

**Zoning Docket from August 15, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-072	Abel Duran Old Greenville Road, Piedmont, SC 29673 0609030101500 S-1, Services District to R-20, Single-Family Residential District	26	Approval	Approval 8-24-22		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> <li>• Not opposed to the proposed residential zone</li> <li>• Concerned with the current violations</li> <li>• Concerned with a septic tank that was installed that was not approved by SCDHEC</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> 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>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Residential</i> and <i>Transitional Commercial</i>.</li> <li>• Old Greenville Road is a two-lane County-maintained local road. The parcel has approximately 90 feet of frontage along Old Greenville Road. Piedmont Highway is a two-lane State-maintained arterial road. The parcel has approximately 273 feet of frontage along Piedmont Highway. The parcel is approximately 0.1 mile southwest of the intersection of Piedmont Highway and I-185. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to R-20, Single Family Residential District. The applicant is proposing a single-family dwelling.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel zoned S-1, Services is located along Old Greenville Road, a two-lane County-maintained local road. While the subject parcel is adjacent to other S-1 zoned parcels, Old Greenville Road is a residential road with three existing nonconforming single-family dwellings. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential, would allow for one additional dwelling unit and would be consistent with the surrounding land uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.</p>					



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

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-072

**APPLICANT:** Abel Duran

**PROPERTY LOCATION:** Old Greenville Road, Piedmont, SC 29673

**PIN/TMS#(s):** 0609030101500

**EXISTING ZONING:** S-1, Services District

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

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

**ACREAGE:** 0.78

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** This parcel was originally zoned S-1, Services District in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Single-Family Residential
East	R-S	Vacant
South	R-S, S-1	Vacant
West	R-12	Railroad Right-of-Way, Single-Family Residential

**WATER AVAILABILITY:** Not available

**SEWER AVAILABILITY:** Metro District – Not currently available

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is included in the South Greenville Area Plan where it is designated as *Rural Residential* and *Transitional Commercial*. \*\*Please refer to the South Greenville Area Plan 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	S-1	0 units/acre	0.78	0 units
Requested	R-20	2.2 units/acre		1 unit

A successful rezoning would allow for 1 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Old Greenville Road is a two-lane County-maintained local road. The parcel has approximately 90 feet of frontage along Old Greenville Road. Piedmont Highway is a two-lane State-maintained arterial road. The parcel has approximately 273 feet of frontage along Piedmont Highway. The parcel is approximately 0.1 mile southwest of the intersection of Piedmont Highway and I-185. The property is not along a bus route. There are also no sidewalks in the area.

*There are no traffic counts in the area.*

**CULTURAL AND ENVIRONMENTAL:**

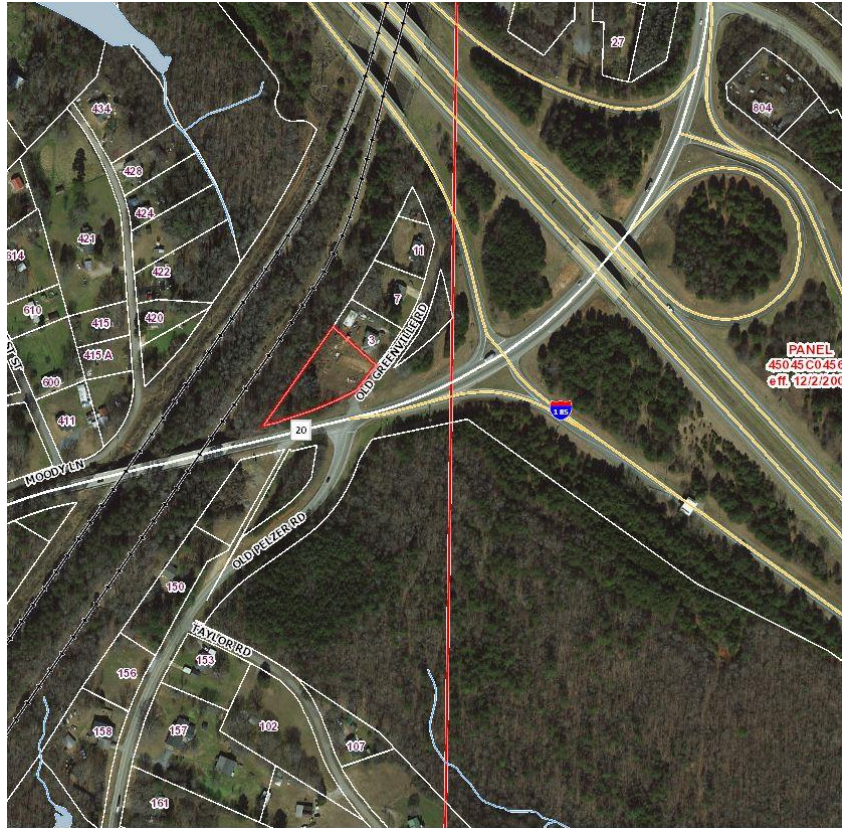
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the site.

