

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-048	Colton Miller of Zenith Real Estate, LLC for Stephen Dowd 817 Garlington Rd., Greenville, SC 29615 0533030101000 R-S, Residential Suburban to R-12, Single-Family Residential District	21	Approval	Denial 5-25-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Requesting R-12, Single-Family Residential District to allow 17 detached single-family residential dwellings • Held two neighborhood meetings with little involvement • Catering to 55 plus age range • Discussed the Traffic Impact Study to indicate the reduction of traffic due to the proposed target age range • Proposed rezoning complies with the Comprehensive Plan <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Discussed issues with Shannon Creek and flooding • Wants to make sure a detention system will be installed <p>2) Citizen</p> <ul style="list-style-type: none"> • Resides adjacent to the subject parcel to the rear • Concerned with water runoff with a higher density development <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>Suburban Mixed Use</i>. The subject property is also part of the <u>Dublin Road Area Plan</u>, where it is designated as <i>Low Density Residential</i>. • Garlington Road is a two-lane, State-maintained collector road. The parcel has approximately 451 feet of frontage along Garlington Road. The parcel is approximately 0.5 miles north of the intersection of Garlington Road and Roper Mountain 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: Southern Wesleyan University - Greenville. • The subject parcel is zoned -S, Residential Suburban and is 4.96 acres of land located on Garlington Road and is approximately 0.16 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The subject property has approximately 332 feet of frontage along on Old Spartanburg Road, Hudson Road, and Brushy Creek Road and is approximately 0.5 miles north of the intersection of Garlington Road and Roper Mountain Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential. 					

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	<ul style="list-style-type: none">• The applicant is proposing a single-family residential development. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Garlington Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential is consistent with surrounding land uses and the density recommended by the Greenville County Comprehensive Plan.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>
GCPC	At the May 25, 2022 Planning Commission Meeting, a motion to approve failed 4-4, thus resulting in a recommendation of Denial, with those in opposition citing concerns over density.



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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: Austin Lovelace, Principal Planner

RE: CZ-2022-048

APPLICANT: Colton Miller of Zenith Real Estate, LLC for Stephen Dowd

PROPERTY LOCATION: 817 Garlington Rd., Greenville, SC 29615

PIN/TMS#(s): 0533030101000

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 4.96

COUNCIL DISTRICT: 21 - Harrison

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ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S & R-15	Single-family residential
East	R-S	Church and single-family residential
South	R-S	Single-family residential
West	R-S	Church and vacant land

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 Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the Dublin Road Area Plan, where it is designated as *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-S	1.7 units/acre	4.96	8.43 unit
Requested	R-12	3.6 units/acre		17.85 units

A successful rezoning would allow for 9 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Garlington Road is a two-lane, State-maintained collector road. The parcel has approximately 451 feet of frontage along Garlington Road. The parcel is approximately 0.5 miles north of the intersection of Garlington Road and Roper Mountain Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
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Garlington Road	2,296' E	6,300	7,300 +15.8%	8,000 +9.5%
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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: Southern Wesleyan University - Greenville.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Garlington Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential is consistent with surrounding land uses and the density recommended by the Greenville County Comprehensive Plan.

