

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-08	Gary Hughey for Erin Stephanie Mungo Dyer and Brian Dyer 207 West Lee Road P015070206200 (portion) R-20, Single-Family Residential to R-10, Single-Family Residential	20	Approval	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"> • Needs rezoning for adjacent subdivision • Will give room for internal road <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 or more units per acre. Floodplain is not present on the parcel. This property is along bus Route 508, which is located approximately 0.25 miles away on Wade Hampton Boulevard and Donnan Road. Additionally Route 505 is located 0.50 miles away on Rutherford Road and Donnan Road. Sidewalks are not present near this property. Floodplain is not present on the site. There are no known significant historical or cultural features on site. The property is also within a mile of a school.</p> <p>SUMMARY</p> <p>The subject portion of a parcel zoned R-20, Single-family Residential is 0.71 acres of property located on W. Lee Road approximately 0.41 miles west of the intersection of W. Lee Road and Wade Hampton Boulevard. This portion of a parcel has no road frontage; however the full parcel along W. Lee Road has approximately 150 feet of road frontage. The applicant is requesting to rezone the property to R-10, Single-family Residential.</p> <p>The applicant states the proposed land use is for a subdivision.</p> <p>CONCLUSION</p> <p>According to the <u>Imagine Greenville County</u> Comprehensive Plan, this area is designated for 6 or more dwelling units per acre. The request complies with the Comprehensive Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-family Residential.</p>					
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to R-10, Single-family Residential.					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-08

APPLICANT: Gary Hughey for Stephanie Erin Mungo Dyer and Brian Dyer

PROPERTY LOCATION: 207 West Lee Road

PIN/TMS#(s): P015070206200 (portion)

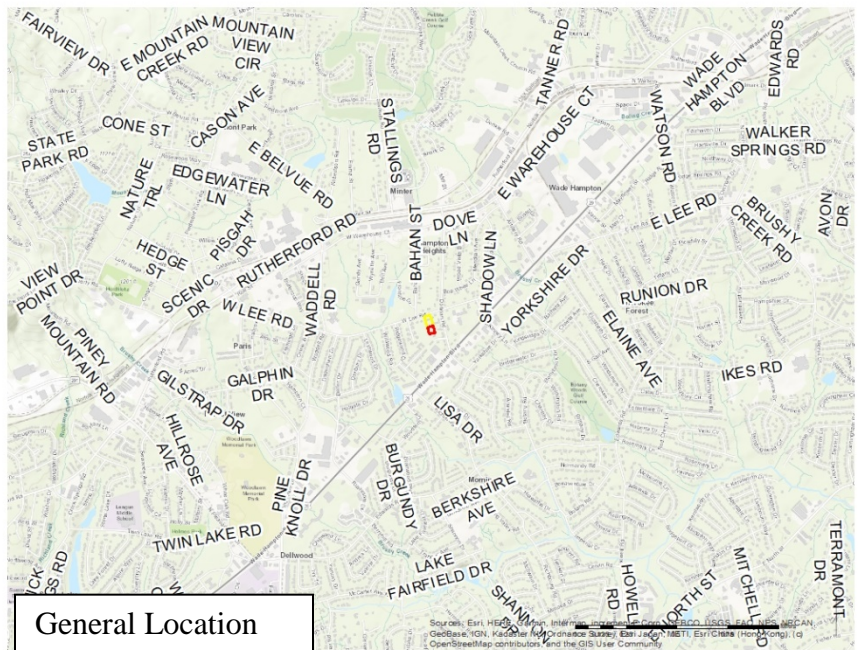
EXISTING ZONING: R-20, Single Family Residential

REQUESTED ZONING: R-10, Single Family Residential

LAND USE: Single Family Residential Development

ACREAGE: 0.71

COUNCIL DISTRICT: 20 - Cates



General Location

ZONING HISTORY: The parcel was originally zoned R-20, Single-family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-20	single-family residential
South	R-20	single-family residential
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton Sewer

IMAGINE GREENVILLE

COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as Residential Land Use 3, which suggests 6 or more units per acre.