**CONCLUSION:**

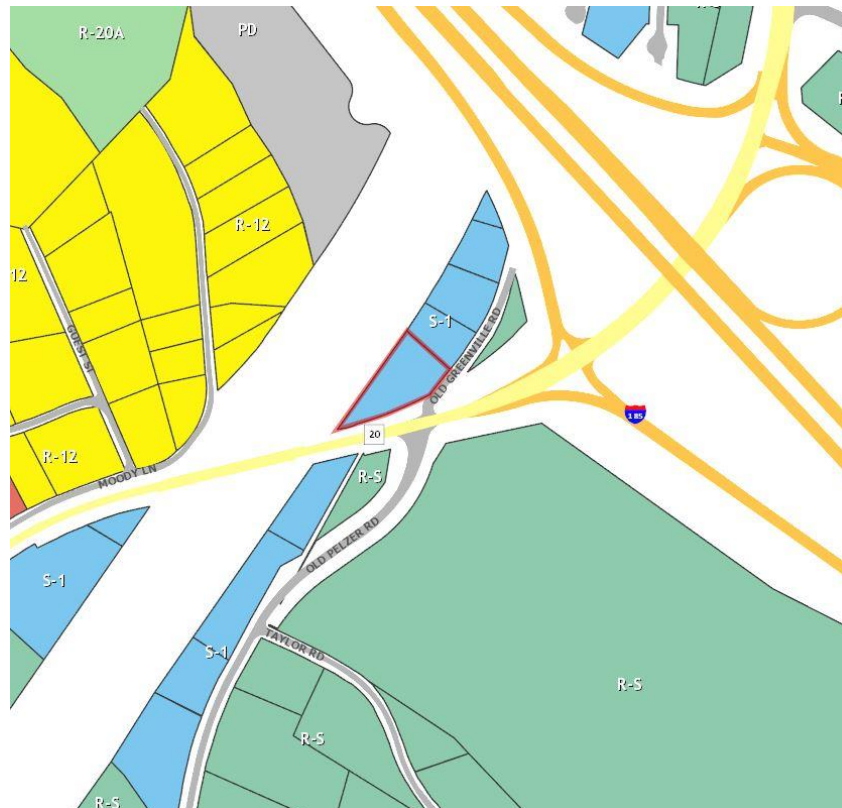
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**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.



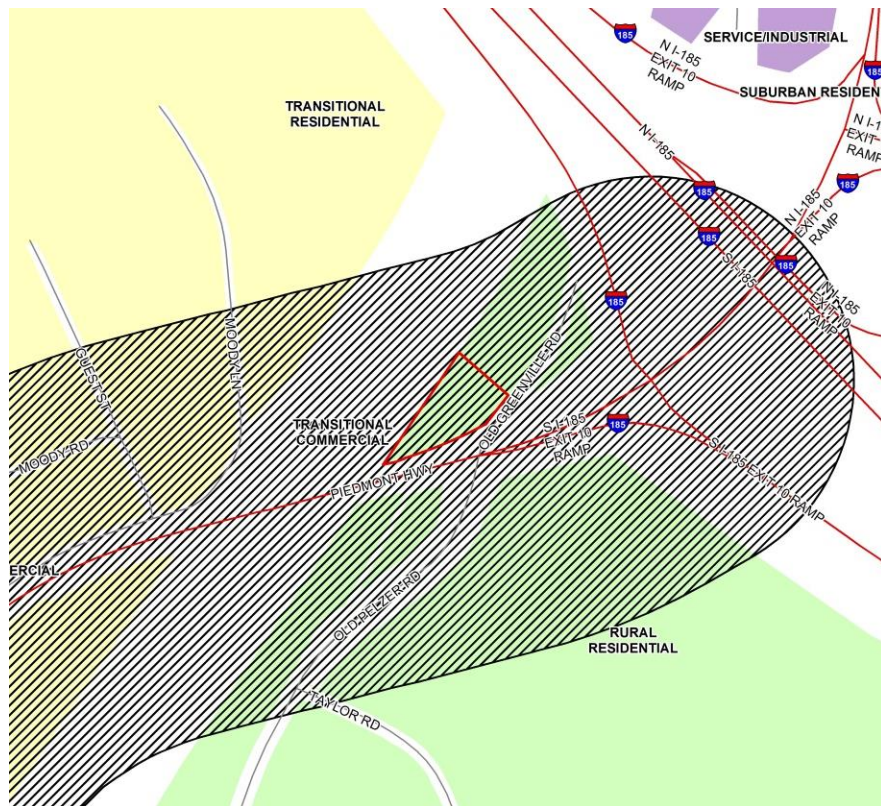
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map