

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-98	Nick Franchina of Palmetto State Capital for Gloria Gonsalves, Trustee to Addie Evans Gonsalves Family and Fudge Brown Evans & Etal Sullivan Road and Blue Springs Way 0585010100900 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	Approval			
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"> • Parcel in question will be combined with two parcels along Sullivan Rd. to provide a completed development • Requested zoning falls with the South Greenville Area Plan • There are existing wetlands on site that will be protected <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>. Floodplain is not present on the site. There is one school located within one mile of the site: Brashier Middle College Charter School. 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 District and is 36.5 acres of land located on Sullivan Rd. and Blue Springs Way, and is approximately 0.5 miles south of the intersection of W Georgia Road and Sullivan Road. The parcel has approximately 0 feet of frontage along Sullivan Road and 0 feet of frontage along Blue Springs Way. The applicant is requesting to rezone the property to R-12, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for 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 county-maintained residential road, and Blue Springs Way, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is consistent with the development patterns and zoning classification present in the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					



Zoning Docket from October 18, 2021 Public Hearing

Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-98

APPLICANT: Nick Franchina of Palmetto State Capital for Gloria Gonsalves, Trustee to Addie Evans Gonsalves Family and Fudge Brown Evans & Etal

PROPERTY LOCATION: Sullivan Road and Blue Springs Way

PIN/TMS#(s): 0585010100900

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 36.5

COUNCIL DISTRICT: 25 – Fant

Zoning Docket from October 18, 2021 Public Hearing

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12, FRD	Single-Family Residential
East	R-S	Single-Family Residence
South	R-12	Vacant Land, Single-Family Residential
West	R-12, FRD	Single-Family Residential

WATER AVAILABILITY: Greenville Water – Extension Required

SEWER AVAILABILITY: Metro District

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 a 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	1.7 units/acre	36.5	62 units
Requested	R-12	3.6 units/acre		131 units

A successful rezoning would allow for 69 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Sullivan Road is a two-lane county-maintained residential road, and Blue Springs Way is a two-lane county-maintained residential road. The parcel has approximately 0 feet of frontage along Sullivan Road and 0 feet of frontage along Blue Springs Way. The parcel is approximately 0.5 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.

Zoning Docket from October 18, 2021 Public Hearing

There are no traffic counts in the immediate vicinity.

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: Brashier Middle College Charter School.

CONCLUSION:

The subject parcel zoned R-S, Residential Suburban is located along Sullivan Road a two-lane county-maintained residential road, and Blue Springs Way, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is consistent with the development patterns and zoning classification present in the immediate area.

STAFF RECOMMENDATION:

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

Zoning Docket from October 18, 2021 Public Hearing
Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map