

Zoning Docket from September 20, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|----------------|----------|---|
| CZ-2021-79 | Timothy George Campbell 211, 213, 217 and 219 Viewmont Dr. 0454000100107, 0452000101800, and 0452000101900 R-12, Single-Family Residential District to R-S, Residential Suburban District | 19 | Approval | Denial 9-22-21 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Family wants to be able to keep the farm animals that they currently have on site • Spoke with neighbors who support their rezoning request • Stated that their house was one of the first built on the street • Have a temporary fence, but has not worked as well as desired; have a permanent fence now on portions of the yard • Wants to utilize land to full potential with farm animals • Surprised about not being able to have chickens and wants to be able to keep their rooster <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Inherited adjacent parcel with subject parcel from parents • Surrounded on three sides by the applicant's parcels • Stated that applicants have several chickens, roosters, and ducks • Coops are near their house and the chickens are in their yard constantly • Dealing with safety and cleanliness on their property from the chickens • Woken many mornings due to the roosters • Chickens are on the other side of the street as well • Concerned that if zoned R-S, then the applicant will be able to have pigs and other farm animals • No one else on Viewmont Dr. is zoned R-S and is zoned R-12 2) Citizen <ul style="list-style-type: none"> • The existing farm animals do cause a lot of damage on surrounding parcels • Stated that this area is not and never has been farm land <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter For: 5 - Petition</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>Suburban Edge</i>. Floodplain is not present on the overall site. There are two schools located within one mile of the site: First Evangelical Church School and Duncan Chapel Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> | | | | | |

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| | <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 5.94 acres of land located on Viewmont Drive, and is approximately 0.4 miles west of the intersection of Viewmont Drive and N Parker Road. The subject parcel has approximately 264 feet of frontage along Viewmont Drive. The applicant is requesting to rezone the property to R-S, Residential Suburban District.</p> <p>The applicant states that the proposed land use is to allow for Farm Animals.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-12, Single-Family Residential, located along Viewmont Drive is a two-lane state-maintained residential road. Staff is of the opinion that rezoning to R-S, Residential Suburban is appropriate for the area and will bring the subject parcels into compliance.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p> |
| GCPC | <p>At the September 22, 2021 Planning Commission Meeting, the Commission members voted unanimously to recommend denial of the requested rezoning to R-S, Residential Suburban citing concerns over the nuisance that a rooster may cause to the surrounding property owners and the potential for expansion of other farm uses on site that may also cause a nuisance.</p> |

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-79

APPLICANT: Timothy George Campbell

PROPERTY LOCATION: 211, 213, 217 and 219 Viewmont Dr.

PIN/TMS#(s): 0454000100107, 0452000101800, and 0452000101900

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

REQUESTED ZONING: R-S, Residential Suburban District

PROPOSED LAND USE: Farm Animals

ACREAGE: 5.94

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---------------|
| North | R-12 | Single-Family |
| East | R-12 | Single-Family |
| South | R-10 | Single-Family |
| West | R-S | Single-Family |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – Not Available

PLAN GREENVILLE

COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. **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 provided the potential capacity of residential units based upon County records for acreage.

| | Zoning | Zoning Density | Acres | Total Units |
|-----------|--------|----------------|-------|-------------|
| Current | R-12 | 3.6 units/acre | 5.94 | 21 units |
| Requested | R-S | 1.7 units/acre | | 10 units |

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Viewmont Drive is a two-lane state-maintained residential road. The parcel has approximately 264 feet of frontage along Viewmont Drive. The parcel is approximately 0.4 miles west of the intersection of Viewmont Drive and N Parker Road. The property is not along a bus route. There are also no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2019 |
|---------------------------|------------------|------|---------------|---------------|
| Vermont Drive | 375' SW | 400 | 375 -6.25% | 450 +12.5% |

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CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: First Evangelical Church School, and Duncan Chapel Elementary.

CONCLUSION:

The subject parcel zoned R-12, Single-Family Residential, located along Viewmont Drive is a two-lane state-maintained residential road. Staff is of the opinion that rezoning to R-S, Suburban Residential is appropriate for the area and will bring the subject parcels into compliance.

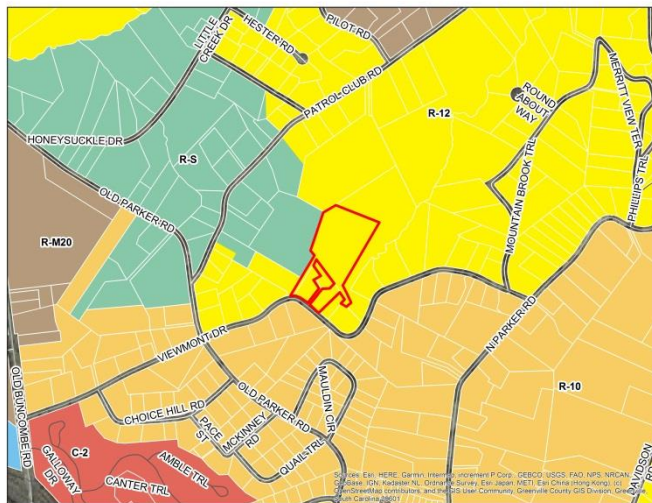
STAFF'S RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.

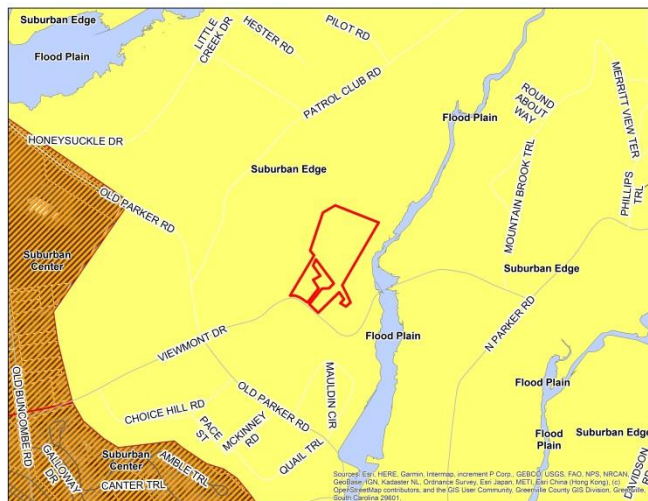
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map