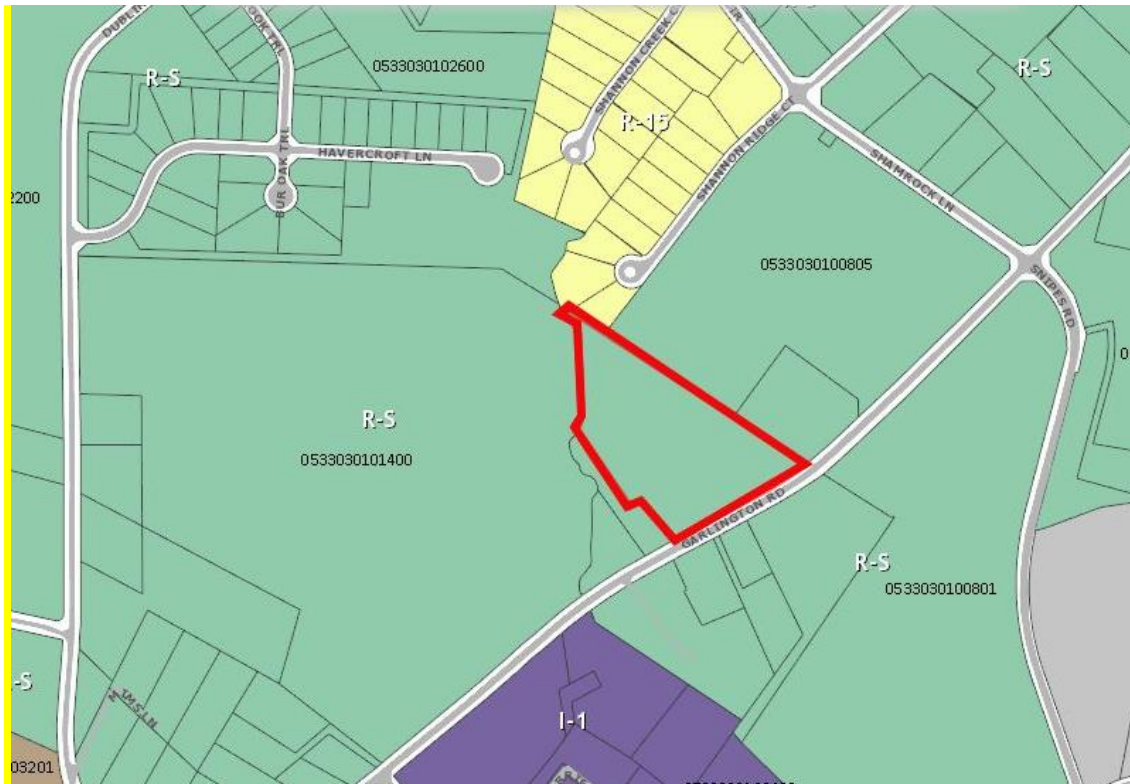
STAFF RECOMMENDATION:

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

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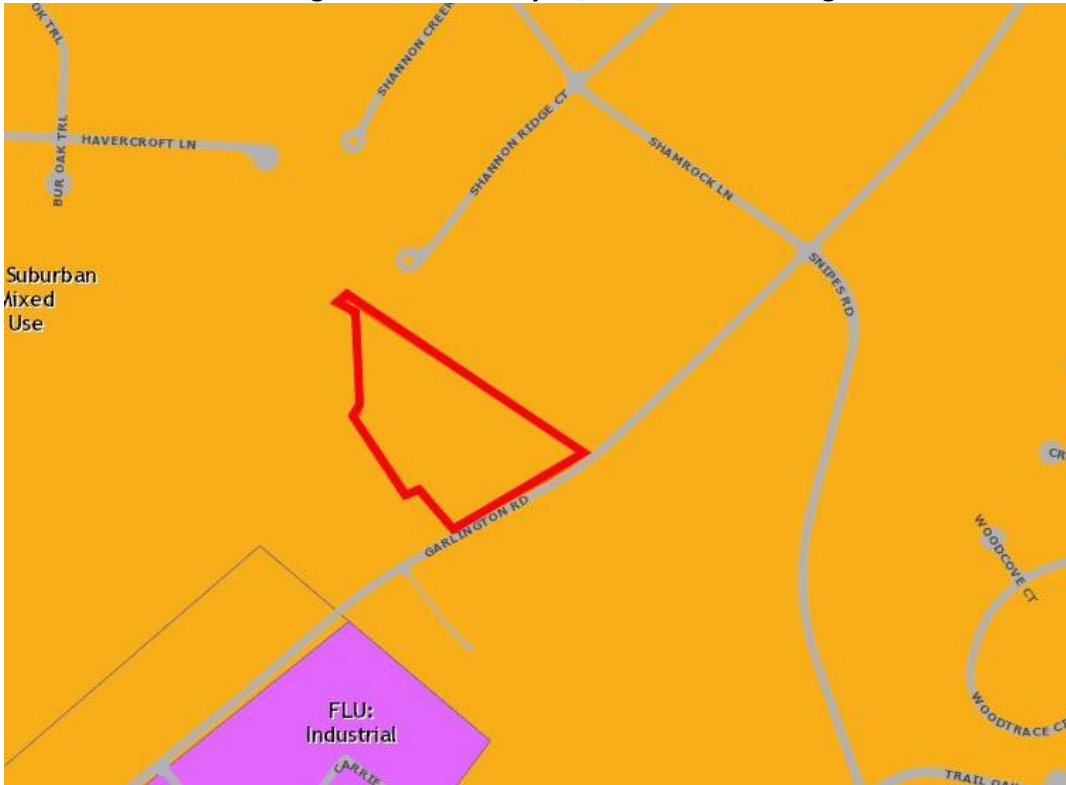


Aerial Photography, 2021



Zoning Map

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Plan Greenville County, Future Land Use Map



Dublin Road Area Plan, Future Land Use Map