

**Zoning Docket from May 16, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-051	John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority Clay St., Emory St., & Rutherford Rd., Greenville, SC 29609 0175000909002, 0175000915500, 0175000909102, 0175000909011, 0175000909101, 0175000909200, 0175000909010, 0175000909300, & 0175000909400 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 5-25-22		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Proposing to construct detached single-family residential units that may include duplex units</li> <li>Want to provide affordable and mixed-income housing opportunities</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<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>Traditional Neighborhood</i>.</li> <li>Rutherford Rd. is a four-to-five lane State-maintained Arterial road. The parcels have approximately 472 feet of frontage along Rutherford Rd. Clay St. is a two lane County-maintained residential road and the parcels have approximately 158 feet of frontage along Clay St. Emory St. is a two-lane County maintained residential road and the parcels have approximately 195 feet of frontage along Emory St. The property is along bus route 505 and there are sidewalks along the subject property.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. Stone Academy is located approximately 0.9 miles from the site.</li> <li>The subject parcels are zoned R-7.5, Single-Family Residential include 1.9 acres of land located at Clay St., Emory St., &amp; Rutherford Rd. The parcels have approximately 472 feet of frontage along Rutherford Rd., 158 feet of frontage along Clay St., and 195 feet of frontage along Emory St. The applicant is requesting to rezone the property to R-6, Single-Family Residential.</li> <li>The applicant states that the proposed land use is single-family residential.</li> </ul>					

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**CONCLUSION and RECOMMENDATION**

The subject parcel zoned R-7.5, Single-Family Residential is located along Rutherford Rd., a four-to-five lane State-maintained Arterial road; Clay St., a two lane County-maintained residential road; and Emory St., a two-lane County maintained residential road. The requested rezoning aligns with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Additionally, the requested rezoning will only allow for two additional dwelling units than allowed under the current zoning. With that, Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential would not have an adverse impact on the area.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.



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

**FROM:** Lisa Mann, Planner

**RE:** CZ-2022-051

**APPLICANT:** John Castile of Greenville County Redevelopment  
Authority for Greenville County Redevelopment  
Authority

**PROPERTY LOCATION:** Clay St., Emory St., & Rutherford Rd., Greenville, SC  
29609

**PIN/TMS#(s):** 0175000909002, 0175000915500, 0175000909102,  
0175000909011, 0175000909101, 0175000909200,  
0175000909010, 0175000909300, & 0175000909400

**EXISTING ZONING:** R-7.5, Single-Family Residential District

**REQUESTED ZONING:** R-6, Single-Family Residential District

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

**ACREAGE:** 1.9

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** These parcels were originally zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. There have been no other zoning requests pertaining to this property.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential, Vacant Land
East	R-7.5	Vacant Land
South	R-M2 (City of Greenville)	Vacant Land, Single-Family Residential
West	R-M2, R-7.5	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker District

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional 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-7.5	5.8 units/acre	1.9	11 units
Requested	R-6	7.3 units/acre		13 units

A successful rezoning would allow for 2 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Rutherford Rd. is a four-to-five lane State-maintained Arterial road. The parcels have approximately 472 feet of frontage along Rutherford Rd. Clay St. is a two lane County-maintained residential road and the parcels have approximately 158 feet of frontage along Clay St. Emory St. is a two-lane County maintained residential road and the parcels have approximately 195 feet of frontage along Emory St. The property is along bus route 505 and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2013	2016	2019
Rutherford Rd.	2,434' NE	7,200	8,000 +11.1%	8,900 +11.3%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Stone Academy is located approximately 0.9 miles from the site.

**CONCLUSION:**

The subject parcel zoned R-7.5, Single-Family Residential is located along Rutherford Rd., a four-to-five lane State-maintained Arterial road; Clay St., a two lane County-maintained residential road; and Emory St., a two-lane County maintained residential road. The requested rezoning aligns with the Plan Greenville County Comprehensive Plan, which designates this area for *Traditional Neighborhood*. Additionally, the requested rezoning will only allow for two additional dwelling units than allowed under the current zoning. With that, Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential would not have an adverse impact on the area.

**STAFF RECOMMENDATION:**

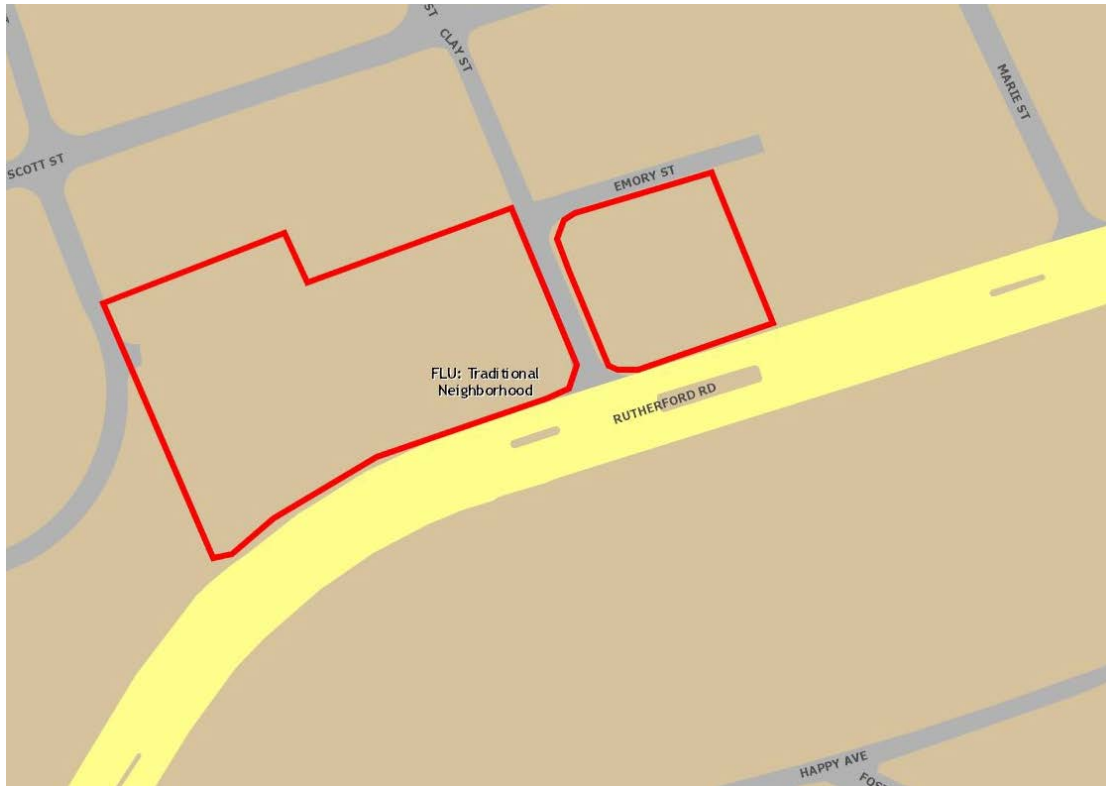
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map