

Zoning Docket from October 17, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-088	Joshua Freitas & Janet Gubiotti 116 Gilliman Rd., Pelzer, SC 29669 0596030100600 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> 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 parcel is 4.58 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. • Gilliam Road is a two-lane County-maintained residential road. The parcel has approximately 388 feet of frontage along Gilliam Road. The subject property is located approximately 0.08 miles northeast of the intersection of Gilliam Road 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 single-family residential. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel, zoned R-R3, Rural Residential is located along Gilliam Road, 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 and the R-S, Residential Suburban zoning to the south. Staff is of the opinion that a successful rezoning 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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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2022-088

APPLICANT: Joshua Freitas & Janet Gubiotti

PROPERTY LOCATION: 116 Gilliman Rd., Pelzer, SC 29669

PIN/TMS#(s): 0596030100600

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: R-R1, Rural Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 4.58

COUNCIL DISTRICT: 26 - Ballard

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: Single-family residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Not available

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 Living*. **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	4.58	1 units
Requested	R-R1	1 units/acre		4 units

A successful rezoning would allow for 3 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Gilliam Road is a two-lane County-maintained residential road. The parcel has approximately 388 feet of frontage along Gilliam Road. The subject property is located approximately 0.08 miles northeast of the intersection of Gilliam Road 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.

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 parcel, zoned R-R3, Rural Residential is located along Gilliam Road, 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 and the R-S, Residential Suburban zoning to the south. Staff is of the opinion that a successful rezoning would be consistent with the uses in the surrounding area.

STAFF**RECOMMENDATION:**

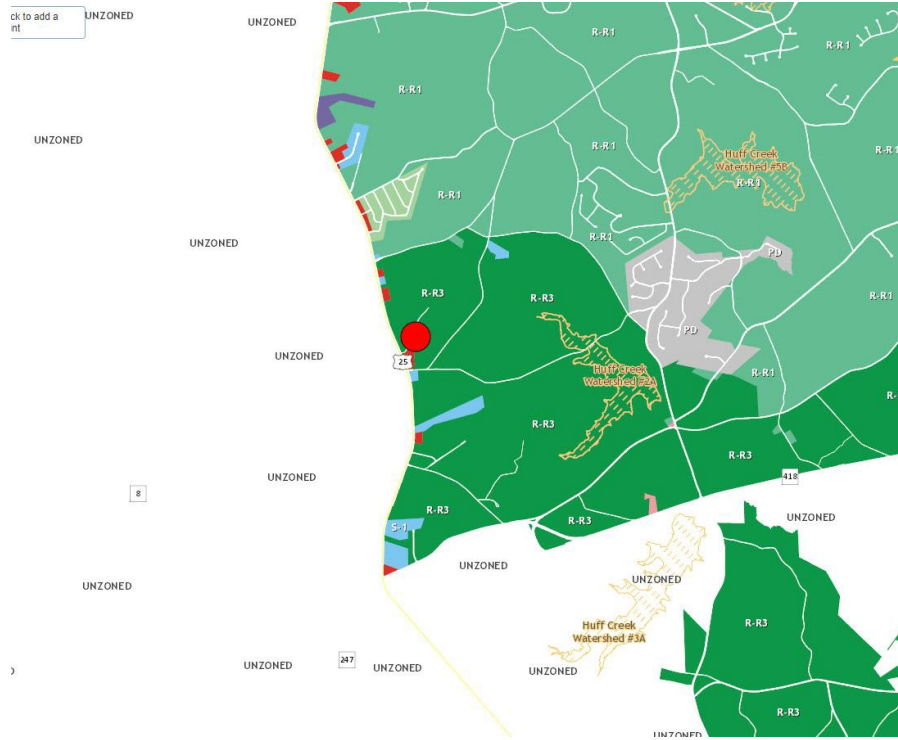
Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map