

**Zoning Docket from October 17, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-094	Joel Christopher with Pendleton Capital Partners II for Pendleton Capital Partners II 17 Hilltop Ave. Greenville, SC 29609 0156000800300 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	19	Approval			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Was previously two parcels and would like to go back to two parcels</li> <li>• Need to rezone to be able to subdivide and meet the minimum lot size requirements</li> <li>• There are other non-conforming lots in the area with regards to lot size.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>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 parcel is 0.3 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Traditional Neighborhood</i>.</li> <li>• Hilltop Avenue is a two-lane County-maintained local road. The parcel has approximately 102 feet of frontage along Hilltop Avenue. The parcel is approximately 0.25 miles southeast of the intersection of Blue Ridge Drive and Hilltop Avenue. The property is not along a bus route and there are no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are three schools located within a mile of the site: Cherrydale Elementary, Lakeview Middle, and Monaview Elementary.</li> <li>• The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel is located along Hilltop Avenue, a two-lane County-maintained local road. The subject parcel was platted for two separate parcels, which were then combined. Based on County records, it appears each initial parcel was slightly less than 7,500 square feet in area. Staff is of the opinion that rezoning the subject parcel to R-6, Single-Family Residential to allow the parcel to be subdivided is consistent with the surrounding area and would not create adverse impacts on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.</p>					



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

**FROM:** Kelsey Mulherin, Zoning Planner I

**RE:** CZ-2022-094

**APPLICANT:** Joel Christopher with Pendleton Capital Partners II for  
Pendleton Capital Partners II

**PROPERTY LOCATION:** 17 Hilltop Ave. Greenville, SC 29609

**PIN/TMS#(s):** 0156000800300

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

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

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

**ACREAGE:** 0.3

**COUNCIL DISTRICT:** 19 - Meadows

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. There have been no prior rezoning requests for this property.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	S-1	Vacant Land, Business
South	R-M2, R-7.5	Vacant Land, Single-Family Residential
West	R-M2	Vacant Land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The parcel is included in the Sans Souci Community Plan, where it is designated as *Single-Family Residential*. \*\*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-7.5	5.8 units/acre	0.3	1 units
Requested	R-6	7.3 units/acre		2 units

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

**ROADS AND TRAFFIC:**

Hilltop Avenue is a two-lane County-maintained local road. The parcel has approximately 102 feet of frontage along Hilltop Avenue. The parcel is approximately 0.25 miles southeast of the intersection of Blue Ridge Drive and Hilltop Avenue. 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 this site. There are three schools located within a mile of the site: Cherrydale Elementary, Lakeview Middle, and Monaview Elementary.

**CONCLUSION:**

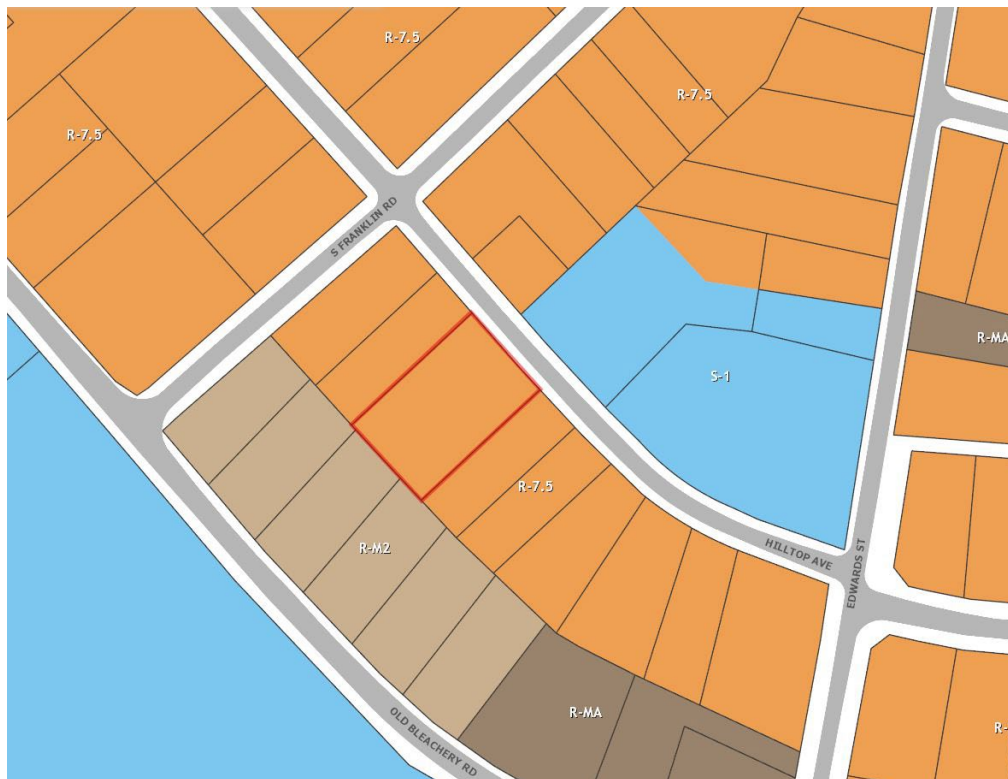
The subject parcel is located along Hilltop Avenue, a two-lane County-maintained local road. The subject parcel was platted for two separate parcels, which were then combined. Based on County records, it appears each initial parcel was slightly less than 7,500 square feet in area. Staff is of the opinion that rezoning the subject parcel to R-6, Single-Family Residential to allow the parcel to be subdivided is consistent with the surrounding area and would not create adverse impacts on the area.

