

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-01	Frances Edwards Thorpe 361 Terry Road 0569010101203 R-R3, Rural Residential to R-R1, Rural Residential	26	Denial	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Wants R-R1 to allow daughter to build house. • Daughter would live there to take care of her. <p><u>Speakers Against:</u> 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>Imagine Greenville County Comprehensive Plan</u>, designated as <i>Rural Land Use 2</i>, which has an ideal density of 1 unit for every three acres. The subject parcel is also not along a bus route, and sidewalks are not present in this area. Additionally, Floodplain is not present on the parcel. There are no known historic resources on this site, nor are there any significant environmental or cultural features. There are also no schools located within 1 mile of this site.</p> <p>SUMMARY</p> <p>The subject parcel, zoned R-R3, Rural Residential is 3.5 acres of property located on Terry Road, approximately 2.74 miles southwest of the intersection of Fairview Road and McKinley Road. The parcel has approximately 210 feet of road frontage along Terry Road. The applicant is requesting to rezone the property to R-R1, Rural Residential.</p> <p>The applicant states that the proposed land use is for a Single-family Residential.</p> <p>CONCLUSION</p> <p>According to the <u>Imagine Greenville County Comprehensive Plan</u>, this area is designated for agricultural activities and residential density is 1 dwelling per every 3 acres. The parcel meets this designation currently and is in conformance with its existing zoning. The requested R-R1 zoning would allow lots as small as one acre, which would be non-conforming with the <u>Imagine Greenville County Comprehensive Plan</u>.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-R1, Rural Residential.</p>					
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to R-R1, Rural Residential.					



Greenville County Planning and Zoning Division
(864) 467-7425
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-01

APPLICANT: Frances Edwards Thorpe

PROPERTY LOCATION: 361 Terry Road

PIN/TMS#(s): 0569010101203

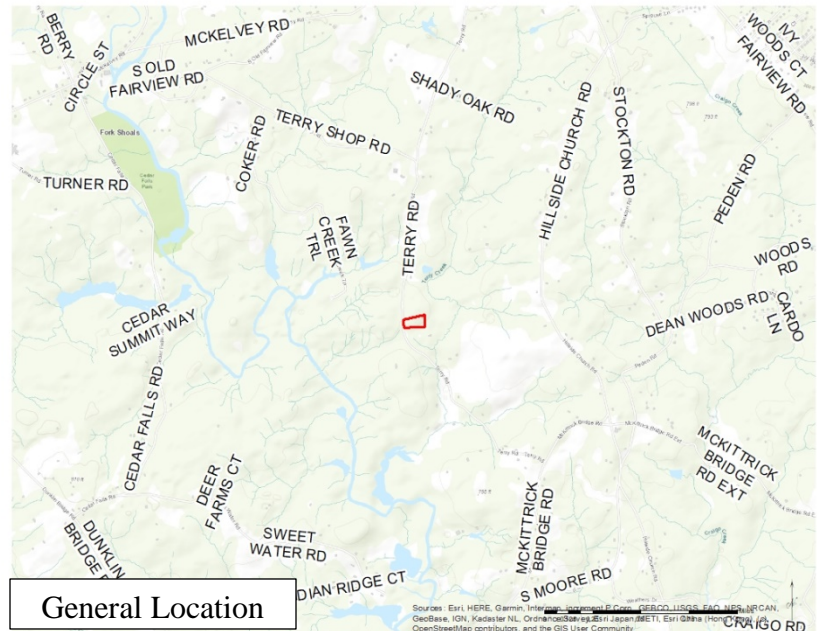
EXISTING ZONING: R-R3, Rural Residential

REQUESTED ZONING: R-R1, Rural Residential

PROPOSED LAND USE: Single Family Residential development

ACREAGE: 3.5

COUNCIL DISTRICT: 26 - Ballard



General Location

ZONING HISTORY: The parcel was originally zoned R-R3, Rural Residential in March 2018, as part of CZ-2018-08.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R3	single-family residential
East	R-R3	single-family residential
South	R-R3	single-family residential
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2*, which has an ideal density of 1 unit for every 3 acres.