Imagine Greenville County, Future Land Use Map (requested site is in red)

AREA AND COMMUNITY

PLANS: This site is not within a community or area plan.

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-20</i>	<i>2.2 units/acre</i>	<i>0.71</i>	<i>1 unit</i>
<i>Requested</i>	<i>R-10</i>	<i>4.4 units/acre</i>		<i>3 units</i>

A successful rezoning may add up to 2 dwelling units.

ROADS AND TRAFFIC: W. Lee Road is a two-lane State-maintained Major Collector.

The subject property is located on W. Lee Road approximately 0.41 miles west of the intersection of W. Lee Road and Wade Hampton Boulevard, and the parcel has approximately 150 feet of frontage along W. Lee Road.

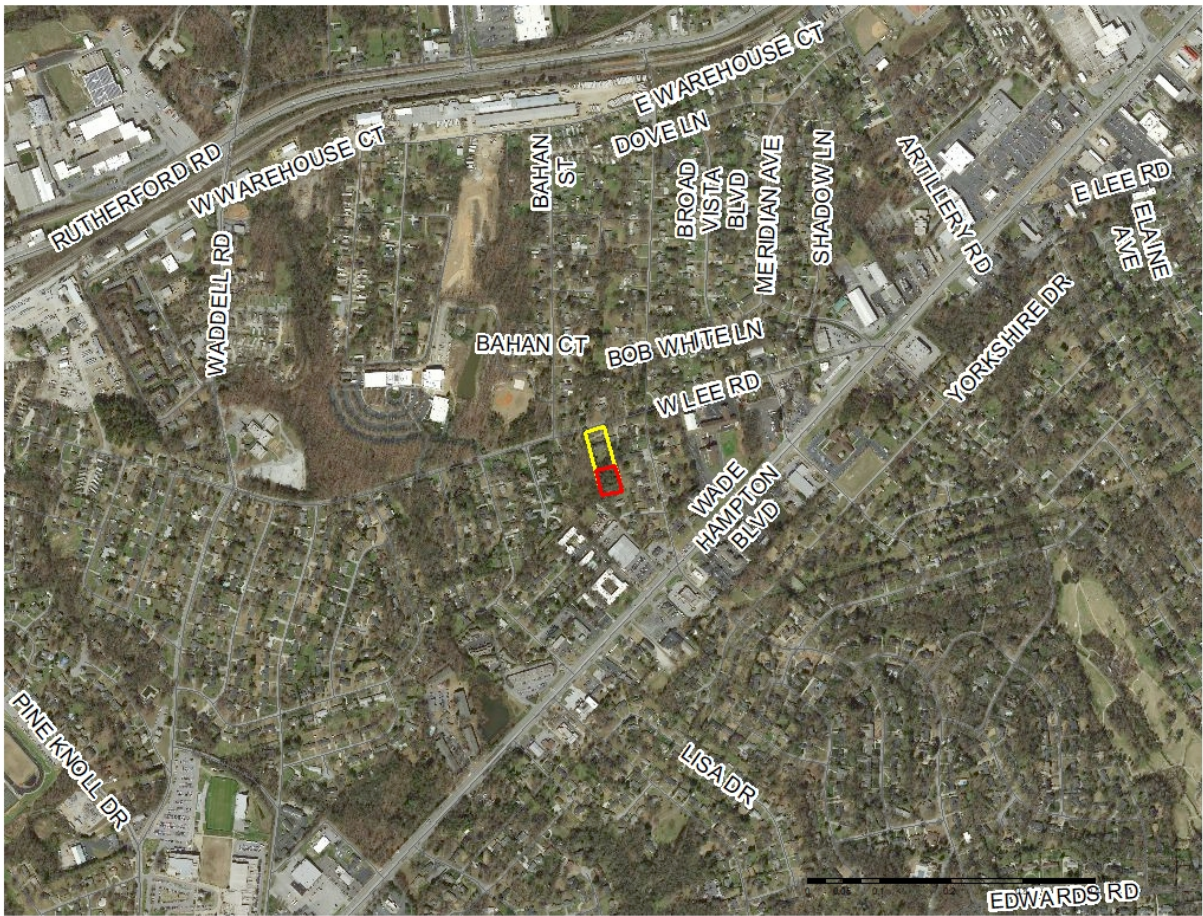
This property is along bus Route 508, which is located approximately 0.25 miles away on Wade Hampton Boulevard and Donnan Road. Additionally Route 505 is located 0.50 miles away on Rutherford Road and Donnan Road. Sidewalks are not present near this property.

