

Zoning Docket from July 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-065	Palmer C. Hyman and Annette M. Foster 19, 23, & 27 Chickadee Drive, Pelzer, SC 29669 0604030100113 (portion), 0604030100114 (portion), & 0604030100115 (portion) R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 18, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Owns three lots and would like to divide these into two lots to accommodate single-family residential dwellings <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>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 Comprehensive Plan</u>, where it is designated as <i>Rural</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. Chickadee Drive is a two-lane County-maintained residential road. The parcels have approximately 350 feet of frontage along Chickadee Drive. The subject property is located approximately 0.10 miles east of the intersection of Chickadee Dr. and Hwy. 25. The property is not along a bus route and 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. Riley Child Development Center and Ellen Woodside Elementary School are approximately 0.5 miles from the site. The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing to construct three residential dwelling units. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels, zoned R-R3, Rural Residential are located along Chickadee Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential, is consistent with surrounding land uses. Currently, the subject parcels are existing nonconforming and would permit 3 dwelling units. Staff is of the opinion that a successful rezoning to permit a reconfiguration of lot lines and only 2 dwelling units would be consistent with the uses in the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>					



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Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2022-065

APPLICANT: Palmer C. Hyman and Annette M. Foster

PROPERTY LOCATION: 19, 23, & 27 Chickadee Drive, Pelzer, SC 29669

PIN/TMS#(s): 0604030100113 (portion), 0604030100114 (portion), &
0604030100115 (portion)

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: R-R1, Rural Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 2.85

COUNCIL DISTRICT: 26 - Ballard

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ZONING HISTORY: These parcels were originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Vacant and single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R3	Single-Family Residential
East	R-R3	Single-Family Residential
South	R-R3	Vacant Land, Single-Family Residential
West	R-R3	Vacant Land, Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No sewer available

PLAN GREENVILLE COUNTY

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

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-R3	0.33 units/acre	2.85	0 units
Requested	R-R1	1 units/acre		2 units

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

ROADS AND TRAFFIC:

Chickadee Drive is a two-lane County-maintained residential road. The parcels have approximately 350 feet of frontage along Chickadee Drive. The subject property is located approximately 0.10 miles east of the intersection of Chickadee Dr. and Hwy. 25. The property is not along a bus route and there are no sidewalks in the area. **There are no traffic counts in the immediate area.**

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CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Riley Child Development Center and Ellen Woodside Elementary School are approximately 0.5 miles from the site.

CONCLUSION:

The subject parcels, zoned R-R3, Rural Residential are located along Chickadee Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential, is consistent with surrounding land uses. Currently, the subject parcels are existing nonconforming and would permit 3 dwelling units. Staff is of the opinion that a successful rezoning to permit a reconfiguration of lot lines and only 2 dwelling units would be consistent with the uses in the surrounding area.

STAFF RECOMMENDATION:

Based on these reasons, Staff recommends approval of the requested rezoning to R-R1, Residential Suburban.

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Aerial Photography, 2022



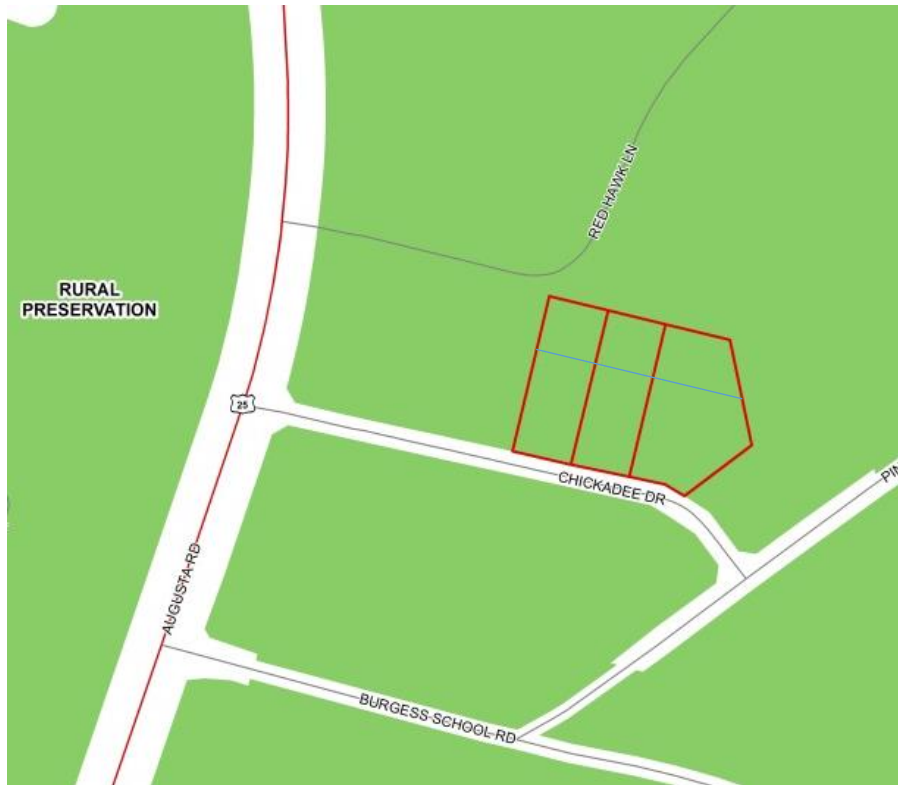
Zoning Map

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Plan Greenville County, Future Land Use Map

****Area south of the blue line is area proposed for rezoning****



South Greenville Area Plan, Future Land Use Map

****Area south of the blue line is area proposed for rezoning****