

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-101	Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne W Georgia Rd and Fork Shoals Rd 0584020100600 (portion) R-S, Residential Suburban District to R-12, Single-Family Residential District	25 and 28	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently developing Garrison Grove FRD to the east and Cedar Shoals which is zoned R-12, Single-Family Residential District to the north • Several R-12, Single-Family Residential and similar density projects in the immediate area • Proposed subdivision is tucked behind the commercial areas along both road frontages and the acreage that the current property owner will retain • A TIS has already been conducted by the developer and discussed the warranted recommendations by SCDOT • There will be interconnectivity with the adjacent R-12, Single-Family Residential Cedar Shoals development <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 Comprehensive Plan</u>, where it is designated as <i>Rural Living, Floodplain, and Suburban Mixed Use</i>. The subject property is also part of the South Greenville Area Plan, where it is designated as <i>Transitional Residential</i>. Floodplain is present on the site. There is one school located within one mile of the site: Brashier Middle College Charter School. The property is 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 is 115.87 acres of land located on W. Georgia Rd. and Fork Shoals Rd. and is approximately 0.73 miles west of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 110 feet of frontage along W. Georgia Rd. 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 single-family residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane,</p>					

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	<p>State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff has concerns with the density and scale of the area requested to be rezoned in conjunction with a rezoning request of similar acreage and density on an adjacent parcel without specific plans; points of ingress/egress and connectivity; and inconsistencies with the Future Land Use Map and South Greenville Area Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-101

APPLICANT: Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne

PROPERTY LOCATION: West Georgia Road and Fork Shoals Road

PIN/TMS#(s): 0584020100600 (portion)

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 115.87

COUNCIL DISTRICT: 25 – Fant and 28 – Tripp

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There has been one rezoning request for a portion of this parcel: CZ-20016-18, from R-S, Residential Suburban, to C-1, Commercial, which was approved and has since been subdivided from the original parcel.

EXISTING LAND USE: Agriculture, Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S, R-12	Vacant land
East	R-MA, R-7.5, C-3	Single-Family Residential, Mini-Warehousing
South	R-S, R-R1	Agriculture, Single-Family Residential, Junkyard
West	R-R1	Vacant land

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 *Rural Living, Floodplain, and Suburban Mixed Use*. **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 *Transitional 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	115.87	196 units
Requested	R-12	3.6 units/acre		417 units

A successful rezoning would allow for 278 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: West Georgia Road is a two-lane State-maintained arterial road. Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 110 feet of frontage along West Georgia Road. The parcel is approximately 0.73 miles west of the intersection of West Georgia Road and Fork Shoals Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
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Fork Shoals Rd	4,609' W	5,400	4,300 -20.3%	5,700 +32.6%
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CULTURAL AND ENVIRONMENTAL:

Floodplain is 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: Brashier Middle College Charter School.

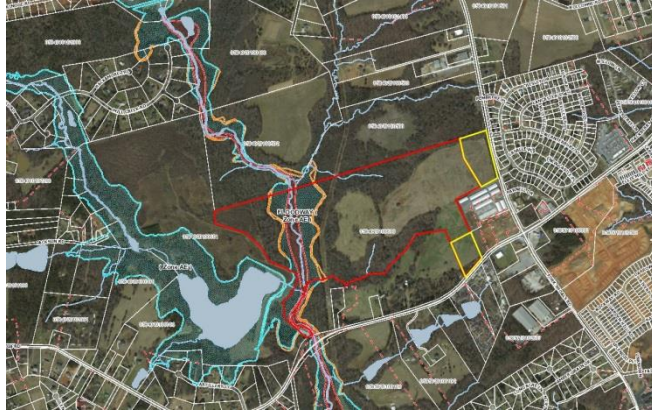
CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff has concerns with the density and scale of the area requested to be rezoned in conjunction with a rezoning request of similar acreage and density on an adjacent parcel without specific plans; points of ingress/egress and connectivity; and inconsistencies with the Future Land Use Map and South Greenville Area Plan.

STAFF RECOMMENDATION:

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

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Aerial Photography, 2021

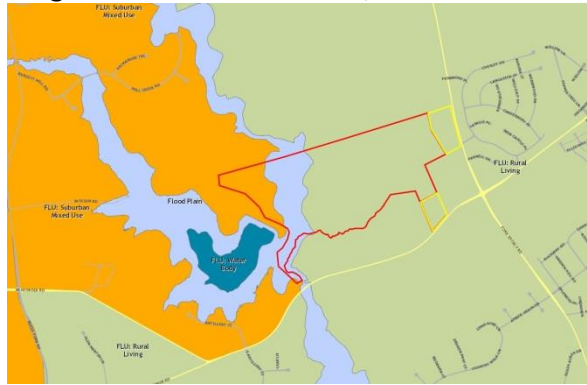


Zoning Map



South Greenville Area Plan, Future Land Use Map

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Plan Greenville County, Future Land Use Map