

**Zoning Docket from April 18, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-035	James Durham Martin III of Arbor Land Design for Betty C. & William R. Bennett West Georgia Rd., Piedmont SC 29673 0595010100100, 0595010100101, 0602020102500 & 0602020102700 R-R1, Rural Residential District to R-S, Residential Suburban District	26	Denial			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant                             <ul style="list-style-type: none"> <li>• Across from other residential subdivisions</li> <li>• Current site plan will allow for 86 lots with common area and allowing the existing residential dwelling to remain on site</li> <li>• Minimum lot size is 25,000 sq. ft. and the average lot size will be 29,000 sq. ft.</li> <li>• Subdivision across the street average lot size is 20,000 sq. ft.</li> <li>• Currently located within the Rural Living Future Land Use from the Comprehensive Plan. Other than the density stated in this use (1 unit per 2 acres), the proposed rezone would meet the intent of the Future Land Use</li> <li>• Developer has worked with adjacent property owners to allow for additional buffer and screening where available</li> <li>• Would not like to pursue a cluster development and being able to rezone would allow for lot sizes that have more space on them</li> <li>• The lots are being proposed to be septic tank lots</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen                             <ul style="list-style-type: none"> <li>• Would like to see the current zone district remain the same which is consistent with the Future Land Use</li> </ul> </li> <li>2) Citizen                             <ul style="list-style-type: none"> <li>• Undertook an effort 20 years ago to get the Rural Residential Districts put into the Zoning Ordinance which took three years to complete the effort</li> <li>• Council has done a good job protecting the rural residential areas of Greenville County</li> <li>• Only two traffic lights within 15 square miles (excluding Hwy. 25)</li> <li>• Agrees with the current designation of Rural Living in the Comprehensive Plan</li> </ul> </li> <li>3) Citizen</li> </ol>					<p><b>Petition/Letter For:</b>                      Letter – 1                      Petition – 2</p> <p><b>Against:</b>                      None</p>

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	<ul style="list-style-type: none"> <li>• Lives adjacent to the subject parcels</li> <li>• Would like to see this area remain as rural</li> </ul> <p>4) Citizen</p> <ul style="list-style-type: none"> <li>• Environmental Engineer and has concerned with septic tanks in this development while there are environmental concerns (i.e. streams and ponds)</li> </ul> <p><b>List of meetings with staff:</b> None</p>	
<p><b>Staff Report</b></p>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>, and part of the <u>South Greenville Area Plan</u>, where it is designated <i>Rural Preservation</i>.</li> <li>• W. Georgia Rd. is a two-lane State-maintained collector road. The parcel has approximately 1,445 feet of frontage along W. Georgia Rd. The parcel is approximately 0.47 miles east of the intersection of W. Georgia Rd. and Augusta Rd. (Hwy 25). The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• 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.</li> <li>• The subject property is zoned R-R1, Rural Residential and is 102.8 acres of land located on W. Georgia Rd. The applicant is requesting to rezone the property to R-S, Residential Suburban.</li> <li>• The applicant states that the proposed land use is a Single-Family Residential Development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property zoned R-R1, Rural Residential District is located along W. Georgia Rd., a two-lane State-maintained collector. The <u>Plan Greenville County</u> Comprehensive Plan calls for a density of 1 dwelling per 2 or more acres, and the South Greenville Area Plan calls for density that fits most closely with the R-R1, Rural Residential zoning district. Because of these future land use designations, and due to the existing zoning in the area, Staff is of the opinion that R-R1, Rural Residential is currently the most appropriate zoning district for these parcels.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.</p>	



Greenville County Planning Division  
Department of Zoning Administration  
301 University Ridge Suite 4100  
Greenville, SC 29601  
Office: 864.467.7425  
Fax: 864.467.7164

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2022-035

**APPLICANT:** James Durham Martin III of Arbor Land Design for  
Betty C. & William R. Bennett

**PROPERTY LOCATION:** West Georgia Rd., Piedmont SC 29673

**PIN/TMS#(s):** 0595010100100, 0595010100101, 0602020102500 &  
0602020102700

**EXISTING ZONING:** R-R1, Rural Residential District

**REQUESTED ZONING:** R-S, Residential Suburban District

**PROPOSED LAND USE:** Single-Family Residential Development

**ACREAGE:** 102.8

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** This parcel was originally zoned R-R1, Rural Residential in August of 2000 as part of Area 14. There have been no previous rezoning requests.

