

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-103	Eric Hedrick of TCC Venture, LLC for Tracey S. Coleman and Donald H. Hawthorne W Georgia Rd 0584020100601 R-R1, Rural Residential District to R-15, 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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Site is partially covered by the Huff Creek Watershed 2) Engineer <ul style="list-style-type: none"> • Working on developing in and around the flood zone • Will be accessed by the adjacent proposed single-family residential area that is being requested to rezoned to R-12, Single-Family Residential District • Property has a Soil and Water Conservation Easement <p><u>Speakers Against:</u> 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>Suburban Mixed Use, Floodplain, and Water Body</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 are two schools located within one mile of the site: Brashier Middle College Charter School and Woodmont High 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-R1, Rural Residential and is 149.6 acres of land located on W. Georgia Rd. and is approximately 0.74 miles west of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 632 feet of frontage along W. Georgia Rd. The applicant is requesting to rezone the property to R-15, 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-R1, Rural Residential, is located along West Georgia Road, a two-lane, State-maintained arterial 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; potential adverse impacts on the Huff Creek Watershed; 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-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-2021-103

APPLICANT: Eric Hedrick of TCC Venture, LLC for Tracey S. Coleman
and Donald H. Hawthorne

PROPERTY LOCATION: West Georgia Road

PIN/TMS#(s): 0584020100601

EXISTING ZONING: R-R1, Rural Residential District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 149.6

COUNCIL DISTRICT: 25 – Fant and 28 – Tripp

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ZONING HISTORY: This parcel was originally zoned R-R1, Rural Residential in September 1996 as part of Area 12. There have been no other rezoning requests.

EXISTING LAND USE: Agriculture, Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	Single-Family Residential
East	R-S	Agriculture, Single-Family Residential
South	R-R1	Single-Family Residential
West	R-R1	Agriculture, Single-Family Residential

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 *Suburban Mixed Use, Floodplain, and Water Body*. **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-R1	1.0 units/acre	149.6	149 units
Requested	R-15	2.9 units/acre		433 units

A successful rezoning would allow for 284 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

West Georgia Road is a two-lane State-maintained arterial road. The parcel has approximately 632 feet of frontage along West Georgia Road. The parcel is approximately 0.74 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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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

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site: Brashier Middle College Charter School and Woodmont High School.

CONCLUSION:

The subject parcel, zoned R-R1, Rural Residential, is located along West Georgia Road, a two-lane, State-maintained arterial 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; potential adverse impacts on the Huff Creek Watershed; and inconsistencies with the Future Land Use Map and South Greenville Area Plan.

STAFF

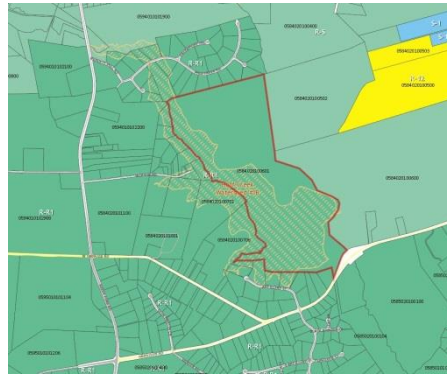
RECOMMENDATION:

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

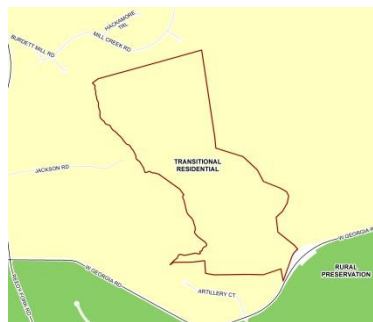
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Aerial Photography, 2021

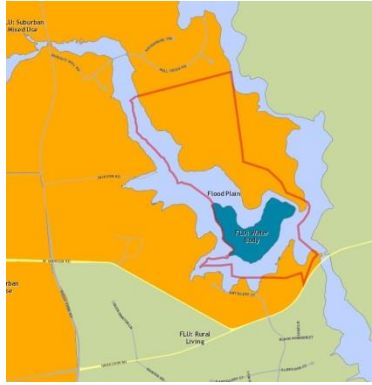


Zoning Map



South Greenville Area Plan, Future Land Use Map

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Plan Greenville County, Future Land Use Map