

Zoning Docket from November 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-78	Earl R. Clark for Alexis Carpio De Jesus 620 Piedmont Highway 0609020100200 (portion) S-1, Services to R-S, Residential Suburban	26	Approval	Approval 11-20-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to have a residence on site • Site has always been a residence despite S-1 zoning <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:</p> <p>The subject property is part of the <u>South Greenville Area Plan</u> and is designated as <i>Transitional Residential</i>. The intent of the <i>Transitional Commercial</i> land use designation is to encourage the majority of the existing single-family residential development that is currently located along Piedmont Highway to remain while also allowing less intense commercial and office development at strategic locations and intersections. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.</p> <p>SUMMARY:</p> <p>The subject parcel zoned S-1, Services is 0.9 acres of property located on Piedmont Highway approximately 0.91 miles southwest of the intersection of Piedmont Highway and Interstate 185. The parcel has approximately 280 feet of frontage along Piedmont Highway. 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 residential.</p> <p>CONCLUSION:</p> <p>The subject site, though bordered on three sides by S-1, Services zoning, is surrounded by either Single-family Residential use, or vacant land. Additionally, the site is designated as <i>Transitional Commercial</i> in the <u>South Greenville Area Plan</u>. The intent of this land use designation is to encourage the majority of existing single-family residential development that is currently located along Piedmont Highway to remain, while also allowing less intense commercial and office development at strategic locations and intersections.</p> <p>The subject site currently permits the use of a single-family residence on site, which is grandfathered. Rezoning to R-S, Residential Suburban would bring this currently non-conforming land use into compliance with the Greenville County Zoning Ordinance’s requirements. 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-2019-78

APPLICANT: Earl R. Clark for Alexis Carpio De Jesus

PROPERTY LOCATION: 620 Piedmont Highway

PIN/TMS#(s): 0609020100200 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 0.9

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	single-family residential
East	S-1	vacant wooded land
South	S-1	single-family residential
West	R-12	single-family residential and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Transitional Commercial District*.

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	S-1	0 units/acre	0.9	0 units
Requested	R-S	1.7 units/acre		1 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: Piedmont Highway – two-lane State-maintained major collector

TRAFFIC: No traffic counts in proximity of Piedmont Highway.

ANALYSIS: The subject property is part of the South Greenville Area Plan and is designated as *Transitional Residential*. The intent of the *Transitional Commercial* land use designation is to encourage the majority of the existing single-family residential development that is

currently located along Piedmont Highway to remain while also allowing less intense commercial and office development at strategic locations and intersections. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.

SUMMARY:

