

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-068	John Darrohn, PE of Darrohn Engineering, Inc. for Bobby L. Jones of BL Jones Enterprises, LLC Stephenson St Ext, Taylors, SC 29687 T006001200800 R-20, Single-Family Residential District to R-7.5, Single-Family Residential District	18	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 18, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Discussed the intent of developing single-family residential dwellings but would rather have the ability to have the small lots that R-7.5 allows</li> <li>• Discussed the FEMA Flood Zone at the southern portion of the parcel</li> <li>• Will have about 3500 sq. ft. of common area adjacent to the Flood Zone</li> <li>• The driveways will access Stephenson St. Ext.</li> </ul> <p>2) Owner</p> <ul style="list-style-type: none"> <li>• Raised in the general area</li> <li>• Proposing 6 lots that will fit in the proposed zoning district</li> <li>• Would like to see 1,600-2,000 sq. ft. homes on the 6 lots</li> </ul> <p><u>Speakers Against:</u> 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>Suburban Neighborhood</i>.</li> <li>• Stephenson St. Ext. is a two-lane County-maintained residential road. The parcel has approximately 577 feet of frontage along Stephenson St. Ext. The parcel is approximately 0.2 miles south of the intersection of E. Main St. and Stephenson St. The property is not along a bus route and there are no sidewalks along the subject property.</li> <li>• Floodplain is present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary and Brook Glenn Elementary are located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing to subdivide and create 8 new lots.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel zoned R-20, Single-Family Residential is located along Stephenson St. Ext., a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-7.5,</p>					

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

	<p>Single-Family Residential to allow for a maximum of 8 units is appropriate for the area as it would be consistent with the parcels zoned R-7.5 abutting the rear of the subject parcel. Additionally, the property has unique constraints with regards to floodplain and existing infrastructure.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning R-7.5, Single-Family Residential District.</p>
--	--



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

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:** Lisa Mann, Planner II

**RE:** CZ-2022-068

**APPLICANT:** John Darrohn, PE of Darrohn Engineering, Inc. for  
Bobby L. Jones of BL Jones Enterprises, LLC

**PROPERTY LOCATION:** Stephenson St Ext, Taylors, SC 29687

**PIN/TMS#(s):** T006001200800

**EXISTING ZONING:** R-20, Single-Family Residential District

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

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

**ACREAGE:** 1.52

**COUNCIL DISTRICT:** 18 – Barnes

## Zoning Docket from July 18, 2022 Public Hearing

**ZONING HISTORY:** This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There have been no previous rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Vacant
South	R-7.5 & R-20	Single-Family Residential
West	R-20	Single-Family Residential and Vacant

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

**AREA AND COMMUNITY PLANS:**

The subject property is not 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-20	2.2 units/acre	1.52	3 units
Requested	R-7.5	5.8 units/acre		8 units

A successful rezoning would allow for 5 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Stephenson St. Ext. is a two-lane County-maintained residential road. The parcel has approximately 577 feet of frontage along Stephenson St. Ext. The parcel is approximately 0.2 miles south of the intersection of E. Main St. and Stephenson St. The property is not along a bus route and there are no sidewalks along the subject property. **There are no traffic counts in the area.**

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary and Brook Glenn Elementary are located within one mile of the site.

