

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-26	Christina Fender for Jan C. Brown 445 Dallas Road M011020201702 R-10, Single-family Residential to R-S, Residential Suburban	25	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> 1) Applicant</p> <ul style="list-style-type: none"> Daughter has non-profit for a mini-farm; led to believe property was zoned for animals; put in fencing and cleared pastures already; disabled family with 6K followers on Facebook; all animals are rescued; 761 signatures in favor on an on-line petition and 438 in favor signatures on Greenville County petition forms <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 Mixed-Use</i>. Floodplain is not present on the site, and though there are no known significant historic, cultural, or environmental resources on the site, the rear of the property does contain a significantly wooded area, along with a creek transecting the southern corner of the property. J.L Mann High Academy is located nearby at approximately 0.94 miles away. Additionally, the property is not along a bus route, nor are there sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-10, Single-family Residential is 1.61 acres of property located on Dallas Road approximately 1.42 miles south of the intersection of Fairforest Way and Laurens Road. The subject parcel has 20 feet of road frontage along Dallas Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for a barn and livestock.</p> <p>CONCLUSION</p> <p>This property is within the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Mixed-Use</i>. This future land use designation recommends a variety of single-family and multi-family building types. Additionally, the <i>Suburban Mixed-Use</i> land use designation also recommends densities of 6 to 20 dwellings per acre. However, the requested rezoning to R-S, Residential Suburban is compatible to the area, as parcels zoned R-S, Residential Suburban are present in the immediate surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.</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-2020-26

APPLICANT: Christina Fender for Jan C. Brown

PROPERTY LOCATION: 445 Dallas Road

PIN/TMS#(s): M011020201702

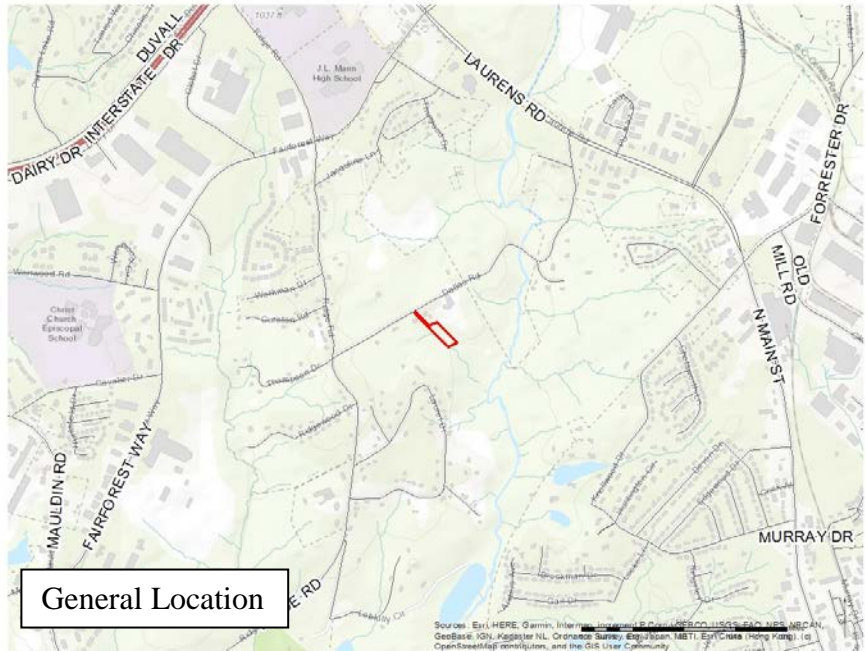
EXISTING ZONING: R-10, Single-family Residential

REQUESTED ZONING: R-S, Residential Suburban

PROPOSED LAND USE: Single-family Residence with Barn and Livestock

ACREAGE: 1.61

COUNCIL DISTRICT: 25 - Fant



ZONING HISTORY: The parcel was originally zoned R-10, Single-family Residential in May of 1971 as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	vacant wooded land
East	R-10	single-family residential and religious association facility
South	R-10	single-family residential
West	R-10	single-family residential

