

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-014	Alvin Thomas Johnson of Levi Grantham Land Group LLC for Dyrone Derek Moss Griffin Mill Rd. 0584020100100 R-S, Residential Suburban District to R-15, Single-Family Residential District	28	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Residential subdivision proposed • Approximately 30 units will be on the property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>Letter – 1</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>Mixed Employment Center, Floodplain, and Suburban Mixed Use</i>. Floodplain is present on the site and there are no schools within one mile of the site. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 15 acres of land located on Griffin Mill Rd., and is approximately 0.67 miles southwest of the intersection of Interstate 185 and Fork Shoals Rd. The parcel has approximately 560 feet of frontage along Griffin Mill Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is a Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Griffin Mill Rd., a two-lane State-maintained collector road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcel, however, is surrounded by similar zoning and density.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Dean Miller, Planner

RE: CZ-2022-014

APPLICANT: Alvin Thomas Johnson of Levi Grantham Land Group
LLC for Dyrone Derek Moss

PROPERTY LOCATION: Griffin Mill Road

PIN/TMS#(s): 0584020100100

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single Family Residential

ACREAGE: 15

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May, 1971 as part of Area 2. There have been no rezoning requests for this property.

EXISTING LAND USE: Vacant-Wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15, R-S	single family residential, vacant-wooded
East	R-S	single family residence, vacant-wooded
South	R-S	vacant-wooded
West	R-15, R-S	single family residential, vacant-wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District Sewer capacity has not been verified

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center, 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 South Greenville Area Plan, *Service/Industrial*.

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	15	25 units
Requested	R-15	3.6 units/acre		54 units

A successful rezoning would allow for 29 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Griffin Mill Road is a two-lane State-maintained collector road. The parcel has approximately 560 feet of frontage along Griffin Mill Road. The parcel is approximately .67 miles southwest of the intersection of Interstate 185 and Fork Shoals Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Griffin Mill Road	0' W	1,000	1,650 +65%	1,700 +6.06%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

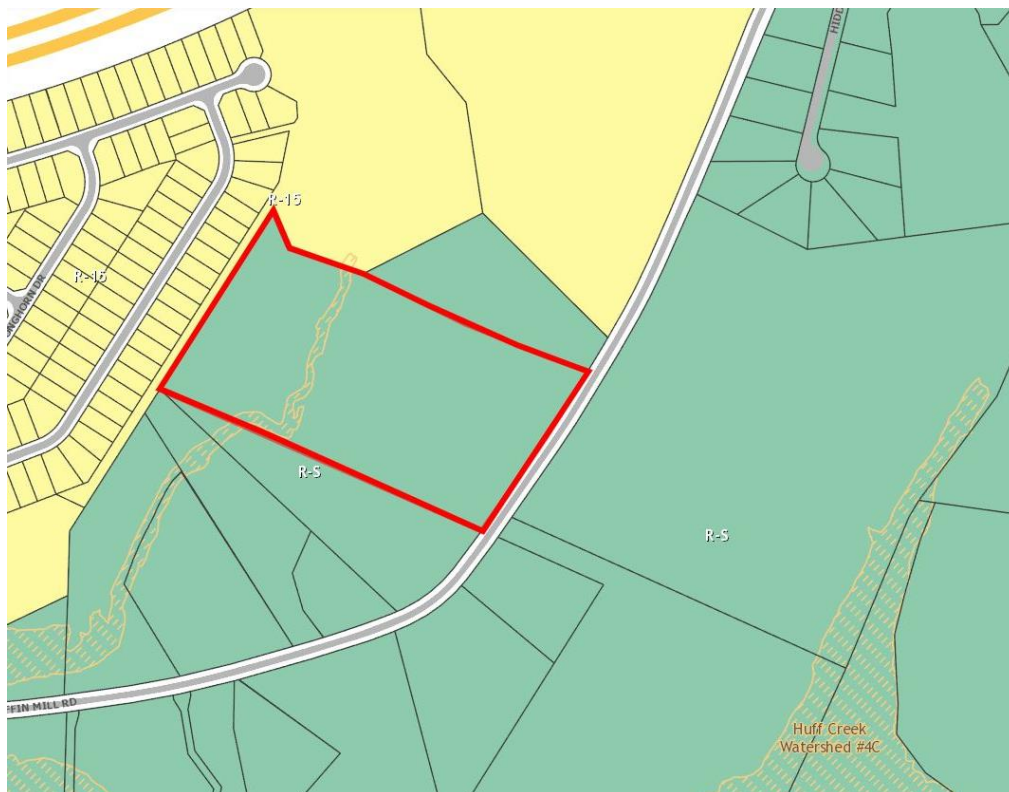
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STAFF RECOMMENDATION:

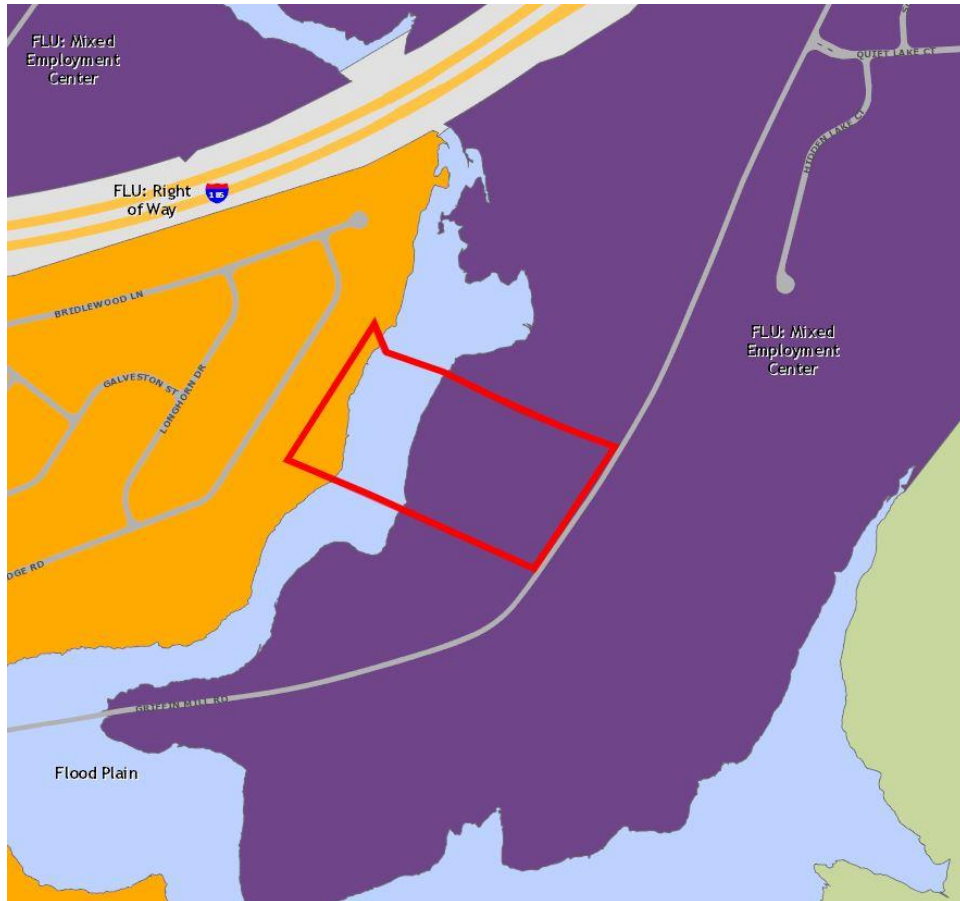
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Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map