

Zoning Docket from June 14, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-53	Waverly Wilkes of Gray Engineering and Nick Franchina of Palmetto State Capital for David & Sandra King and Steven Randy King 321 and 325 Sullivan Road 0585010100802 and 0585010100804 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	Approval	Denial 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"> • Residential development • Creek along back of property will be protected during construction • Will work with county to address any traffic concerns • Is bringing sewer service to the property <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>Rural Living</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. Floodplain is present on the site. There are no schools located within a mile of the site. The property is not along a bus route. There are also no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 16.8 acres of land located on Sullivan Road, and is approximately 0.47 miles south of the intersection of West Georgia Road and Sullivan Road. The subject parcel has approximately 1,171 feet of frontage along Sullivan Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential</p> <p>The applicant states that the proposed land use is for a Single-family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban is located along Sullivan Road, a two-lane State-Maintained Residential Road. While Staff acknowledges the Rural Living Future Land Use, Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be consistent with the density and current development pattern in the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					
GCPC	<p>At the June 23, 2021 Planning Commission Meeting, Commission members voted to recommend denial of the requested rezoning to R-12, Single-Family Residential, citing concern about the request not aligning with the recommended future land use for this area.</p>					

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-53

APPLICANT: Waverly Wilkes of Gray Engineering and Nick Franchina of Palmetto State Capital for David & Sandra King and Steven Randy King

PROPERTY LOCATION: 321 and 325 Sullivan Rd.

PIN/TMS#(s): 0585010100802 and 0585010100804

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Single-Family Development

ACREAGE: 16.8

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in November 1994 as part of Area 10. There has been one unsuccessful rezoning request for a portion of this property, CZ-1995-051, from R-S, Residential Suburban to S-1, Services. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-S	Single-Family Residences
South	R-12	Single-Family Residences
West	R-S	Vacant

WATER AVAILABILITY: No 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 *Rural Living*. **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 South Greenville Area Plan, where it is designated as *Suburban 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	1.2 units/acre	16.8	20 units
Requested	R-12	3.6 units/acre		60 units

A successful rezoning would allow for 40 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Sullivan Road is a 2-lane County-maintained local road. The parcel has approximately 1,171 feet of frontage along Sullivan Road. The parcel is approximately 0.47 miles south of the intersection of W. Georgia Road and Sullivan Road. The property is not along a bus route. There are also no sidewalks in the area.

No traffic counts in the vicinity of this site.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

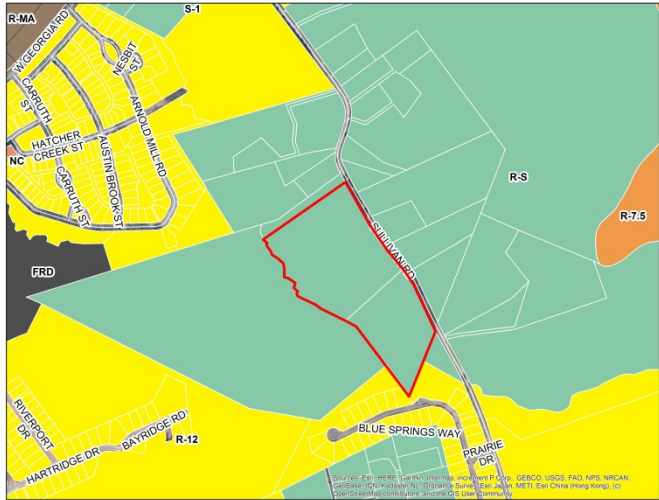
The subject parcel, zoned R-S, Residential Suburban is located along Sullivan Road, a two-lane State-Maintained Residential Road. While Staff acknowledges the Rural Living Future Land Use, Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be consistent with the density and current development pattern in the immediate area.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.



Aerial Photography, 2020



Zoning Map