**EXISTING LAND USE:** Single-Family Residential and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R1	Single-Family residential
East	R-R1	Single-Family residential and vacant land
South	R-R1	Single-Family residential and vacant land
West	R-R1	Single-Family residential

**WATER AVAILABILITY:** Greenville Water (for parcels 0595010100100 and 0595010100101; parcels 0602020102500 & 0602020102700 do not have water)

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Living*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the South Greenville Area Plan, where it is designated *Rural Preservation*.

**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-R1	1 units/acre	102.8	102 units
Requested	R-S	1.7 units/acre		174 units

A successful rezoning would allow for 71 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

W. Georgia Rd. is a two-lane State-maintained collector road. The parcel has approximately 1,445 feet of frontage along W. Georgia Rd. The parcel is approximately 0.47 miles east of the intersection of W. Georgia Rd. and Augusta Rd. (Hwy 25). 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
W. Georgia Rd.	0'	1,000	1,050 +5%	1,100 +4.76%

**CULTURAL AND ENVIRONMENTAL:**

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

**CONCLUSION:**

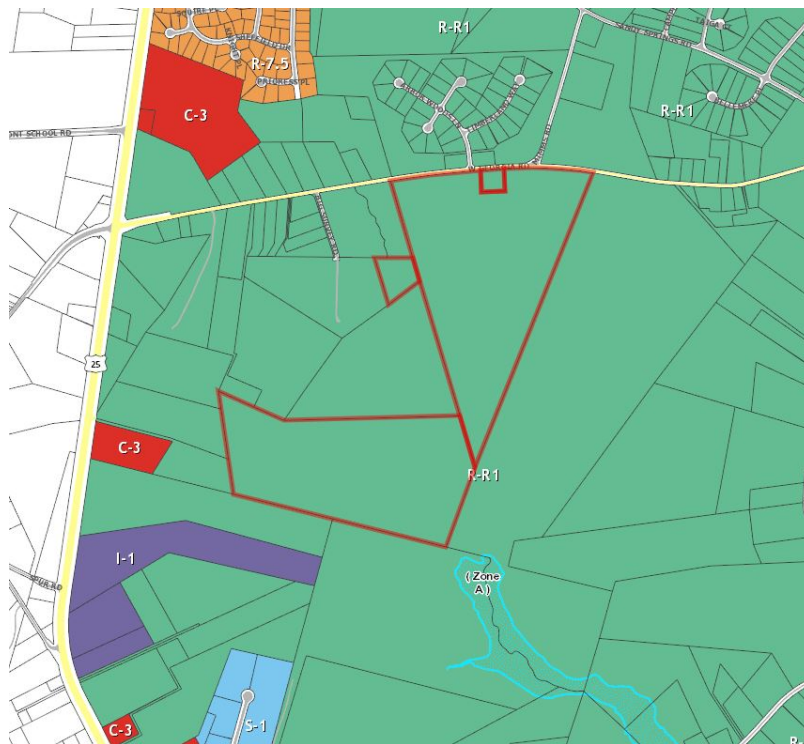
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**STAFF RECOMMENDATION:**

