

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-24	Frankie Anthony Moore for Dorothy Lila Moore 309 Worley Road 0174020400400 R-12, Single-family Residential to R-6, Single-family Residential	23	Approval	Approval 4-29-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> None</p> <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>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is present along the northern border of the site, and there are no known significant historic, cultural or environmental resources on the site. Hampton Park Christian School is located approximately a mile from the site. Additionally, the property is not along a bus route, however Route 505 is approximately 0.20 miles away on Worley Road and N Pleasantburg Drive. Sidewalks are present on the west side of the road.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-12, Single-family Residential is 0.31 acres of property located on Worley Road and Sage Street Spur approximately 0.19 miles north of the intersection of Worley Road and N Pleasantburg Drive. The subject parcel has 50 feet of road frontage along Worley Road and 50 feet of frontage along Sage Street Spur. The applicant is requesting to rezone the property to R-6, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residence.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Neighborhood</i>. Areas with this designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. This Future Land Use designation allows for 3 to 5 dwelling units per acre. Though the request of R-6, Single-family Residential corresponds with a density that is higher than the recommended density, many of the surrounding lots conform better with the R-6, Single-family Residential zoning district than the R-12, Single-family Residential zoning district in terms of lot size and configuration.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-family Residential.</p>					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-24

APPLICANT: Frankie Anthony Moore for Dorothy Lila Moore

PROPERTY LOCATION: 309 Worley Road

PIN/TMS#(s): 0174020400400

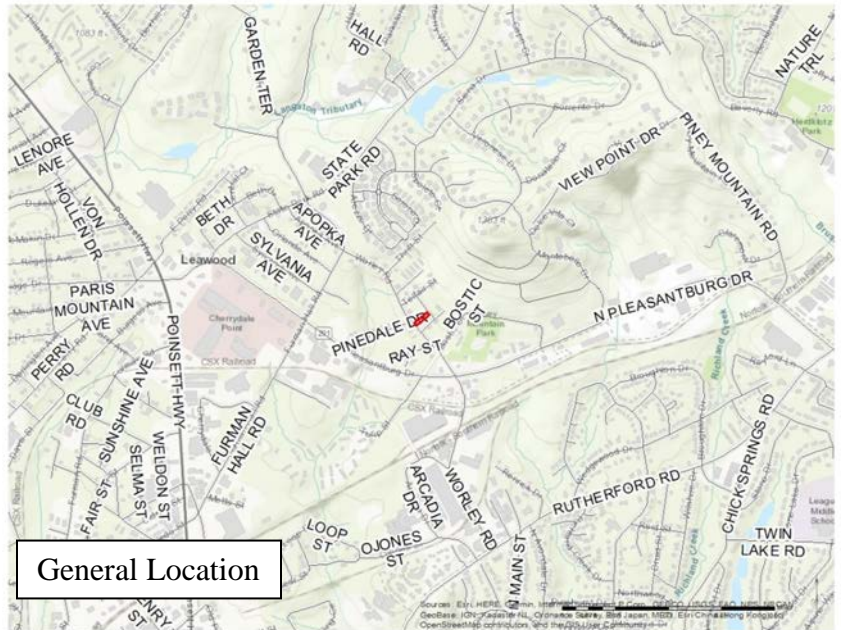
EXISTING ZONING: R-12, Single-family Residential

REQUESTED ZONING: R-6, Single-family Residential

PROPOSED LAND USE: Subdivide for an additional single-family residence

ACREAGE: 0.31

COUNCIL DISTRICT: 23 – Norris



ZONING HISTORY: The parcel was originally zoned R-12, Single-family Residential in May of 1970 as part Area 1. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

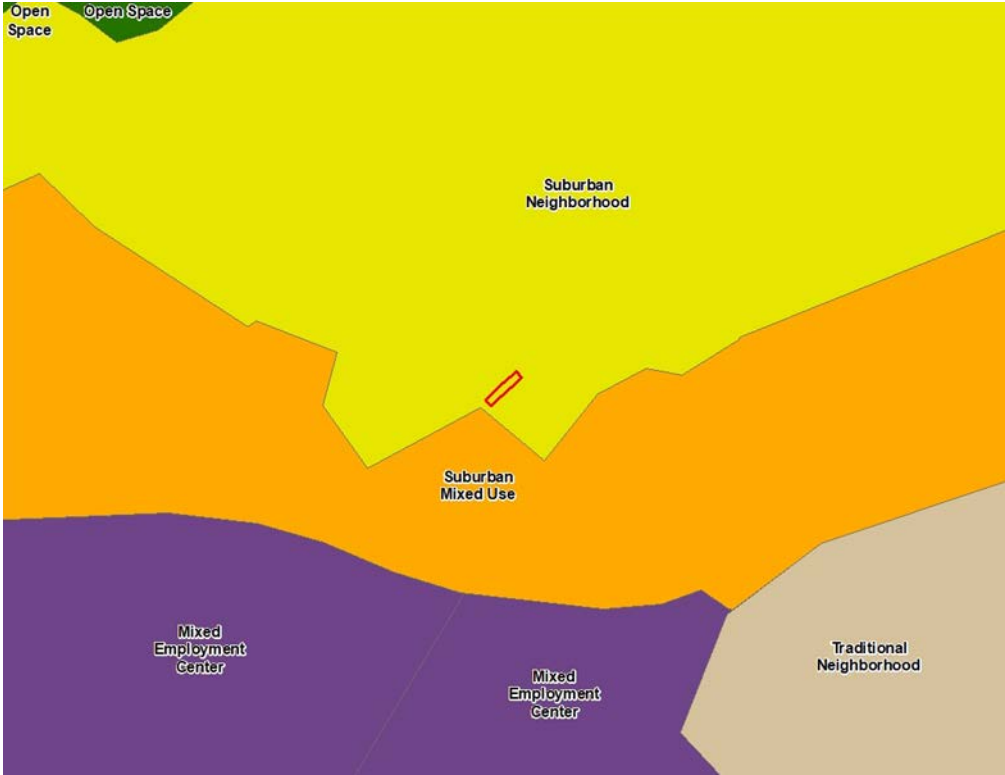
Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential and vacant wooded land
South	R-12	single-family residential
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.
Plan Greenville County, Future Land Use Map





SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

Primary Uses	Commercial, office, retail
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
Gross Density	3 to 5 dwellings per acre
Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
Parking	Private driveway with attached or detached garages, on-street parking
Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any current 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>	R-12	3.6 units/acre	0.31	1 unit
Requested	R-6	7.3 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS AND TRAFFIC:

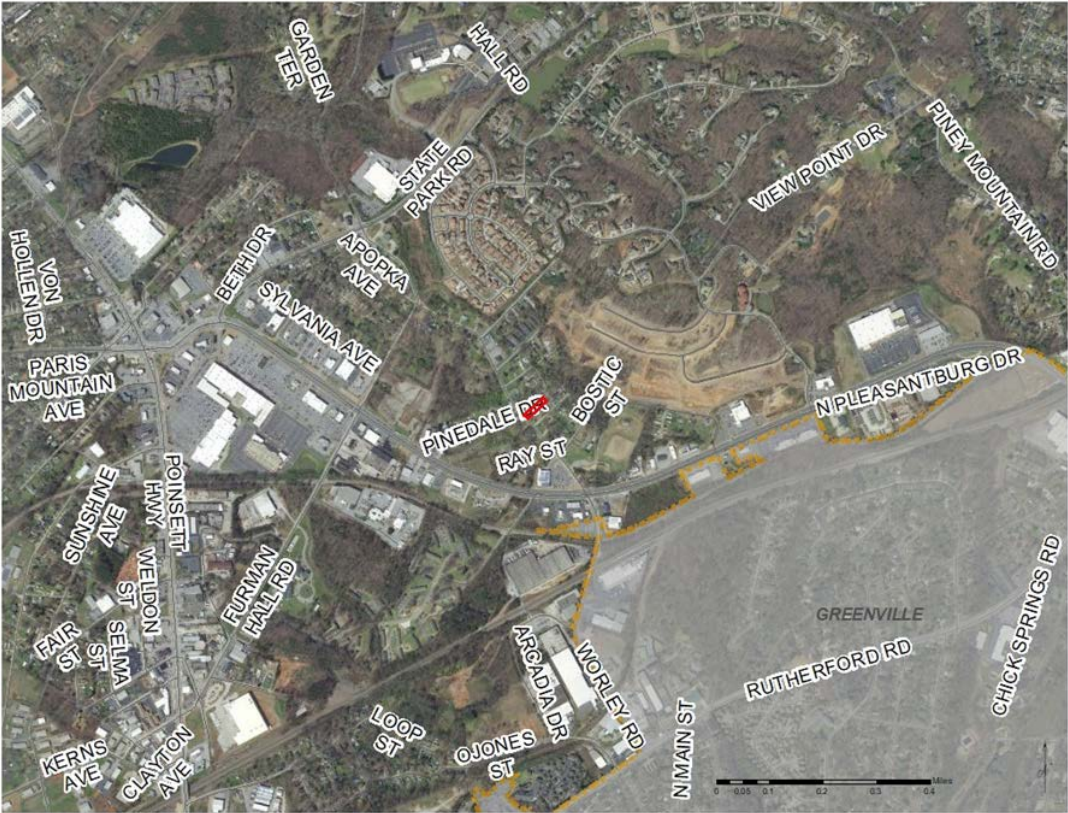
Worley Road: two-lane State-maintained Major Collector and Sage Street Spur: two-lane County-maintained Local. The parcel has approximately 50 feet of frontage along Worley Road and