**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.

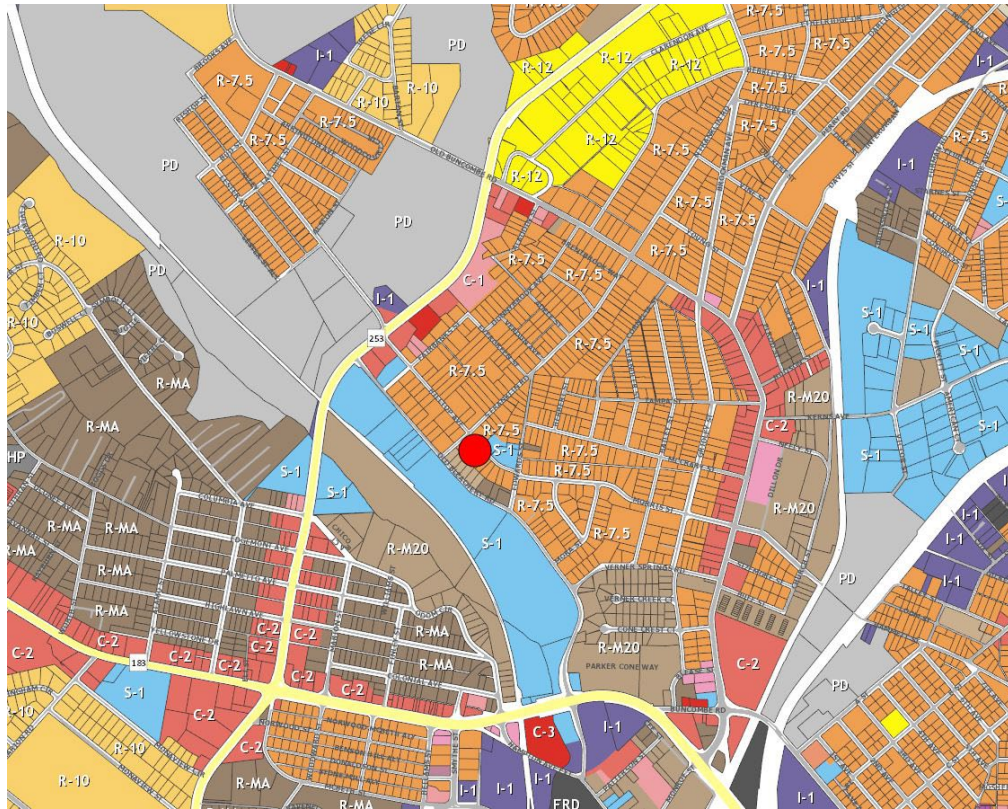


Aerial Photography, 2022



Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Sans Souci Community Area Plan, Future Land Use Map