Location of Traffic Count	Distance to Site	2011	2014	2018
W. Lee Road	1,848' W	3,800	3,500 -7.9%	4,800 +37.1%

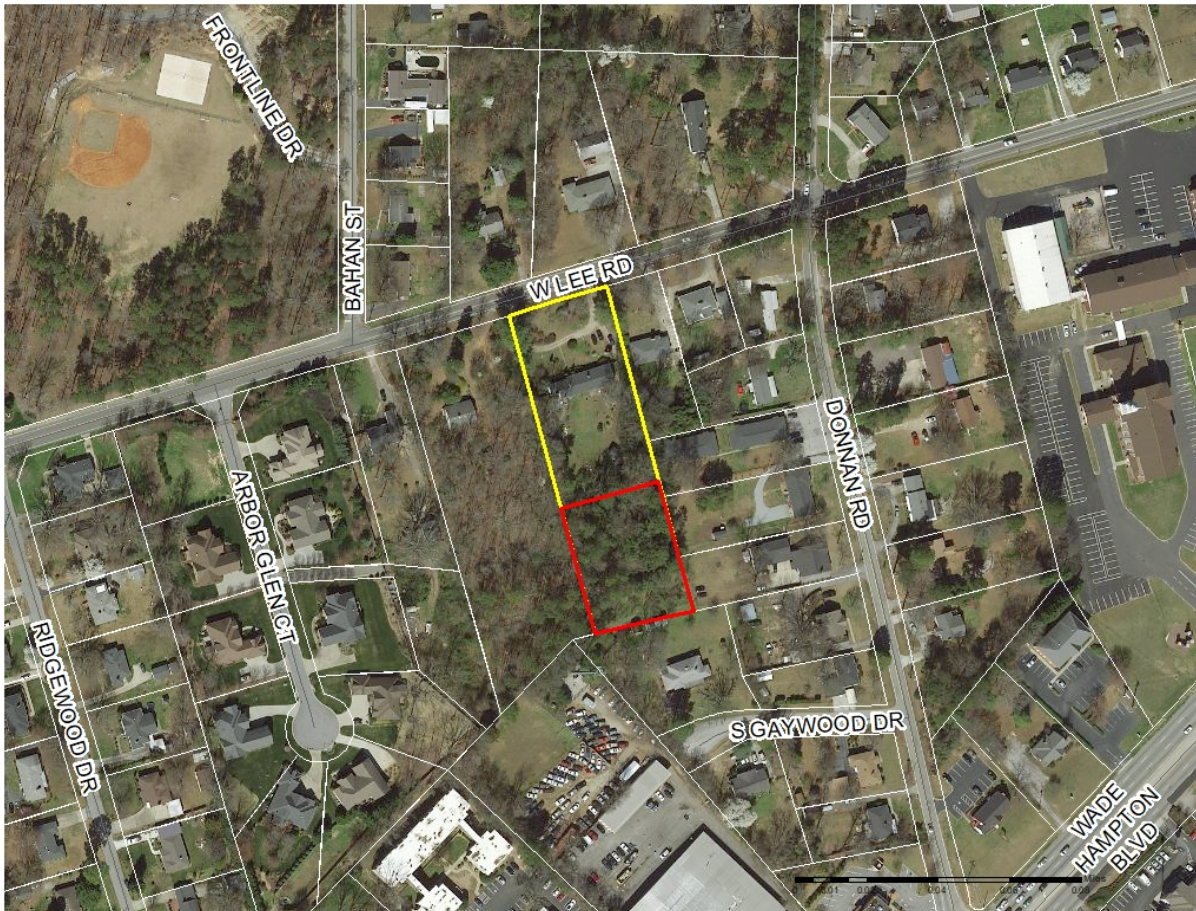
CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known significant historical or cultural features on site. This portion of a parcel is significantly wooded. The property is also within a mile of a school.