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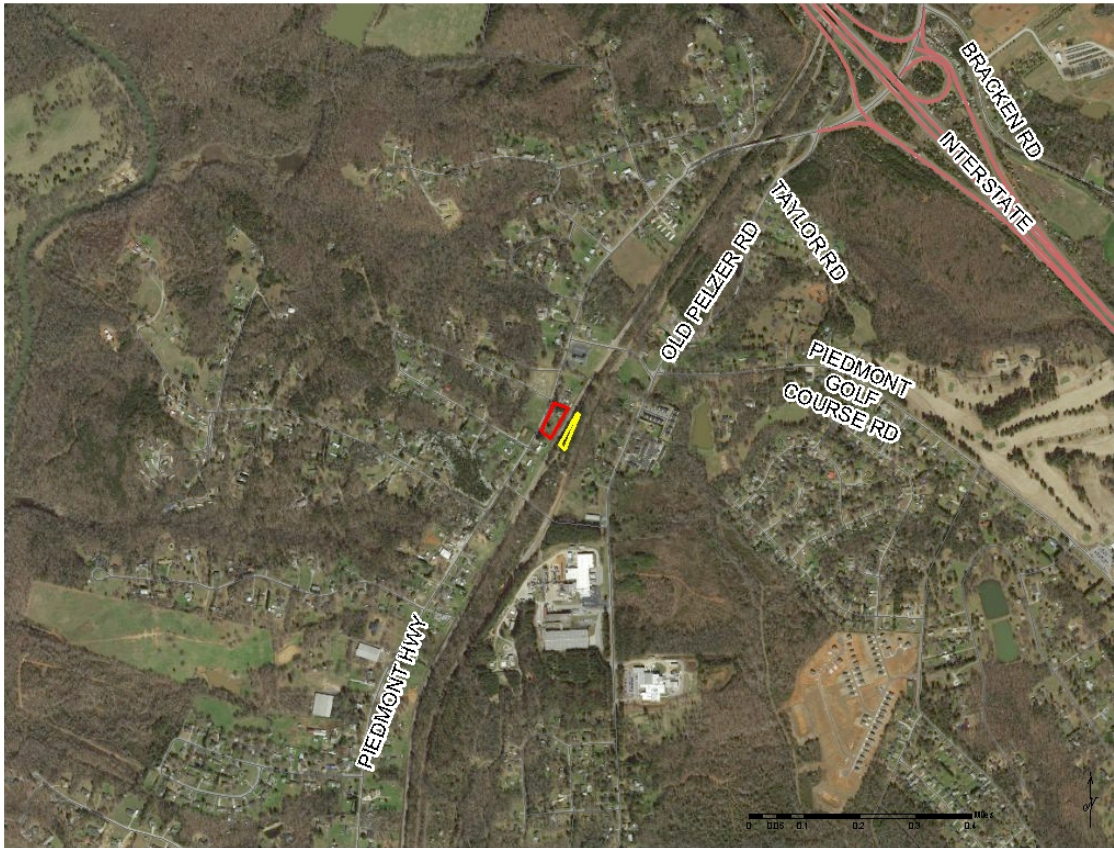
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CONCLUSION:

