

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-034	Matilda Cooper for Rosa Ena Martinez and Juan H. Martinez 14 Hillcrest Dr. W., Greer, SC 29651 T020000106600 R-S, Residential Suburban District to R-12, Single-Family Residential District	18	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> <ul style="list-style-type: none"> 1) Applicant's representative <ul style="list-style-type: none"> • Would like to subdivide and be able to build a new residential dwelling <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p><u>Petition/Letter For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>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</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Hillcrest Dr. W. is a two-lane County-maintained local road. Cedar Ln. is a two-lane County-maintained local Rd. The parcel has approximately 100.5 feet of frontage along Hillcrest Dr. W., and approximately 23.3 feet of frontage along Cedar Ln. The parcel is approximately 0.96 miles southeast of the intersection of N. Rutherford Rd. and N Hwy 101. The property is not along a bus route. There are also no sidewalks in the area. • 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. • The subject parcel is zoned R-S, Residential Suburban and is 0.65 acres of land located on Hillcrest Dr. W. and Cedar Ln. The applicant is requesting to rezone the property to R-12, Single-Family Residential District. • The applicant states that the proposed land use is an additional residence. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Hillcrest Dr. W., a two-lane County-maintained local road, and Cedar Ln., a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning aligns with the Plan Greenville County Comprehensive Plan, which recommends 3 to 5 dwellings per acre for this area. Additionally, this request would only allow the property owner to add one additional residence, which staff believes will not have an adverse impact on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, 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-2022-034

APPLICANT: Matilda Cooper for Rosa Ena Martinez and Juan H. Martinez

PROPERTY LOCATION: 14 Hillcrest Dr. W., Greer, SC 29651

PIN/TMS#(s): T020000106600

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: One additional residence

ACREAGE: 0.65

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in November of 2001 as part of Area 16. There have been no previous rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: No Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.
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	0.65	1 units
Requested	R-12	3.6 units/acre		2 units

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

ROADS AND TRAFFIC:

Hillcrest Dr. W. is a two-lane County-maintained local road. Cedar Ln. is a two-lane County-maintained local Rd. The parcel has approximately 100.5 feet of frontage along Hillcrest Dr. W., and approximately 23.3 feet of frontage along Cedar Ln. The parcel is approximately 0.96 miles southeast of the intersection of N. Rutherford Rd. and N Hwy 101. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

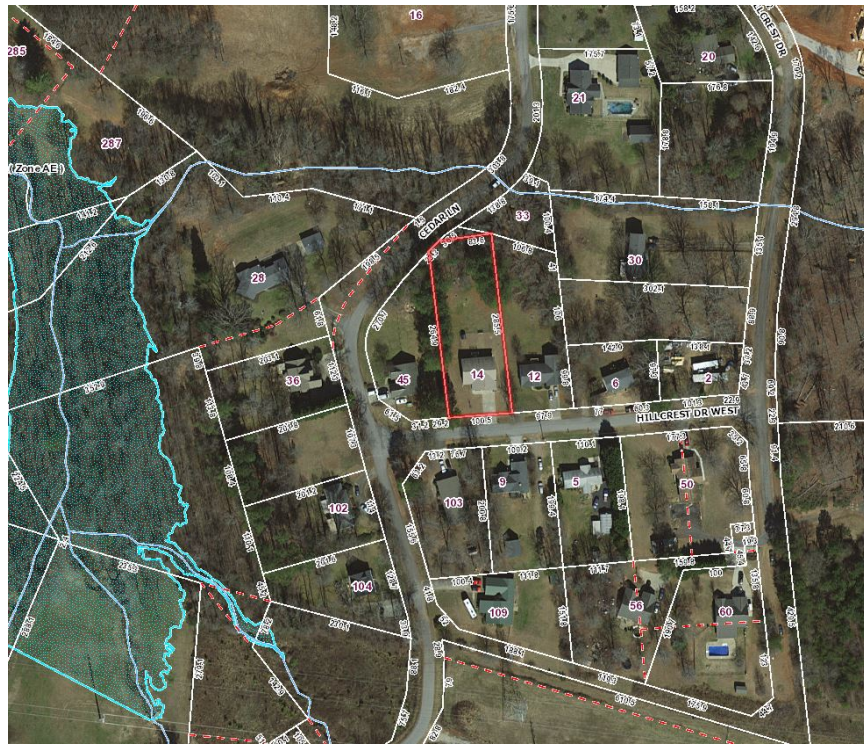
Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.

CONCLUSION:

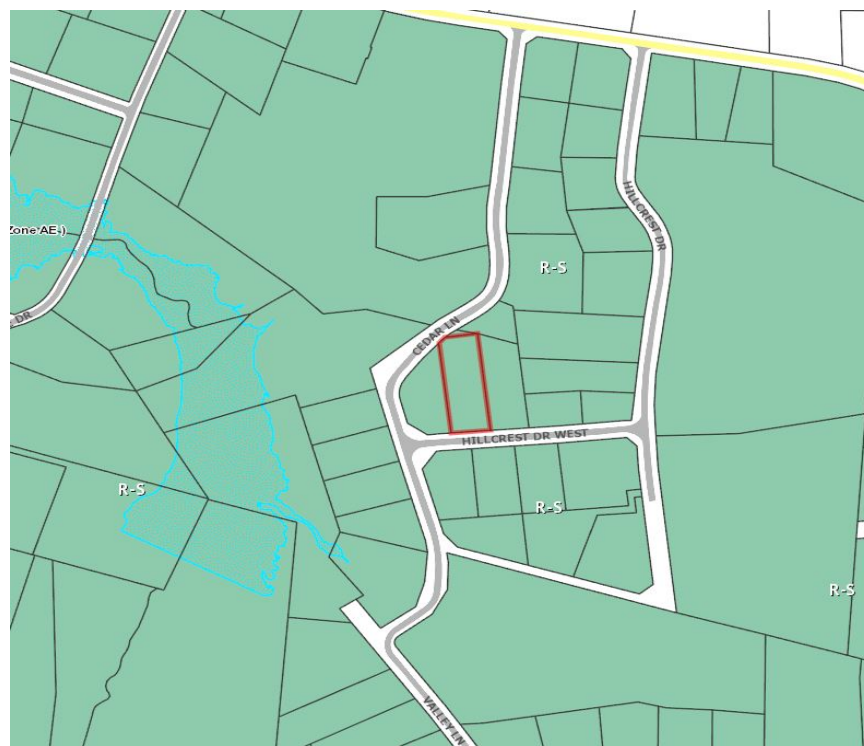
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STAFF RECOMMENDATION:

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



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map