

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-113	Cyrus Bagheri for Stephen E. Larson and Lois A. Larson 315 Roberts Cir. 0534010100804 (Portion) R-S, Residential Suburban District to R-20, Single-Family Residential District	21	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> - Lives to the right of the parcel and would like to construct a new dwelling for a family member - There are numerous zoning districts in this area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Petition – 19</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 Mixed Use</i>. Floodplain is not present on site. There are no schools located within one mile of the site. The property is not along a bus route 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 0.47 acres of land located at 315 Roberts Circle. The subject parcel has approximately 117 feet of frontage along Roberts Circle. The applicant is requesting to rezone the property to R-20, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for an additional single-family residential dwelling.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Roberts Circle a two-lane County-maintained Local road. Staff is of the opinion that the requested zoning district of R-20, Single-Family Residential is consistent with the surrounding zoning districts and densities, and will promote infill in an area where mixed density residential is already present.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-113

APPLICANT: Cyrus Bagheri for Stephen E. Larson and Lois A. Larson

PROPERTY LOCATION: 315 Roberts Circle

PIN/TMS#(s): 0534010100804 (Portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-20, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.47

COUNCIL DISTRICT: 21 – Harrison

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been no previous rezoning cases for this property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residence
East	R-S	Single-Family Residence
South	R-S	Single-Family Residence
West	PD	Single-Family Residences

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*. **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-S	1.7 units/acre	0.47	0 units
Requested	R-20	2.2 units/acre		1 unit

A successful rezoning would allow for 1 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Roberts Cir. is a two-lane County-maintained local road. The portion of a parcel has approximately 117 feet of frontage along Roberts Cir. The parcel is approximately 0.32 miles northeast of the intersection of E. Coleman Rd. and S. Batesville Rd. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the area of Roberts Cir.

CULTURAL AND

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ENVIRONMENTAL:

Floodplain is not 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:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

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Aerial Photography, 2021



Zoning Map



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Plan Greenville County, Future Land Use Map