

Zoning Docket from September 16, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-67	Shannon Elizabeth Patteson for Brad B. Knisely 830 Old Buncombe Road 0479000101601 R-S, Residential Suburban to C-2, Commercial	19	Denial	Denial 9-25-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Mirrors most lots on the other side of the road • Two potential buyers • Interested in the area for biking along the Swamp Rabbit Trail • Would be a small boutique inn • Would house local merchants <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></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 2</i> which prescribes 3 to 6 units per acre. The subject parcel is not located along a bus route, and no sidewalks are present along this parcel. Floodplain is present on this parcel.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 4.7 acres of property located on Old Buncombe Road approximately 0.28 miles northwest of the intersection of Old Buncombe Road and US-25. The parcel has approximately 300 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states the proposed land use is for a bed and breakfast with restaurant and event space.</p> <p>CONCLUSION:</p> <p>The subject site is located in an area that is surrounded by single-family residential land uses. While the zoning to the east and south are C-2, Commercial and S-1, Services, the current land uses are single-family residential. Staff is of the opinion rezoning this parcel to C-2, Commercial would allow for potentially negative uses permitted in this zoning and negative effects on the nearby residential neighborhoods. The requested zoning is also not consistent with the <u>Imagine Greenville</u> Comprehensive Plan recommending 3 to 6 units per acre.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.</p>					

DOCKET NUMBER: CZ-2019-67

APPLICANT: Shannon Elizabeth Patteson for Brad B. Knisely

PROPERTY LOCATION: 830 Old Buncombe Road

PIN/TMS#(s): 0479000101601

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-2, Commercial

ACREAGE: 4.70

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in April 1972, as part of Area 3. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: vacant broadcasting studio and tower

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded land
East	C-2	single-family residential (future subdivision)
South	S-1	single-family residential
West	R-S	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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>4.7</i>	<i>7 units</i>
<i>Requested</i>	<i>C-2</i>	<i>16 units/acre</i>		<i>75 units</i>

A successful rezoning may add up to 68 dwelling units.

ROADS: Old Buncombe Road: two-lane State-maintained minor collector.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Buncombe Road	3,760' N	2,000	1,850 -7.5%	2,400 +29.7%

ANALYSIS: 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. The subject

parcel is not located along a bus route, and no sidewalks are present along this parcel. Floodplain is present on this parcel.

SUMMARY:

