

Zoning Docket from June 14, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-52	Matthew H. Coponen for Lori L. Mauldin Riverside Drive T006000101900 R-S, Residential Suburban District to R-7.5, Single-family Residential District	18	Approval	Approval 6-23-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 4 separate lots and do single-family detached homes. • Wants to rezone to match what is already in the area. <p><u>Speakers Against:</u></p> <p>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>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Use Corridor</i>. Floodplain is not present on the overall site. One school is located within one mile of the site: Brook Glenn Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and consists of 1.2 acres of land located on Riverside Drive, and is approximately X approximately 0.79 miles east of the intersection of West Main Street and Wade Hampton Boulevard. The subject parcel has approximately 204 feet of frontage along Riverside Drive. The applicant is requesting to rezone the property to R-7.5, Single-family Residential.</p> <p>The applicant states that the proposed land use is for single-family residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Riverside Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-7.5, Single-family Residential would be consistent with the surrounding land uses 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-7.5, Single-family Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-52

APPLICANT: Matthew H. Coponen for Lori L. Mauldin

PROPERTY LOCATION: Riverside Drive

PIN/TMS#(s): T006000101900

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-7.5, Single-family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.2

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This property was originally zoned R-20, Single-family Residential in May 1970 as part of Area 1. There has been one successful rezoning request: CZ-1980-61, from R-20, Single-family Residential to R-S, Residential Suburban.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Vacant land
East	R-20	Vacant land
South	I-1, R-20	Parking lot, vacant land
West	R-7.5	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Taylors Community Plan, where it is designated as Residential.

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	1.2	2.04 units
Requested	R-7.5	5.8 units/acre		6.96 units

A successful rezoning would allow for 4.92 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Riverside Drive is two-lane County-maintained residential road. The parcel has approximately 204 feet of frontage along Riverside Drive. The parcel is approximately 0.79 miles east of the intersection of West Main Street and Wade Hampton Boulevard. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate vicinity of the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Brook Glenn Elementary.

CONCLUSION:

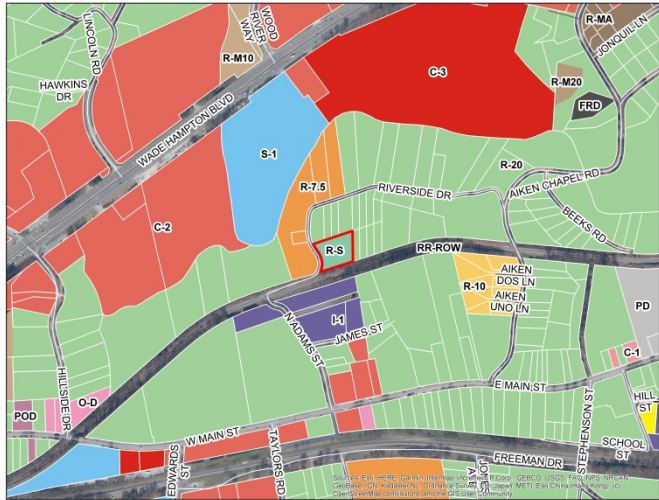
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map