

**Zoning Docket from April 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-35	Paul Harrison of Bluewater Civil Engineering for Julia Louise Barker, Linda Marilyn Howard, and Gail Elizabeth Tucker, Frank J. Ayers, III & Carol B. Ayers Michelin Road 0593030101104 and 0593030101105 R-S, Residential Suburban District to R-15, Single-Family Residential District	25	Approval	Approval 4-28-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Property across the street was recently rezoned and well developed</li> <li>• Site is adjacent to Michelin properties</li> <li>• There is floodplain on the southern portion of the site</li> <li>• Proposed development could provide a walkable site for the commercial developments</li> <li>• Metro Connects is running a sewer main along the creek</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 For:</b> None</p> <p><b>Against:</b> 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>Industrial</i>. Floodplain is present on the site. There are no schools located within one mile of the site. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban and is 40.1 acres of land located on Michelin Rd., and is approximately 0.5 miles southeast of the intersection of Antioch Church Rd. and Michelin Rd. The subject parcel has approximately 2,419 feet of frontage along Michelin Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Michelin Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with the surrounding land uses and 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 rezoning to R-15, Single-family Residential.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-35

**APPLICANT:** Paul Harrison of Bluewater Civil Engineering for Julia Louise Barker, Linda Marilyn Howard, and Gail Elizabeth Tucker, Frank J. Ayers, III & Carol B. Ayers

**PROPERTY LOCATION:** Michelin Road

**PIN/TMS#(s):** 0593030101104 and 0593030101105

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

**REQUESTED ZONING:** R-15, Single-Family Residential District

**PROPOSED LAND USE:** Single-family Residential

**ACREAGE:** 40.1

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no prior rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
East	R-12	Single-family residential, vacant land
South	R-S	Single-family residential
West	I-1, R-S	Industrial, industrial vacant land, agriculture

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the South Greenville Area Plan.

**DENSITY WORKSHEET:** The following scenario provided 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	40.1	68 units
Requested	R-15	2.9 units/acre		116 units

A successful rezoning would allow for 48 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Michelin Road is a two-lane State-maintained collector road. The parcel has approximately 2,419 feet of frontage along Michelin Road. The parcel is approximately 0.5 miles southeast of the intersection of Antioch Church Road and Michelin Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. If development is proposed in the floodplain, an engineer is required to determine the floodway to ensure there are no encroachments. 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 feet above the base flood elevation. There are no known historic or cultural resources on the site. No school is located within one mile of the site.

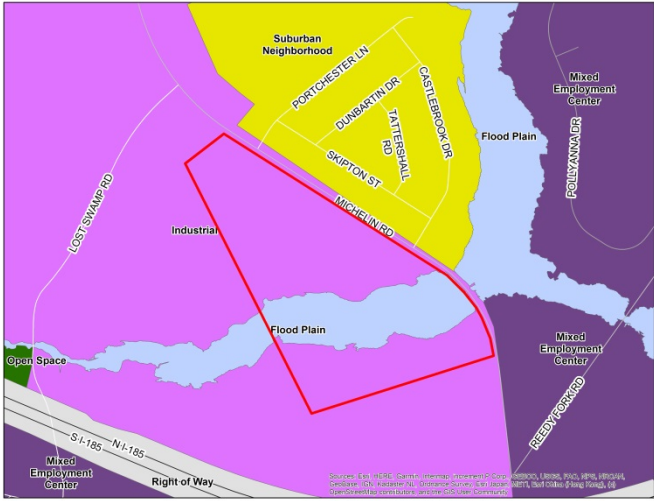
**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along Michelin Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

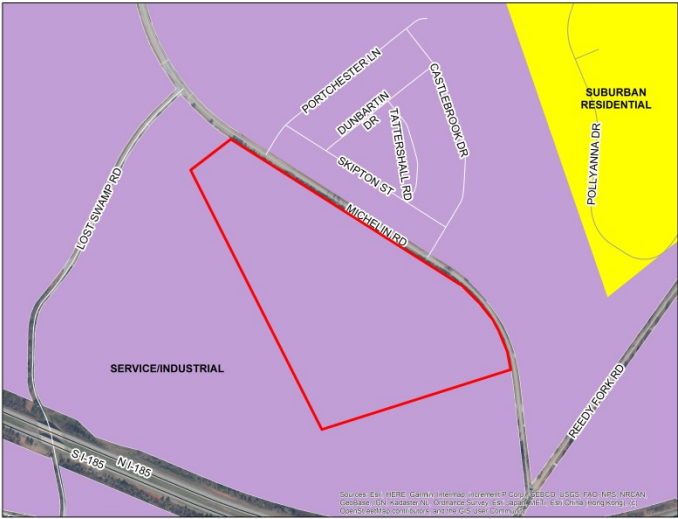
**STAFF****RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential.





Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map