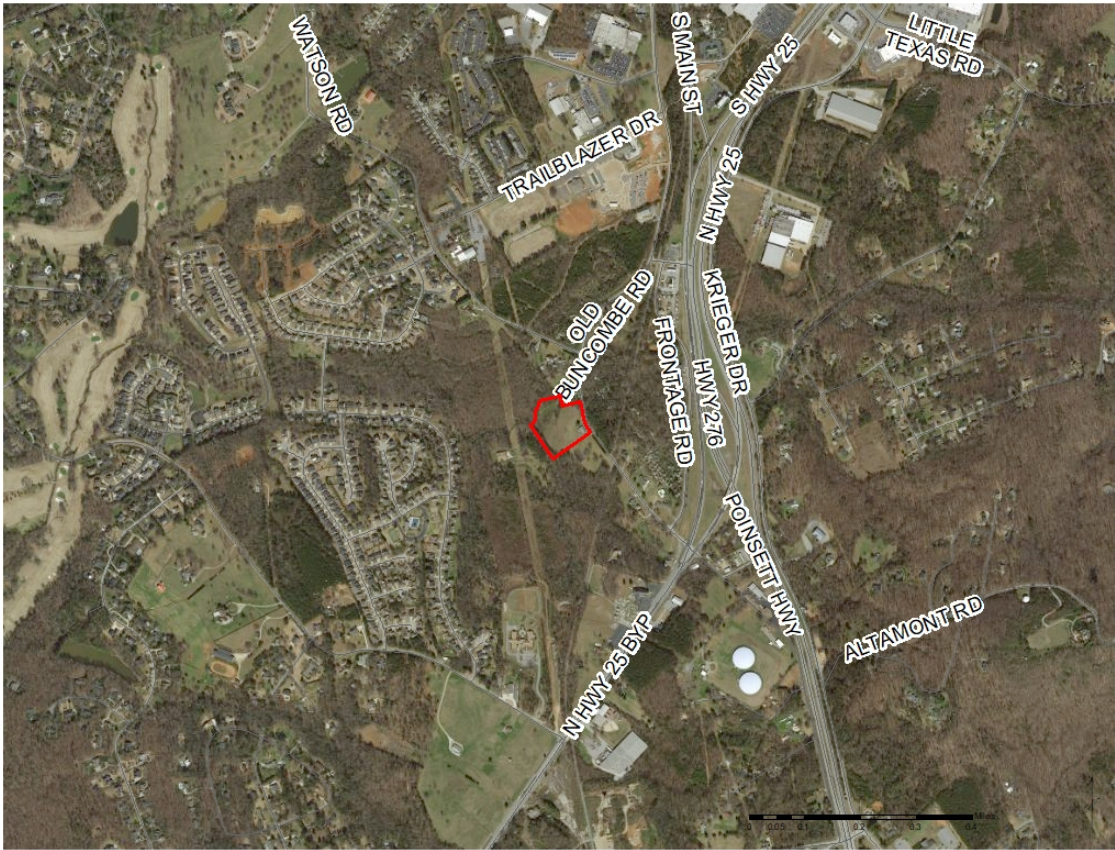
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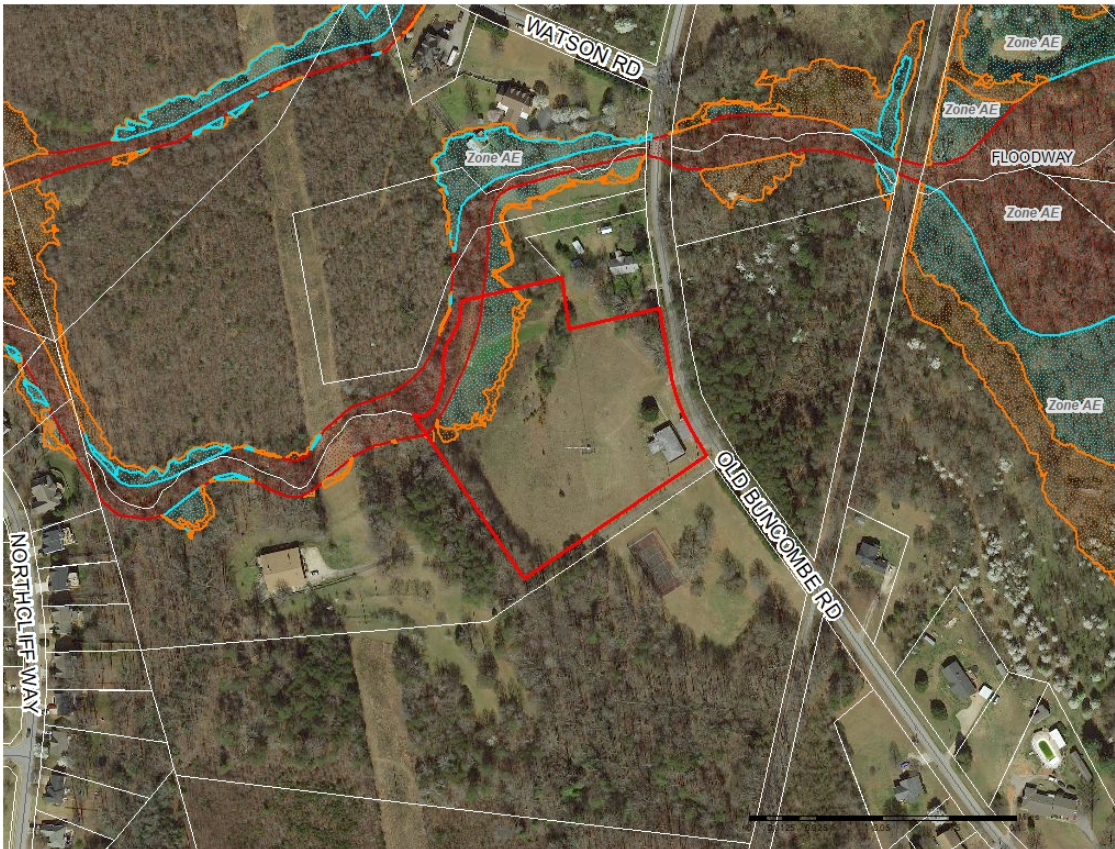
CONCLUSION:

