

**Zoning Docket from February 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-13	Rodney E. Gray of Gray Engineering Consultants Inc. for Betty Jane B. Bullard and Margaret B. Pearson Fairview Road 0567010102704, 0567010102705 R-S, Residential Suburban To R-20, Single-Family Residential District	26	Approval	Approval 2/24/21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Fits with Comprehensive Plan Future Land Use at 3 to 5 dwelling units per acre</li> <li>• Requested zoning is consistent with zoning in the area</li> <li>• No rear access, will have increased main entrance</li> <li>• Main entrance will be 26 feet across of asphalt</li> <li>• Will do a Traffic Impact Study as part of the Preliminary Plan process</li> <li>• Looking to align driveways with the property across Fairview Road.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p><b>ANALYSIS</b></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>. The site is located in or is adjacent to a FEMA regulated floodplain. The Greenville County Flood Damage Prevention Ordinance applies to this project. Any future development would be affected. All proposed work adjacent or within the floodplain requires a floodplain permit. All new structures must have the lowest floor, including utilities, elevated at least four (4) feet above the base flood elevation. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</p> <p><b>SUMMARY</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area. The applicant states that the proposed land use is for a Multifamily Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to R-20, Single-Family Residential District.</p>					



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

**FROM:** Austin Lovelace – Principal Planner

**RE:** CZ-2021-13

**APPLICANT:** Rodney E. Gray of Gray Engineering Consultants Inc.  
for Betty Jane B. Bullard and Margaret B. Pearson

**PROPERTY LOCATION:** 917 and 919 Fairview Road

**PIN/TMS#(s):** 0567010102704, 0567010102705

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** R-20, Single-Family Residential District

**PROPOSED LAND USE:** Single-Family Residential Development

**ACREAGE:** 44.94

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There was a previous rezoning request, CZ-2020-50 to R-15, Single-family Residential that was denied.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	vacant land
East	R-20 & R-S	vacant land and single family residential
South	R-S	single family residential
West	S-1 & R-S	landscaping Business

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metropolitan Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.  
\*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community 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
Current	R-S	1.7 units/acre	44.94	76 units
Requested	R-20	2.2 units/acre		99 units

A successful rezoning would allow for 23 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Fairview Road is a two-lane State-maintained minor arterial road. The parcel has approximately 99 feet of frontage along Fairview Road. The parcel is approximately 0.14 miles north of the intersection of Fairview Road and Neely Ferry Road. The property is not along a bus route. There are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fairview Road	5,672' N	9,000	7,700	10,600 +38%

**CULTURAL AND ENVIRONMENTAL:**

The site is located in or is adjacent to a FEMA regulated floodplain. The Greenville County Flood Damage Prevention Ordinance applies to this project. Any future development would be affected. All proposed work adjacent or within the floodplain requires a floodplain permit. All new structures must have the lowest floor, including utilities, elevated at least four (4) feet above the base flood elevation. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

**CONCLUSION:**

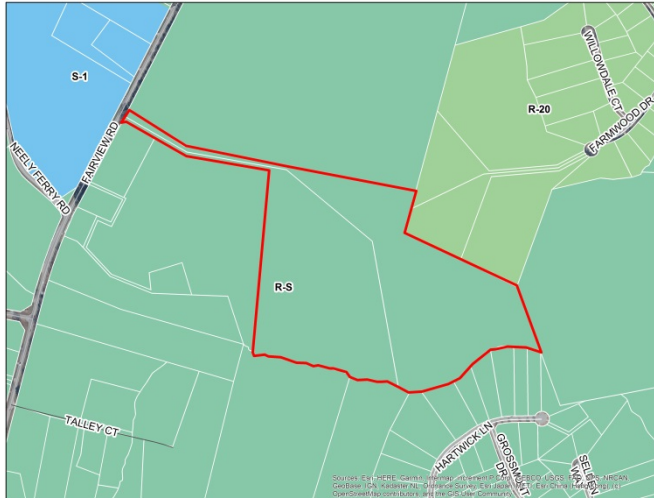
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**STAFF RECOMMENDATION:**

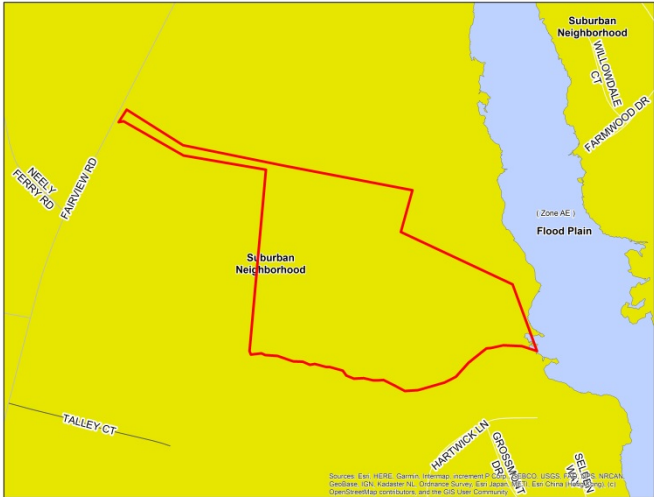
Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map