## **Zoning Docket from July 18, 2022 Public Hearing**

### **CONCLUSION:**

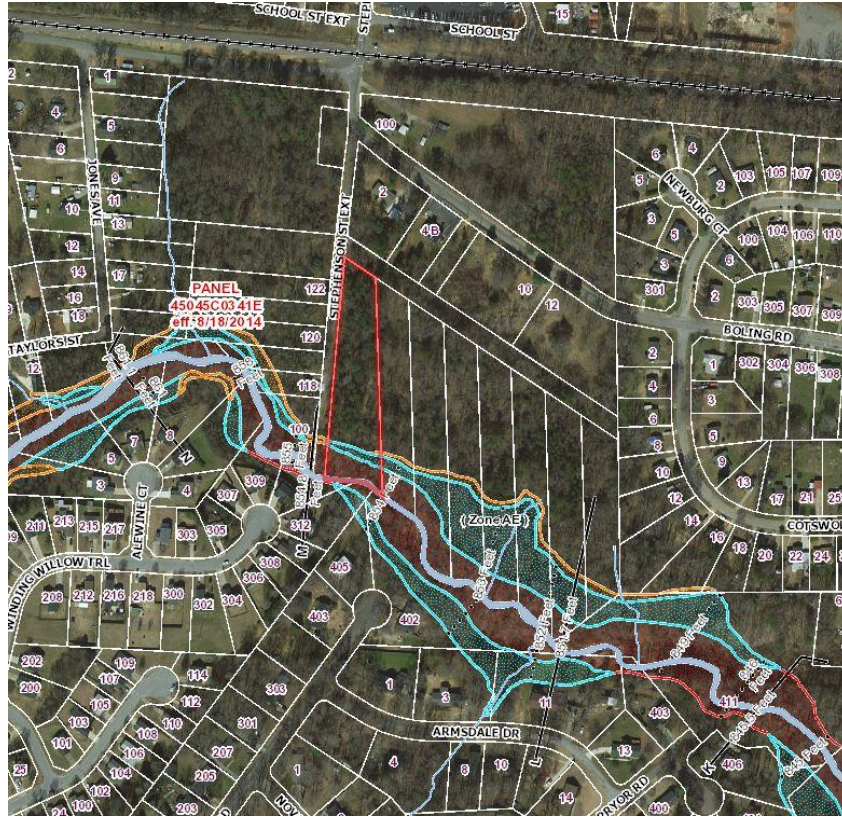
The subject parcel zoned R-20, Single-Family Residential is located along Stephenson St. Ext., a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-7.5, Single-Family Residential to allow for a maximum of 8 units is appropriate for the area as it would be consistent with the parcels zoned R-7.5 abutting the rear of the subject parcel. Additionally, the property has unique constraints with regards to floodplain and existing infrastructure.

### **STAFF**

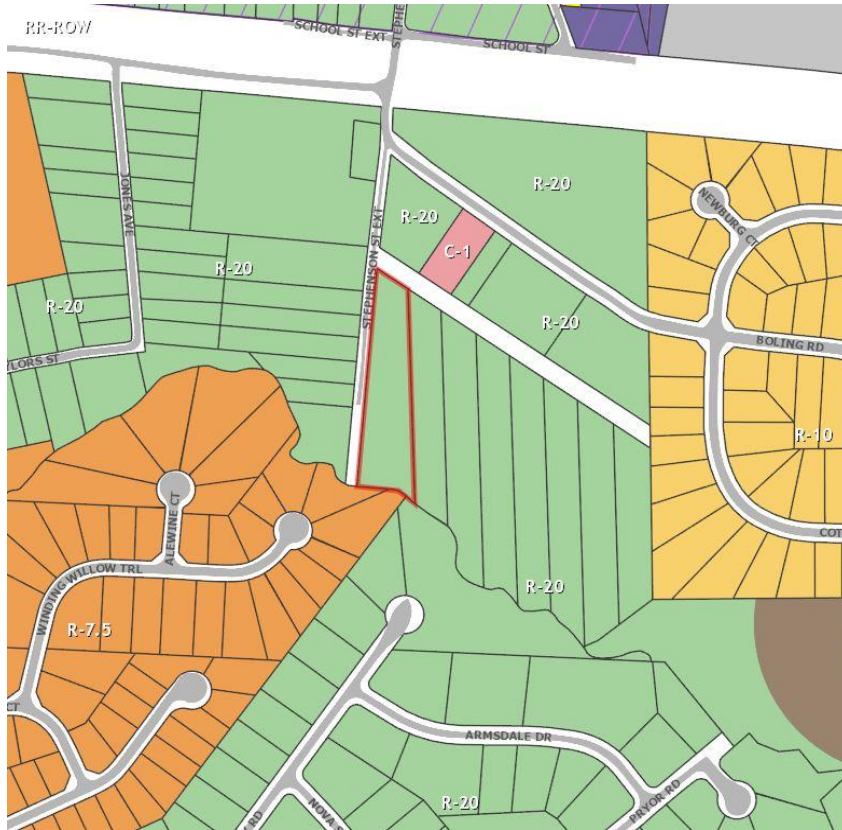
#### **RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.

# Zoning Docket from July 18, 2022 Public Hearing



Aerial Photography, 2021



Zoning Map

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



Plan Greenville County, Future Land Use Map