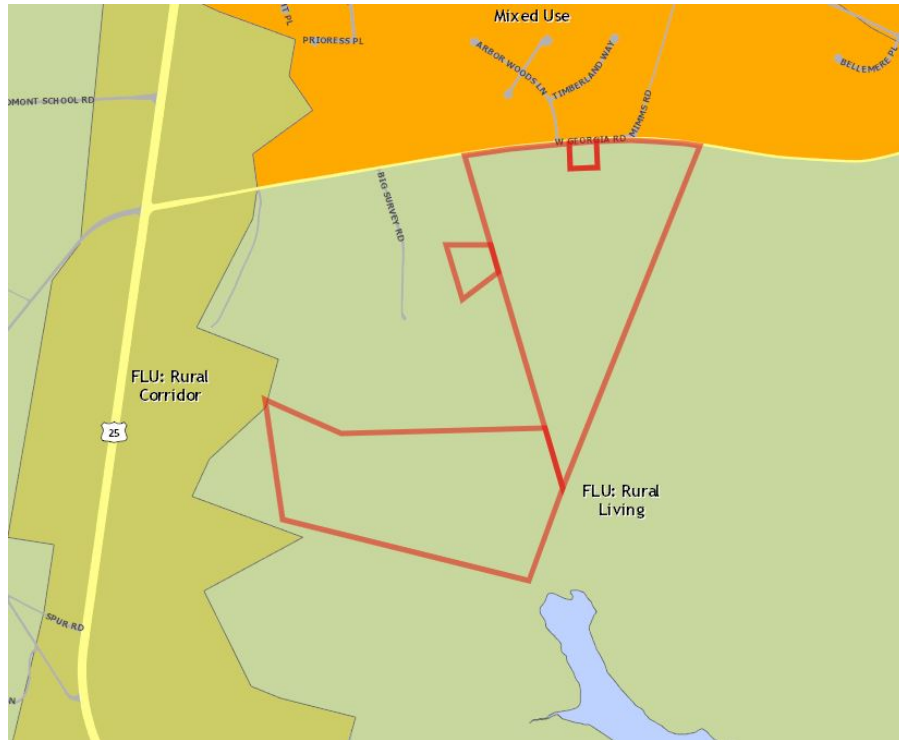
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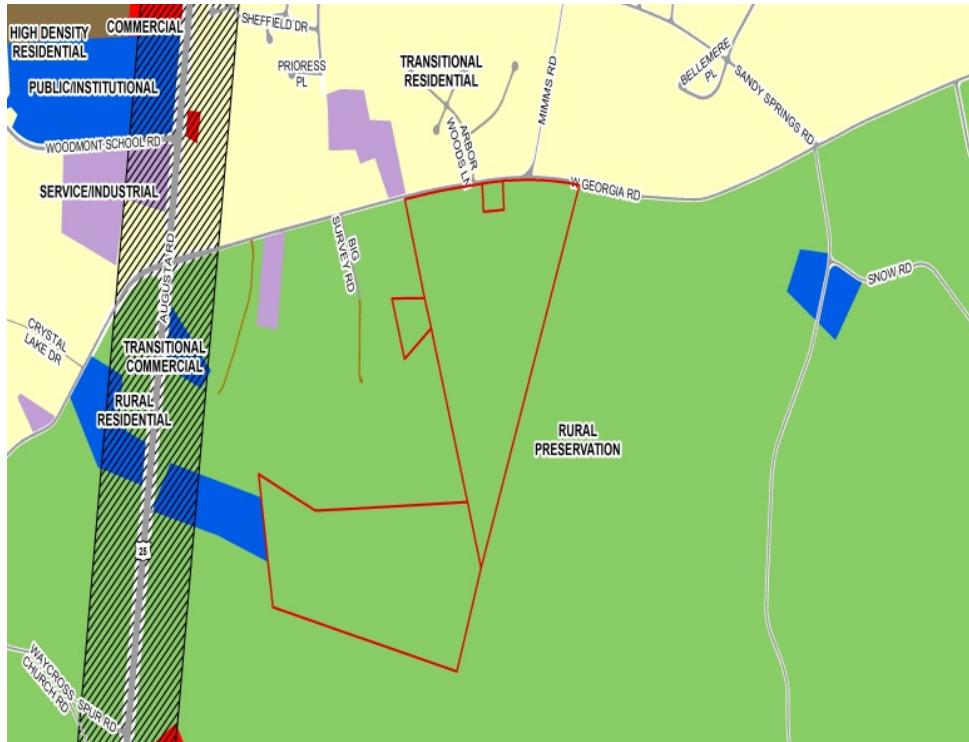
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map