

Zoning Docket from August 15, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-073	Christopher Ray Johnson of Venture Home Buyers, LLC for Venture Home Buyers, LLC 305 Minus St.; 119 & 117 Middleton St., Greenville, SC 29601 0112001400100 & 0112001400200 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 8-24-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> If able to be rezoned to R-6 District, they can subdivide and bring the parcels into compliance <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> None</p> <p><u>Against:</u> 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>Core Neighborhood</i>. The subject property is also part of the Sterling Master Plan. No future land use recommendations are included in this plan. Minus Street is a one-lane County-maintained local road. The parcels have approximately 149 feet of frontage along Minus Street. Middleton Street is a one lane County-maintained local road and the parcels have approximately 130 feet of frontage along Middleton Street. The parcels are located approximately 0.19 miles south of the intersection of Dunbar Street and Minus Street. The property is not along a bus route, but Route 504 is located approximately 0.32 miles away on Anderson Road and Route 502 is located approximately 0.50 miles away on Easley Bridge Road. 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. Hollis Academy, Sullivan Center for Lifelong Learning, Greenville High Academy, and A.J. Whittenberg Elementary School are located within one mile of the site. The applicant is requesting to rezone the property to R-6, Single Family Residential District. The applicant is proposing a single-family dwelling. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels zoned R-7.5, Single-Family Residential, are located along Minus Street, a one-lane County-maintained local road and Middleton Street, a two-lane County maintained local road. Currently, parcel 0112001400100 is existing nonconforming with two single-family detached residential units. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential, to reconfigure lot lines and create parcels for each existing structure 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-6, 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-2022-073

APPLICANT: Christopher Ray Johnson of Venture Home Buyers, LLC
for Venture Home Buyers, LLC

PROPERTY LOCATION: 305 Minus St.; 119 & 117 Middleton St., Greenville, SC
29601

PIN/TMS#(s): 0112001400100 & 0112001400200

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

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.43

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: These parcels were originally zoned R-7.5, Single-Family Residential in June 1973 as a part of Area 4A. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	R-7.5	Single-Family Residential, Vacant Land
South	R-7.5	Single-Family Residential
West	R-7.5	Single-Family Residential

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 *Core Neighborhood*. **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 Sterling Master Plan. No future land use recommendations are included in this plan.

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	0.43	2 units
Requested	R-6	7.3 units/acre		3 units

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

ROADS AND TRAFFIC:

Minus Street is a one-lane County-maintained local road. The parcels have approximately 149 feet of frontage along Minus Street. Middleton Street is a one lane County-maintained local road and the parcels have approximately 130 feet of frontage along Middleton Street. The parcels are located approximately 0.19 miles south of the intersection of Dunbar Street and Minus Street. The property is not along a bus route, but Route 504 is located approximately 0.32 miles away on Anderson Road and Route 502 is located approximately 0.50 miles away on Easley Bridge Road. There are 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. Hollis Academy, Sullivan Center for Lifelong Learning, Greenville High Academy, and A.J. Whittenberg Elementary School are located within one mile of the site.

CONCLUSION:

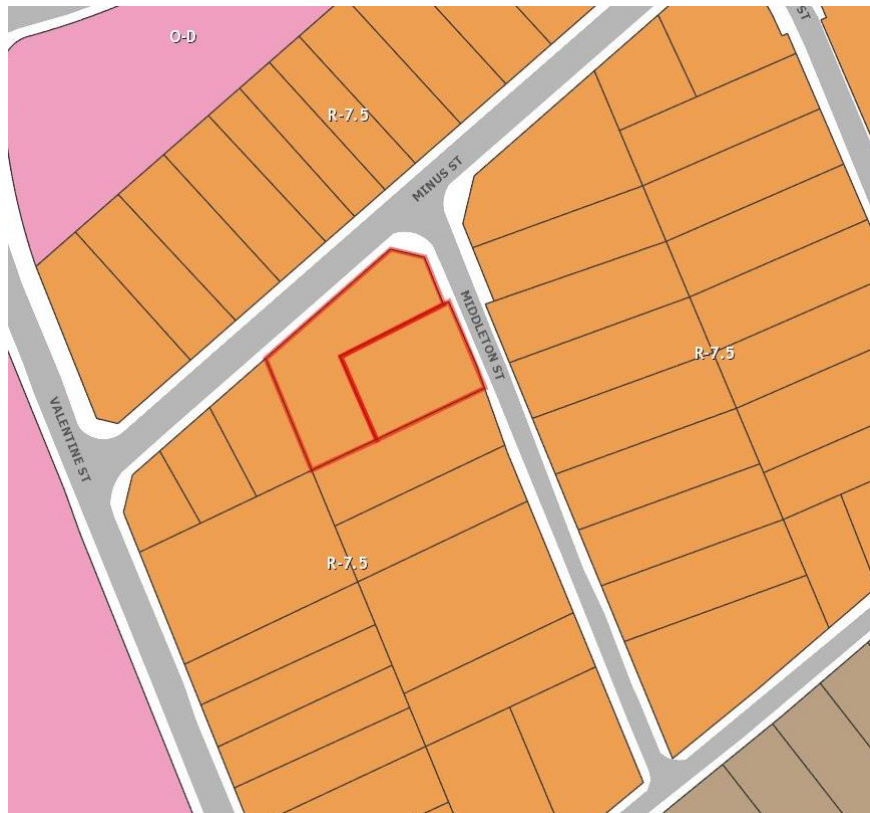
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STAFF RECOMMENDATION:

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