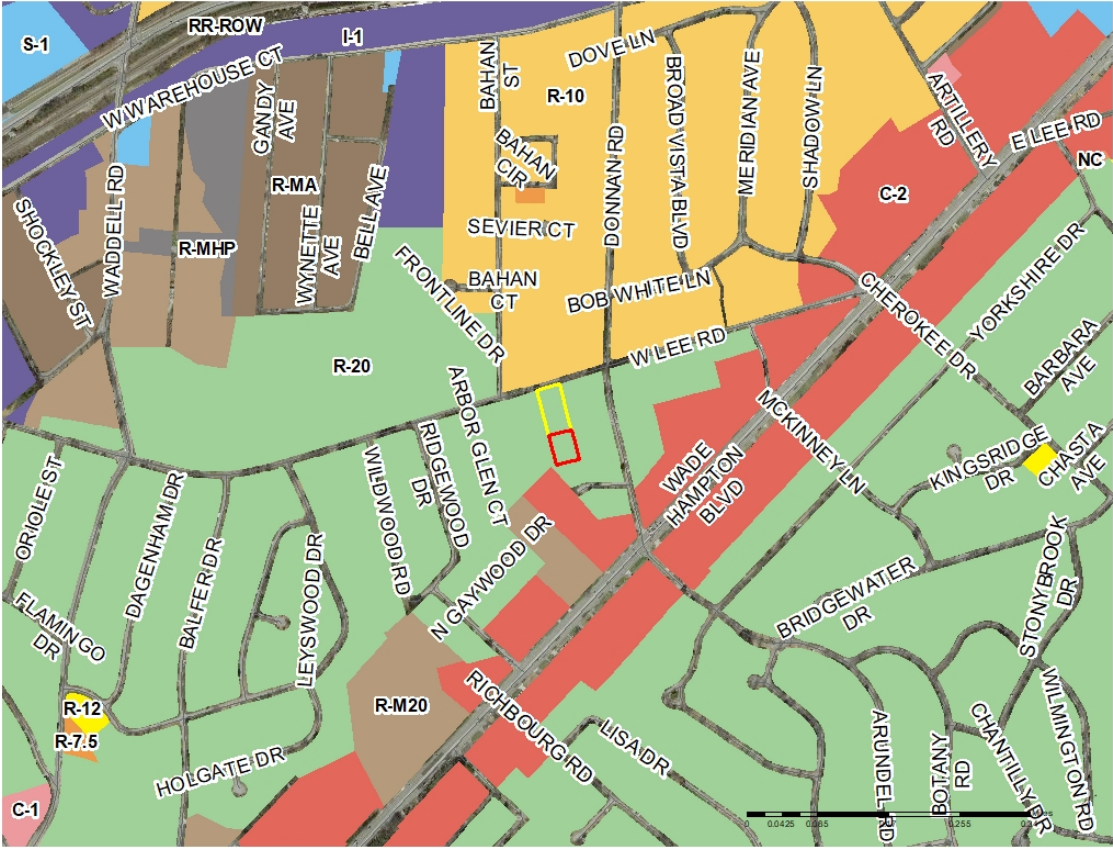
CONCLUSION: According to the Imagine Greenville County Comprehensive Plan, this area is designated for 6 or more dwelling units per acre. The request complies with the Comprehensive Plan.

STAFF RECOMMENDATION: **Approval**



Aerial Imagery, 2019





Zoning Map

