

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-036	Rigoberto Morales Motor Boat Club Rd. Greenville, SC 29611 B004030101415 R-12, Single-Family Residential District to R-S, Residential Suburban District	19	Denial			
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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Would like to rezone to be able to have a family farm on the property • Will have a barn and farm animals • There will not be an RV Park <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives behind the parcel in question • Property currently has violations that the property owner is not adhering to • Surrounding property owners would like to see this parcel retain the existing R-12 zoning designation • Been misled by property owner • Discussed things that are included in RV parks 2) Citizen <ul style="list-style-type: none"> • Owns property very close to the subject parcel • This area is a single-family residential area • The request is not consistent with the neighborhood • Out of character with the area 3) Citizen <ul style="list-style-type: none"> • Lives in the immediate area 4) Citizen <ul style="list-style-type: none"> • Does not see silt fencing on the property 5) Citizen <ul style="list-style-type: none"> • Concerned with an unpermitted septic tank that has been installed that could damage the Saluda Lake <p>*There were approximately 90 citizens in attendance at the meeting that were in opposition to the rezoning request</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Letter – 2</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>Suburban Edge</i>. The subject property is a part of the <u>Berea Community Plan</u>, where it is designated <i>Low-Density Residential</i>. • Motor Boat Club Rd. is a two-lane County-maintained local road. The parcel has 					

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approximately 103 feet of frontage along Motor Boat Club Rd. The parcel is approximately 0.59 miles southwest of the intersection of White Horse Rd (Hwy 25) and Farris Bridge Rd (Hwy 183). 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, although the site is heavily wooded with some creeks on it. Greenville Technical College, Northwest Campus is located within a mile of the site.
- The subject property is zoned R-12, Single-Family Residential and is 11.4 acres of land located on Motor Boat Club Rd. The applicant is requesting to rezone the property to R-S, Residential Suburban.
- The applicant states that the proposed land use is for a Barn and Farm Animals.

CONCLUSION and RECOMMENDATION

The subject parcel zoned R-12, Single-Family Residential is located along Motor Boat Club Rd., a two-lane County-maintained local road. The area is characterized by mainly single-family residential zoning and uses, with multifamily zoning adjacent to the parcel. Staff is of the opinion that the existing zoning is appropriate for this area and that lowering the density would not align with the Plan Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.



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Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-036

APPLICANT: Rigoberto Morales

PROPERTY LOCATION: Motor Boat Club Rd. Greenville, SC 29611

PIN/TMS#(s): B004030101415

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

REQUESTED ZONING: R-S, Residential Suburban District

PROPOSED LAND USE: Barn and Farm Animals

ACREAGE: 11.4

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in April of 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20 and R-10	Vacant land and single-family residence
East	R-12	Single-family residences
South	R-12	Single-family residences
West	R-M20 and R-12	Single-family residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. **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 Berea Community Plan, where it is designated *Low-Density 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-12	3.6 units/acre	11.4	41 units
Requested	R-S	1.7 units/acre		19 units

A successful rezoning would allow for 22 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Motor Boat Club Rd. is a two-lane County-maintained local road. The parcel has approximately 103 feet of frontage along Motor Boat Club Rd. The parcel is approximately 0.59 miles southwest of the intersection of White Horse Rd (Hwy 25) and Farris Bridge Rd (Hwy 183). The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the area of Motor Boat Club Rd.

CULTURAL AND

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ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site, although the site is heavily wooded with some creeks on it. Greenville Technical College, Northwest Campus is located within a mile of the site.

CONCLUSION:

