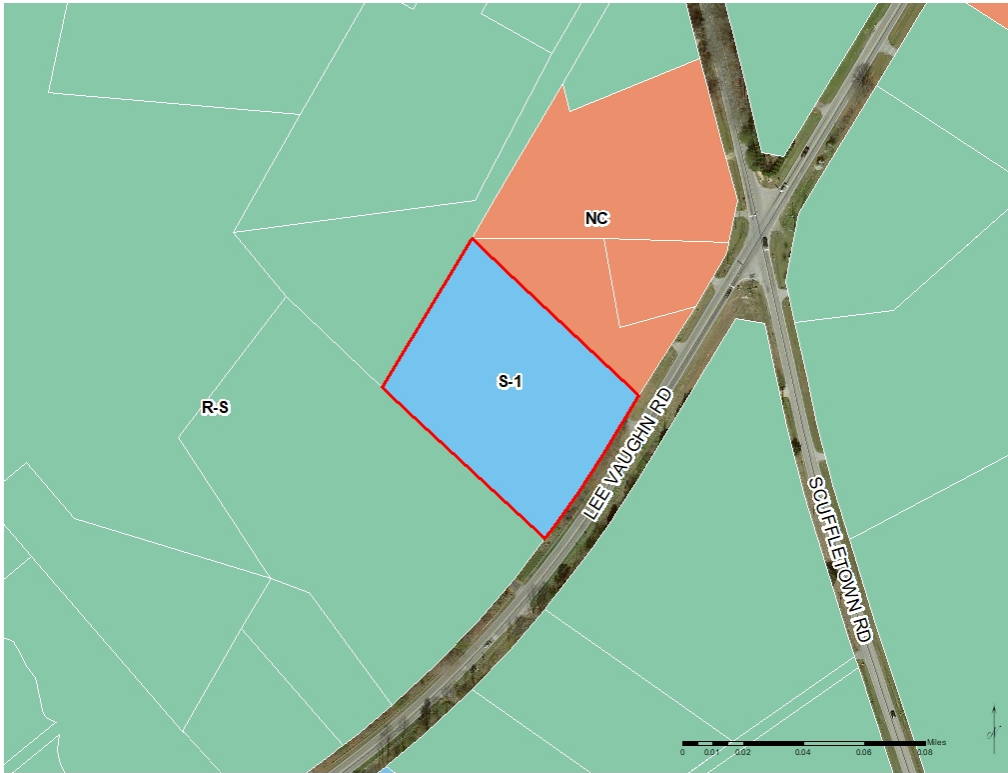
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Aerial Photography, 2019



Zoning Map



Scuffletown Area Plan Review 2016, Future Land Use Map