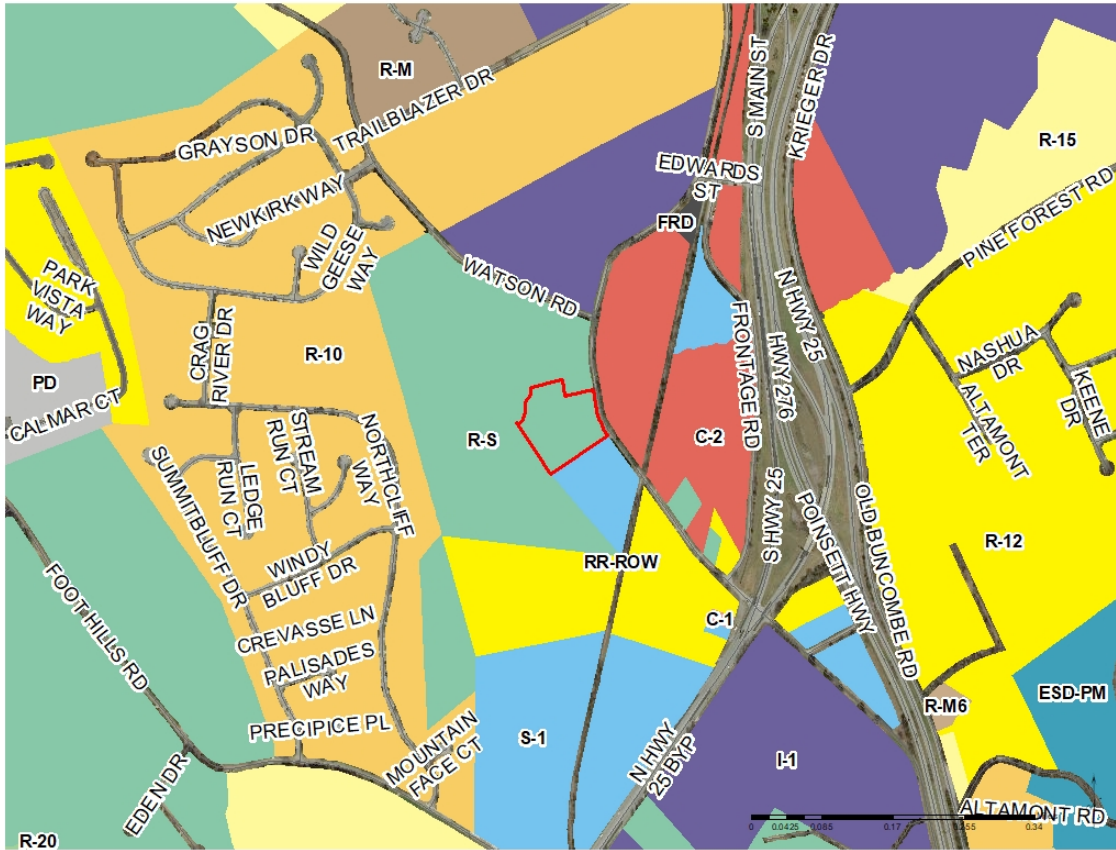
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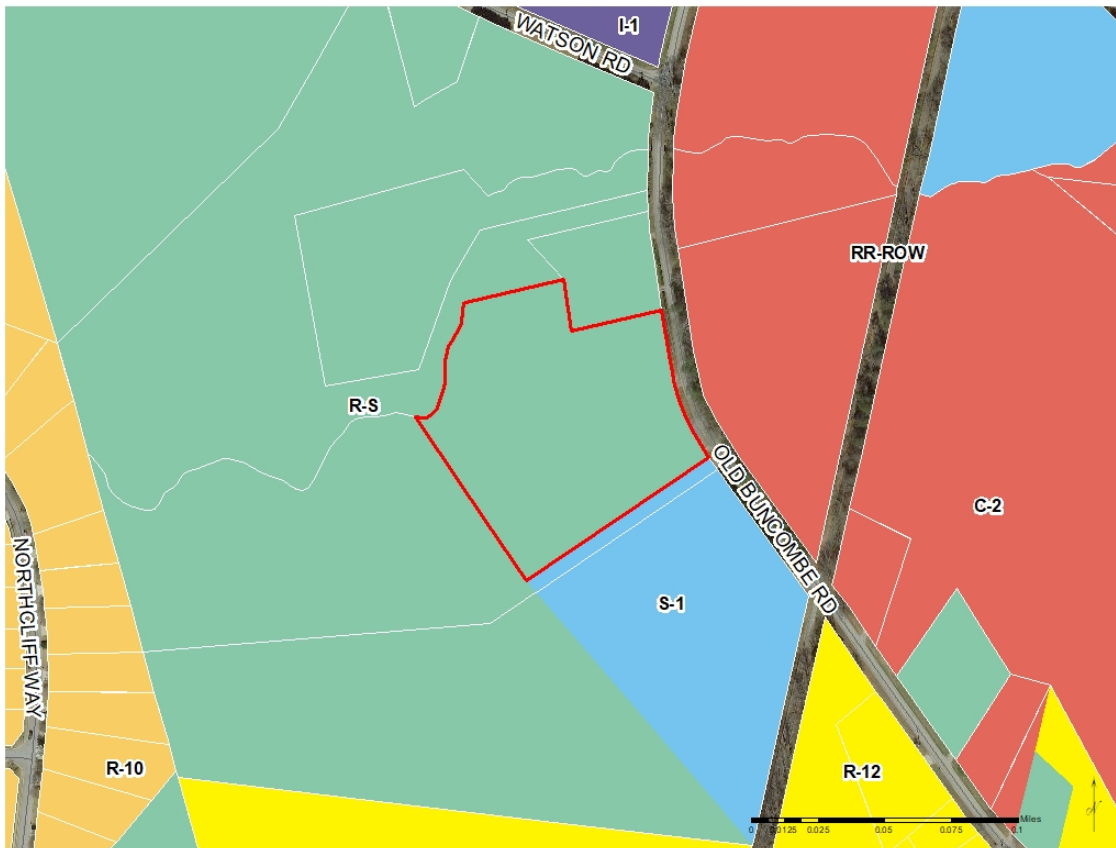