Imagine Greenville County, Future Land Use Map

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

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-R3</i>	<i>1 unit per 3 acres</i>	3.5	<i>1 unit</i>
Requested	R-R1	1 unit/1 acre		3 units

A successful rezoning may add up to 2 dwelling units.

ROADS AND TRAFFIC: Terry Road: two-lane County-maintained Rural Collector. The parcel has approximately 210 feet of frontage along Terry Road, and the parcel is approximately 2.74 miles southwest of Fairview and McKinley Roads. There are no traffic counts in the area of Terry Road. Additionally, this parcel is not along a bus route, and sidewalks are not present in this area.

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. There are additionally no schools located within 1 mile of this site.

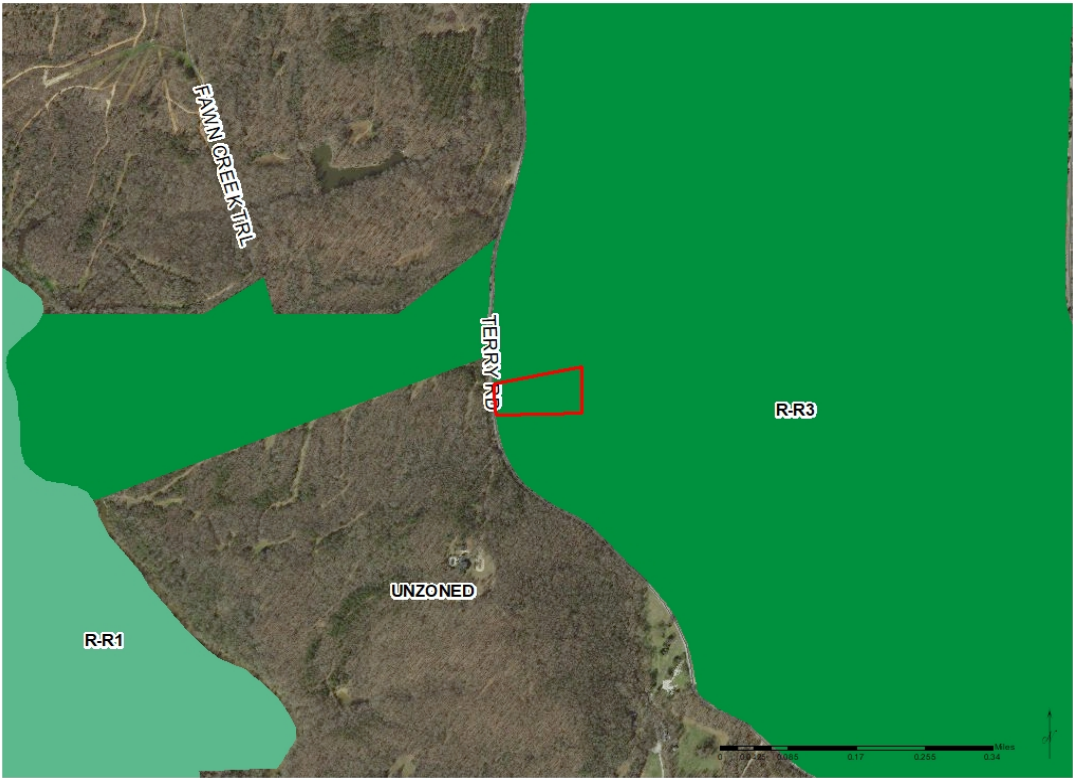
CONCLUSION: According to the Imagine Greenville County Comprehensive Plan, this area is designated for agricultural activities and residential density is 1 dwelling per every 3 acres. The parcel meets this designation currently and is in conformance with its existing zoning. The requested R-R1 zoning would allow lots as small as one acre, which would be non-conforming with the Imagine Greenville County Comprehensive Plan.

STAFF RECOMMENDATION: Denial



Aerial Photography, 2019





Zoning Map