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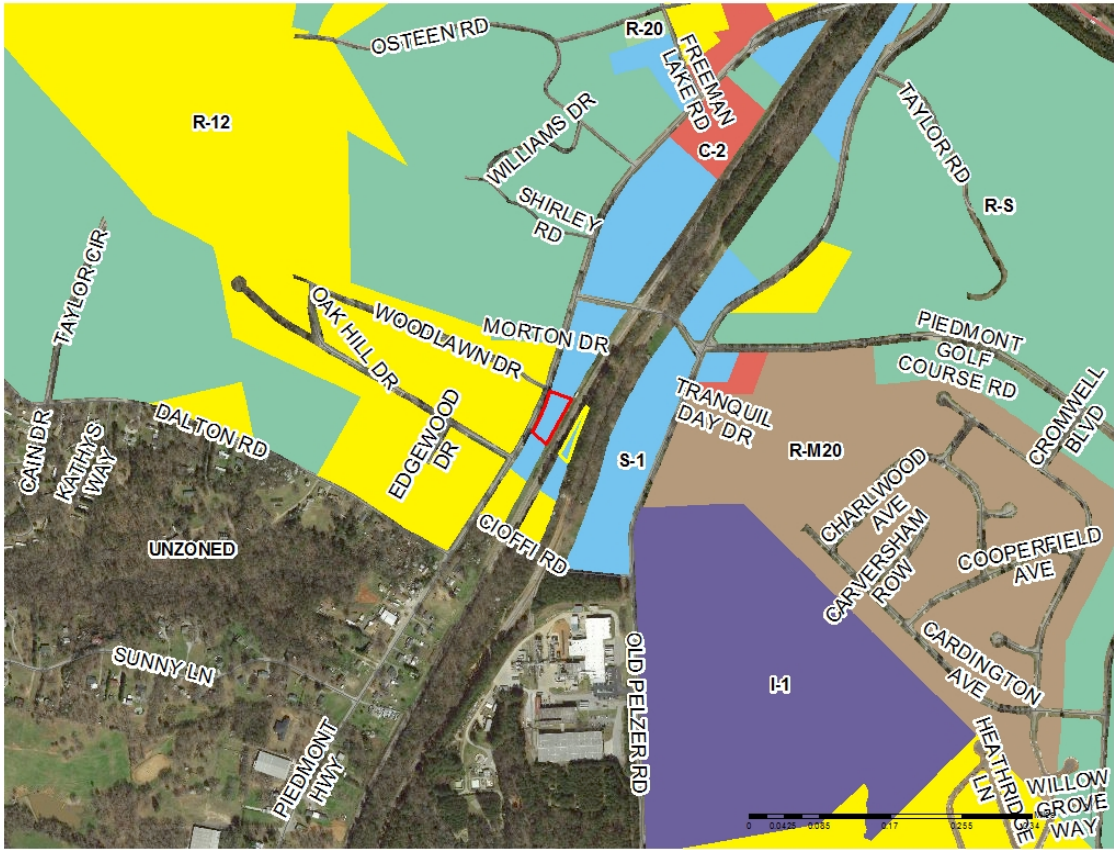
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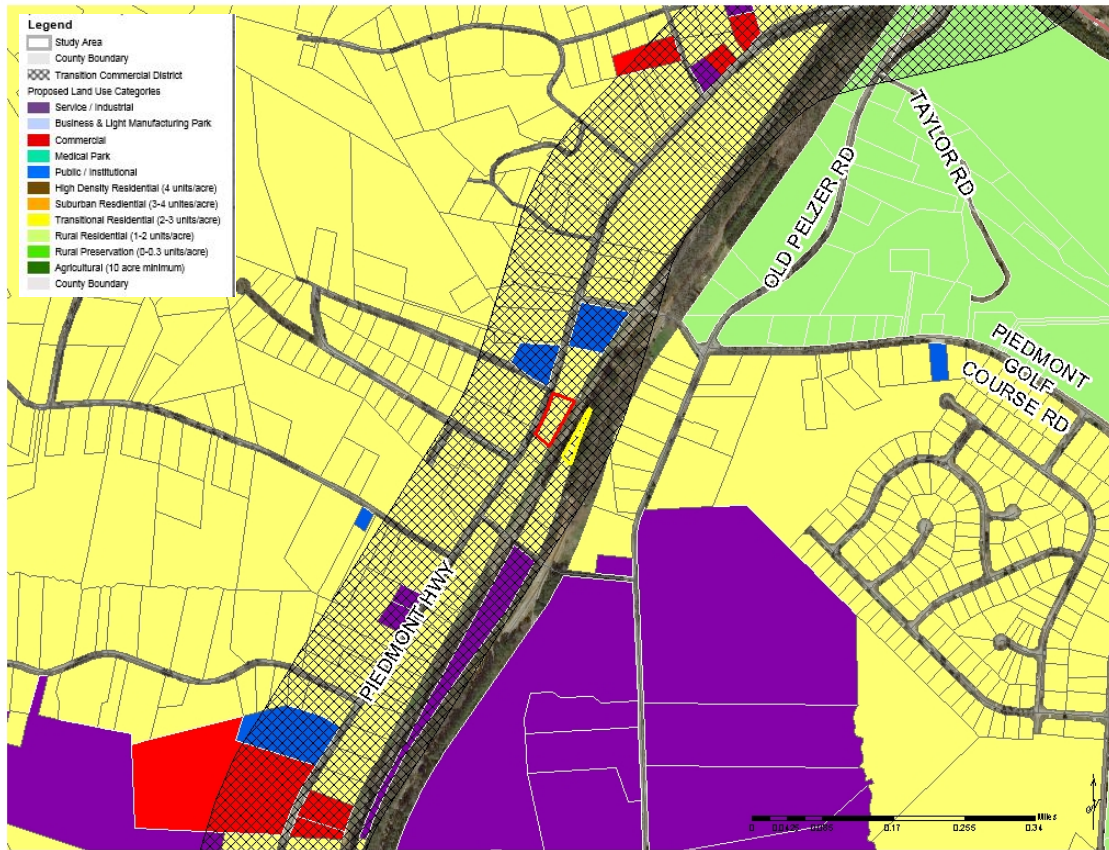
Aerial Photography, 2019





Zoning Map





South Greenville Area Plan, Future Land Use Map