

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	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone to be able to subdivide to allow relative to build on new parcel • Rezoning would permit the parcel to be subdivided meeting the minimum lot size for the R-S, Residential Suburban zone <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>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural</i>. • 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. • 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 the proposed land use is a single-family residence. <p>CONCLUSION and RECOMMENDATION</p> <p>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.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					



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TO: 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:

Direction	Zoning	Land Use
North	Unzoned	Single-Family Residential and vacant land
East	Unzoned	Single-Family Residential
South	R-R3	Single-Family Residential
West	Unzoned	Single-Family Residential and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Not available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural*. **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-R3	1 unit/3 acres	1.5	1 unit
Requested	R-S	1.7 units/acre		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 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.

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

RECOMMENDATION:

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