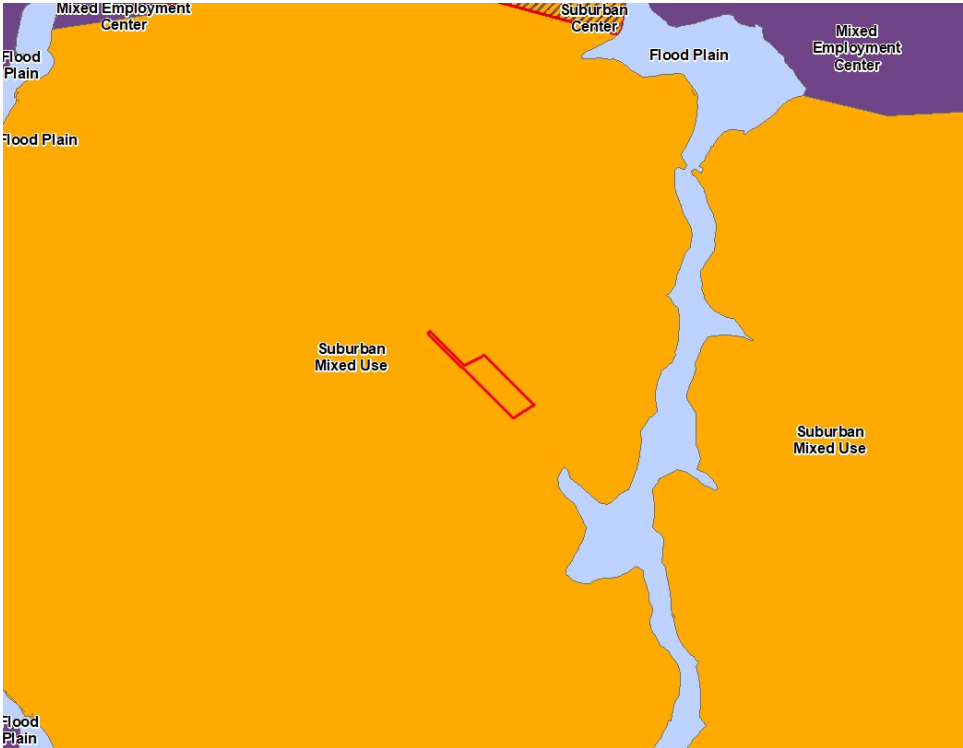
WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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

Plan Greenville County, Future Land Use Map





SMU SUBURBAN MIXED-USE

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
Secondary Uses	Townhomes , surface and structured parking, park-and-rides lots, transit stations
Gross Density	6 to 20 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

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-10</i>	<i>4.4 units/acre</i>	<i>1.61</i>	<i>7 units</i>
<i>Requested</i>	<i>R-S</i>	<i>1.7 units/acre</i>		<i>2 units</i>

A successful rezoning would not add any dwelling units.

ROADS AND TRAFFIC:

Dallas Road: two-lane State-maintained Local. The parcel has

approximately 20 feet of frontage along Dallas Road, and the parcel is approximately 1.42 miles south of the intersection of Fairforest Way and Laurens Road (US-276). The property is not along a bus route and there are no sidewalks in the area.

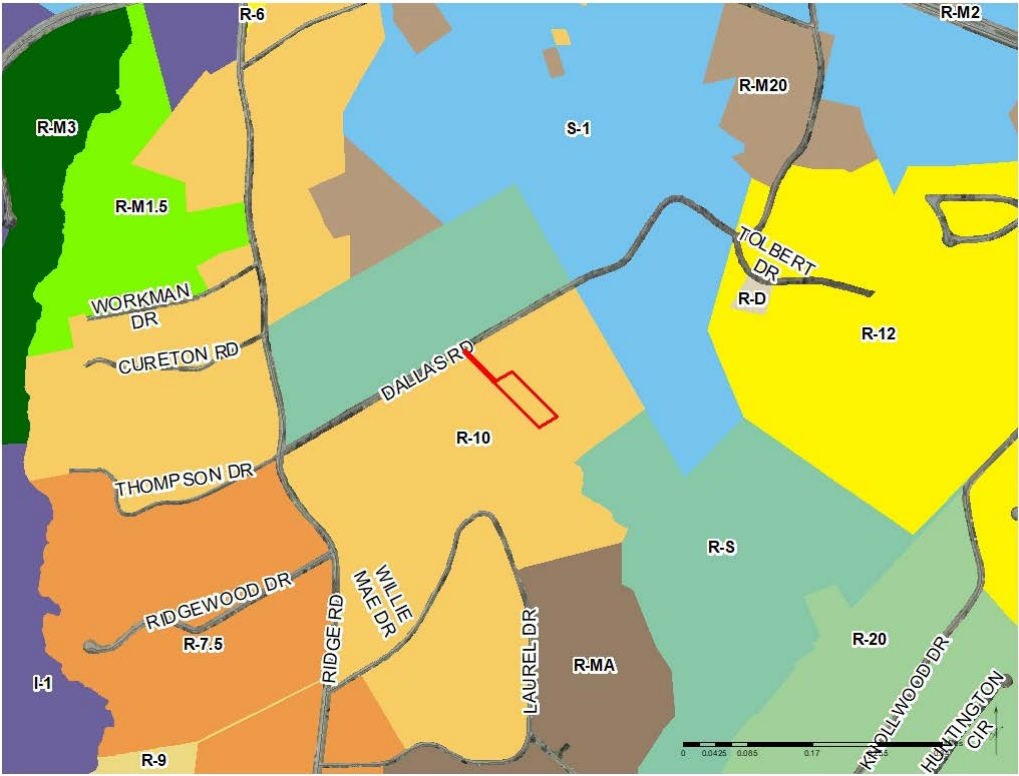
There are no traffic counts in the area of Dallas Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however, the rear of the property does contain a significantly wooded area, along with a creek transecting the southern corner of the property. J.L. Mann High School is located nearby at approximately 0.94 miles away.



Aerial Photography, 2019



Zoning Map