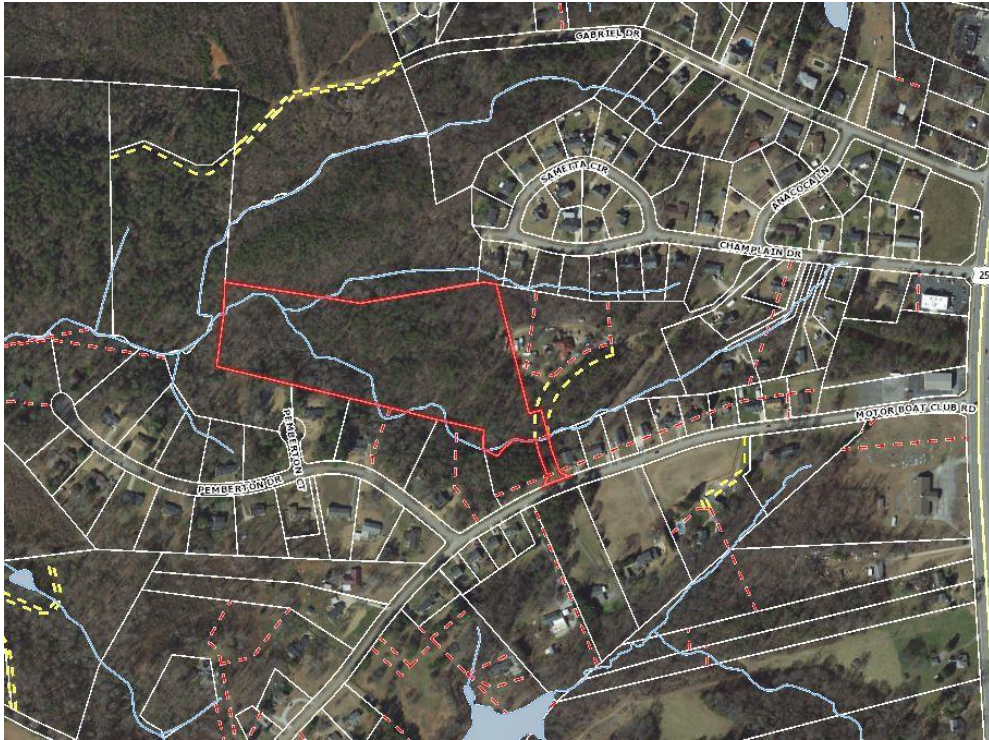
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STAFF

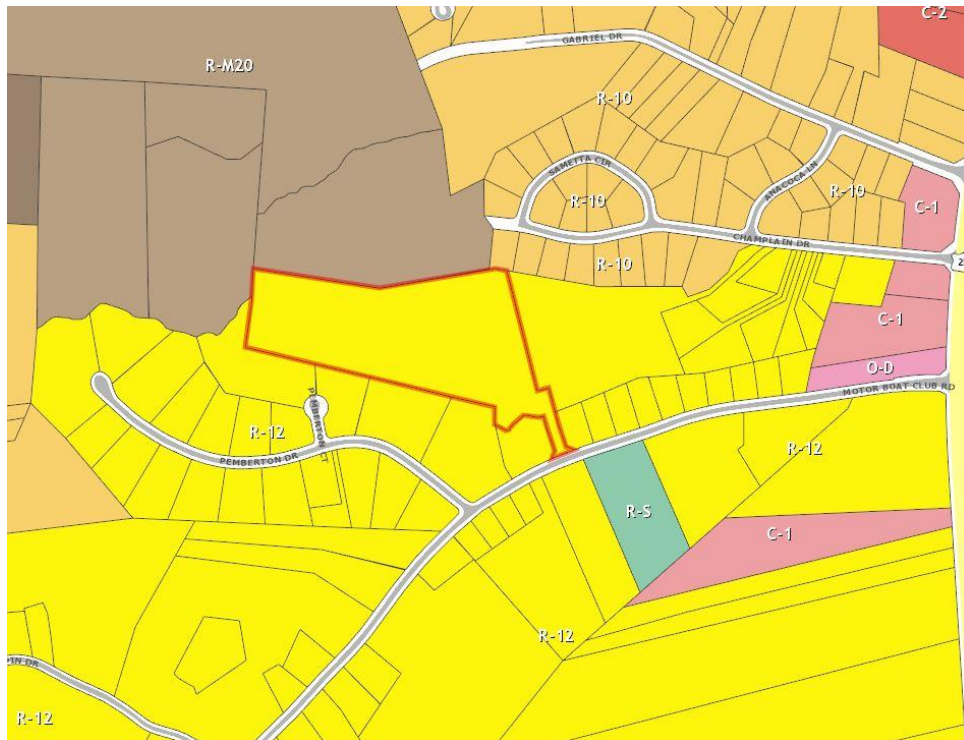
RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.

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Aerial Photography, 2021



Zoning Map

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Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map