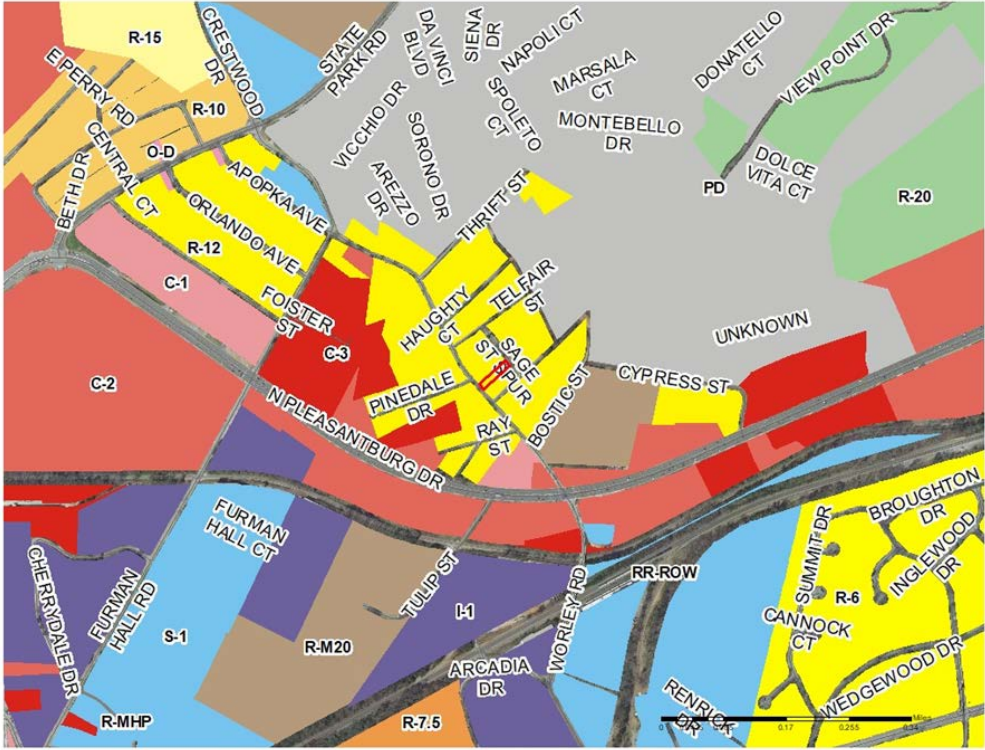
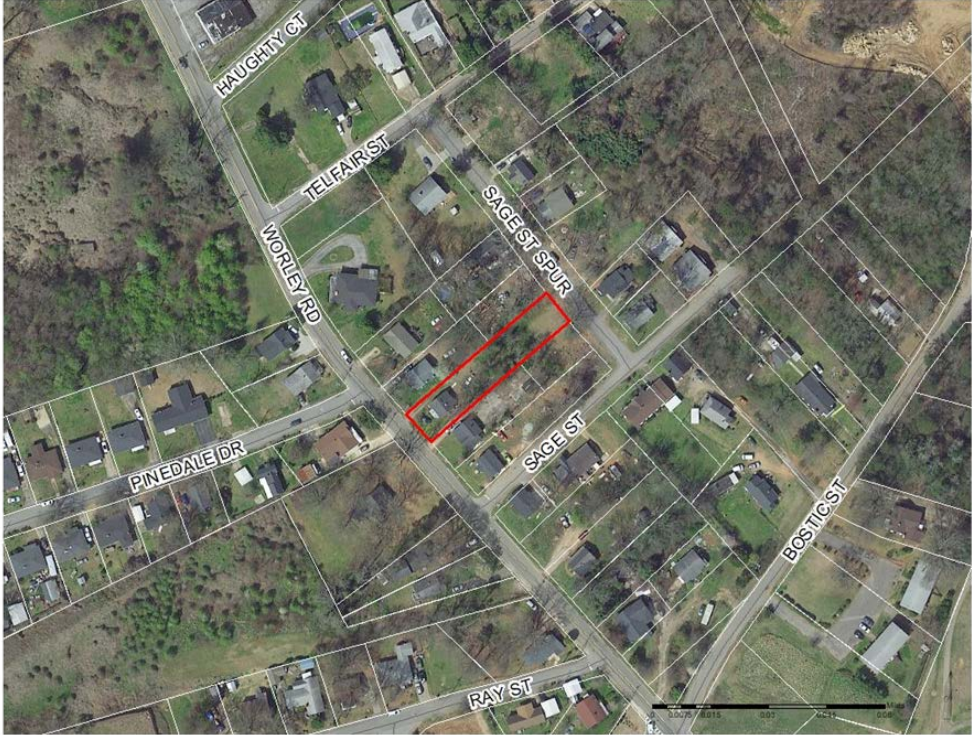
approximately 50 feet of frontage along Sage Street Spur. Additionally the parcel is approximately 0.19 miles north of the intersection of N Pleasantburg Drive and Worley Road. The property is not along a bus route, however Route 505 is approximately 0.20 miles away on Worley Road and N Pleasantburg Drive. Sidewalks are present on the west side of the road.

Location of Traffic Count	Distance to Site	2011	2014	2018
Worley Road	730' N	1,950	1,950 +0.0%	2,500 +28.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known significant historic, cultural, or environmental resources on this site. Hampton Park Christian School is located approximately a mile from the site.





Aerial Photography, 2019

Zoning Map