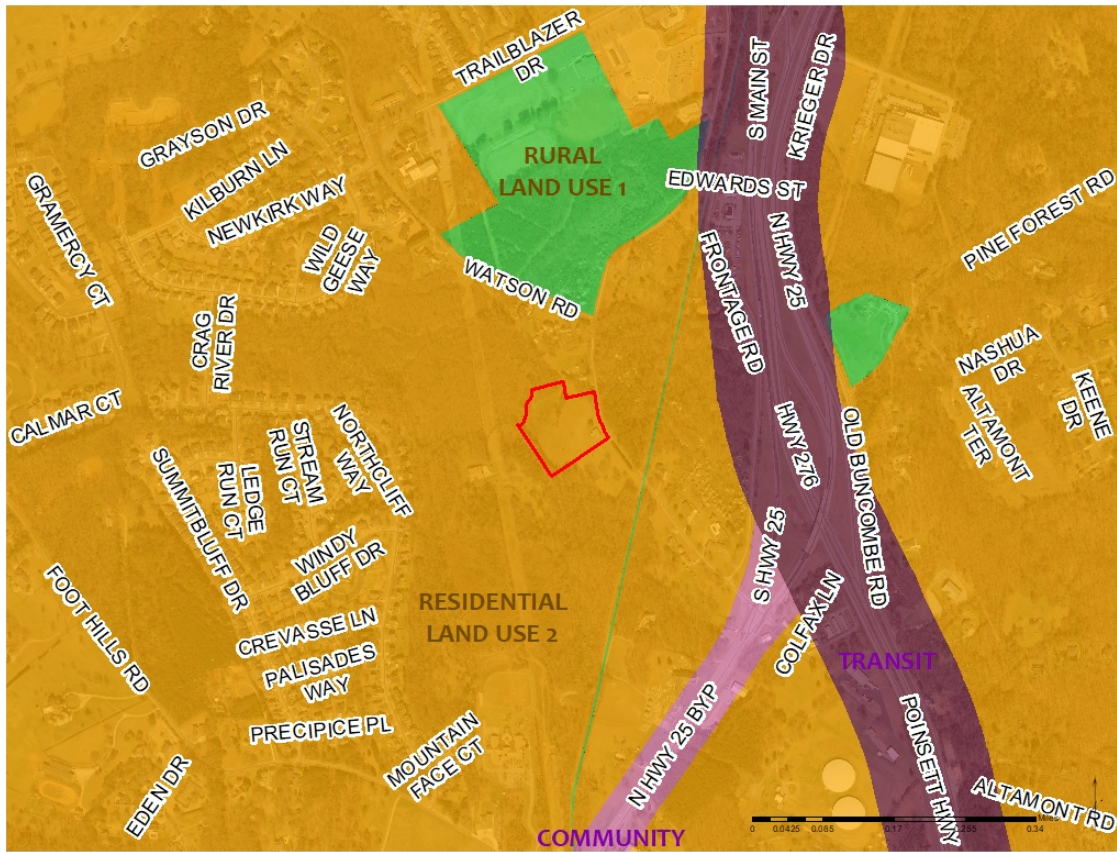
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map