## Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-033	Earl Glenn Tollison, Jr. 1743 McKelvey Rd., Fountain Inn, SC 29644 0577010100803 R-R3, Rural Residential District to R-S, Residential Suburban District	26	Approval			
Public Comments	Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:Petition/Letter For:Speakers For:None1) ApplicantNone• Would like to rezone to be able to subdivide to allow relative to build on new parcelAgainst: None• Rezoning would permit the parcel to be subdivided meeting the minimum lot size for the R-S, Residential Suburban zoneNoneSpeakers Against: NoneNone					
	List of meetings with staff: None					
Staff Report	<ul> <li>Below are the facts pertaining to this docket:</li> <li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural</i>.</li> <li>McKelvey Road is a two-lane, State-maintained collector road. The parcel has approximately 311 feet of frontage along McKelvey Road. The parcel is approximately 1.09 miles east of the intersection of Fork Shoals Road and McKelvey Road. The property is not along a bus route. There are no sidewalks in the area.</li> </ul>					
	• 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: Ralph Chandler Elementary.					
	• The subject parcel is zoned R-R3, Rural Residential and is 1.5 acres of land located on McKelvey Road and is approximately 1.09 miles east of the intersection of Fork Shoals Road and McKelvey Road. The subject property has approximately 311 feet of frontage along McKelvey Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.					
	• The applicant states that t	he propo	sed land use	is a single-fa	mily residen	ce.
	CONCLUSION and RECOMMENDA	TION				
	The subject parcel, zoned R-R3, R maintained collector road. Staff Suburban, is consistent with surr surrounding area as it would only	is of the ounding	e opinion tha land uses an	at a success d would not	sful rezoning	to R-S, Residential
	Based on these reasons, Staff rea	commend	ls approval c	of the reque	sted rezonin	g to R-S, Residential



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то:	County Council Planning and Development Committee Planning Commission
FROM:	Austin Lovelace, Principal Planner
RE:	CZ-2022-033
APPLICANT:	Earl Glenn Tollison, Jr.
PROPERTY LOCATION:	1743 McKelvey Rd., Fountain Inn, SC 29644
PIN/TMS#(s):	0577010100803
EXISTING ZONING:	R-R3, Rural Residential District
REQUESTED ZONING:	R-S, Residential Suburban District
PROPOSED LAND USE:	Single-Family Residential
ACREAGE:	1.5
COUNCIL DISTRICT:	26 - Ballard

ZONING HISTORY:	This parcel was originally zoned R-R3, Rural Residential in March 2018 as
	part of the Southern Greenville County Rezoning Effort. There have
	been no previous rezoning requests.

EXISTING LAND USE:	Single-Family Residential

AREA CHARACTERISTICS:

D	Direction	Zoning	Land Use
Ν	North	Unzoned	Single-Family Residential and vacant land
E	East	Unzoned	Single-Family Residential
S	South	R-R3	Single-Family Residential
۷	Nest	Unzoned	Single-Family Residential and vacant land

WATER AVAILABILITY:	Greenville Water
SEWER AVAILABILITY:	Not available
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural.</i> **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.
	The following cooperio provided the notential conseity of 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-R3	1 unit/3 acres	1 5	1 unit
Requested	R-S	1.7 units/acre	1.5	2.6 units

A successful rezoning would allow for 1.6 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**McKelvey Road is a two-lane, State-maintained collector road. The<br/>parcel has approximately 311 feet of frontage along McKelvey Road.<br/>The parcel is approximately 1.09 miles east of the intersection of Fork<br/>Shoals Road and McKelvey Road. The property is not along a bus route.<br/>There are no sidewalks in the area.

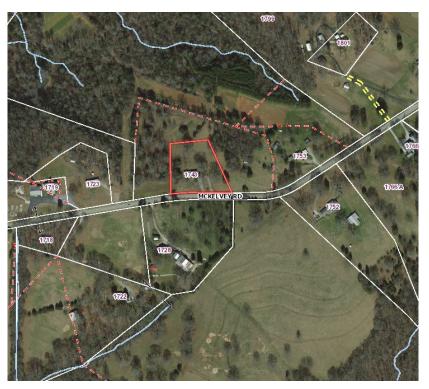
There are no traffic counts in the immediate area.

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: Ralph Chandler Elementary.

**CONCLUSION:** The subject parcel, zoned R-R3, Rural Residential is located along McKelvey Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to R-S, Residential Suburban, is consistent with surrounding land uses and would not have an adverse impact on the surrounding area as it would only allow for one additional dwelling.

STAFF	
<b>RECOMMENDATION:</b>	Based on these reasons, Staff recommends approval of the requested
	rezoning to R-S, Residential Suburban.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map