

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-015	Paul Harrison of Blue Water Civil Design, LLC for Brooks A. Henderson Jr., Susan C. Henderson, Ronald C. Cox, Shirley C. Long, Christopher Henderson & Cynthia Henderson Woodruff Rd. 0548020100802, 0548020100803, & 0548020100800 (portion) R-S, Residential Suburban District to R-12, Single-Family Residential District	27	Approval	Approval 1-26-22		
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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Fits within the surrounding area existing zoning and the future land use map • Existing sewer will be available • Price point of proposed homes would be in the mid-400,000s • Fits the definition of a suburban neighborhood 2) Applicant <ul style="list-style-type: none"> • Targeted home to retirees and empty nesters • Traffic impact is minimal due to the targeted demographic <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Adding a cut through road would elevate traffic 2) Citizen <ul style="list-style-type: none"> • Traffic concerns • Concerned with high density 3) Citizen <ul style="list-style-type: none"> • Traffic and infrastructure concerns • Concerned with noise and the reduction of open space in the area 4) Citizen <ul style="list-style-type: none"> • The Woodruff Road expansion stops and narrows before this development making left turns difficult <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: Letter – 16 Petition – 146</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</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>					

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SUMMARY

The subject parcel is zoned R-S, Residential Suburban District and is 22 acres of land located on Woodruff Rd., and is approximately 0.35 miles southwest of the intersection of Woodruff Rd. and South Bennetts Bridge Rd. The parcel has approximately 185 feet of frontage along Woodruff Rd. The applicant is requesting to rezone the property to R-12, Single-Family Residential District.

The applicant states that the proposed land use is a Single-Family Residential Development.

CONCLUSION

The subject parcels zoned R-S, Residential Suburban are located along Woodruff Rd., a two-lane State-maintained arterial road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the Five Forks Area Plan. The proposed zoning will also be consistent with surrounding zoning and densities.

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



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Dean Miller, Planner

RE: CZ-2022-015

APPLICANT: Paul Harrison of Blue Water Civil Design, LLC for
Brooks A. Henderson Jr., Susan C. Henderson, Ronald
C. Cox, Shirley C. Long, Christopher Henderson &
Cynthia Henderson

PROPERTY LOCATION: Woodruff Rd. Simpsonville, SC 29681

PIN/TMS#(s): 0548020100802, 0548020100803, & 0548020100800
(portion)

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single Family Residential

ACREAGE: 22

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in March 1996 as part of Area 11. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M4	Attached Single-Family Residential
East	R-S, R-15	Single-Family Residential
South	R-12	Single-Family Residential
West	S-1, R-S	Single-Family Residential and Industrial Service

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 *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 Five Forks Area Plan, *Suburban Neighborhood*.

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	22	37 units
Requested	R-12	3.6 units/acre		79 units

A successful rezoning would allow for 42 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Woodruff Road is a two-lane state-maintained arterial road. The parcel has approximately 185 feet of frontage along Woodruff Road. The parcel is approximately .35 miles southwest of the intersection of Woodruff Road and South Bennetts Bridge Road. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Woodruff Road	250' E	N/A	13,000	14,400 +10.76 %

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on a portion of 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:

The subject parcels zoned R-S, Residential Suburban are located along Woodruff Rd., a two-lane State-maintained arterial road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the Five Forks Area Plan. The proposed zoning will also be consistent with surrounding zoning and densities.

STAFF RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Five Forks Area Plan, Future Land Use