

Zoning Docket from January 23rd, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|---------------------|----------|---|
| CZ-2023-001 | Mahendra Persaud for JBP Investment Properties, LLC Fork Shoals Road 0584020100505 R-S, Residential Suburban District to S-1, Services District | 28 | Approval | Approval 1/25/23 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Recently purchased the property and would like to just have access to the property. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p> | | | | | <p>Petition/Letter For: Petition – 8</p> <p>Against: None</p> |
| Staff Report | <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately .57 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Living</i>. Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 83 feet of frontage along Fork Shoals Road. The parcel is approximately 0.53 miles north of the intersection of Fork Shoals Road and West Georgia Road. The property is along bus route 502. There are sidewalks along the property. Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenville Technical College-Brashier Campus. The applicant is requesting to rezone the property to R-S, Residential Suburban District. The applicant is proposing a driveway to his existing business. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Fork Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and give adequate access to the existing business located at 2860B Fork Shoals Road.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p> | | | | | |



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-001

APPLICANT: Mahendra Persaud for JBP Investment Properties, LLC

PROPERTY LOCATION: Fork Shoals Road, Piedmont, SC 29673

PIN/TMS#(s): 0584020100505

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Driveway to Existing Business

ACREAGE: 0.57

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This property was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There have been no previous rezoning requests.

EXISTING LAND USE: Driveway

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---------------------------|
| North | R-S | Service Use |
| East | R-S | Single-Family Residential |
| South | R-12 | Vacant |
| West | S-1 | Vacant |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is not accessible

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 *Transitional 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-S | 1.7 units/acre | .57 | 1 unit |
| Requested | S-1 | 0 units/acre | | 0 units |

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

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 83 feet of frontage along Fork Shoals Road. The parcel is approximately 0.53 miles north of the intersection of Fork Shoals Road and West Georgia Road. The property is not along a bus route. There are sidewalks no sidewalks along the property.

| Location of Traffic Count | Distance to Site | 2018 | 2019 | 2021 |
|---------------------------|------------------|-------|-----------------|----------------|
| Fork Shoals Road | 315' SE | 5,900 | 5,700 -3.39% | 5,600 -1.75 |

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenville Technical College-Brashier Campus

CONCLUSION:

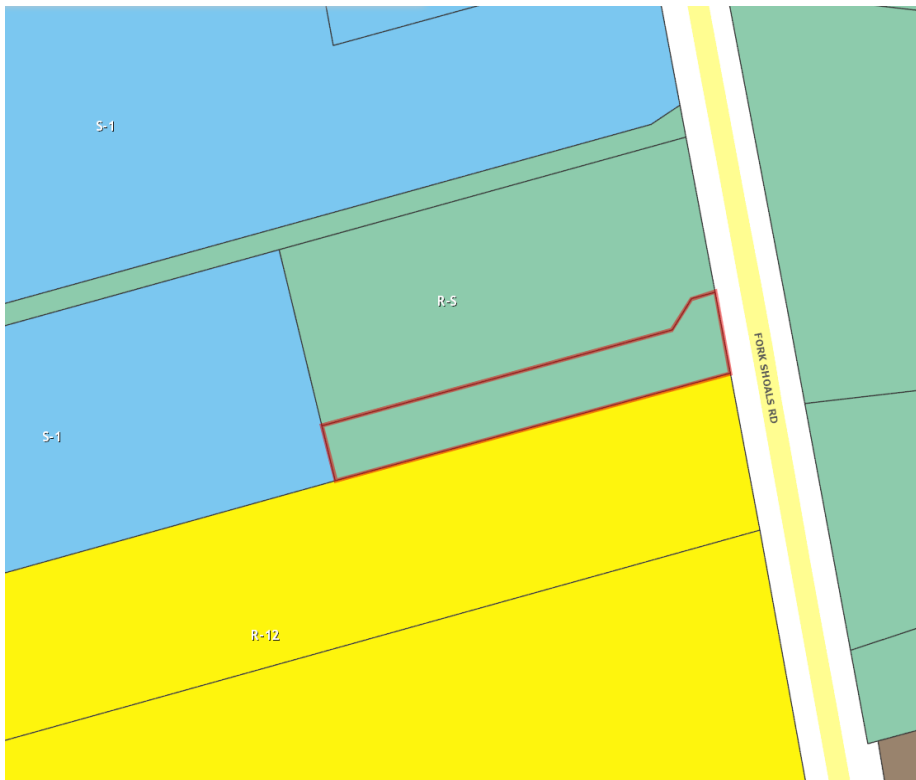
The subject parcel zoned R-S, Residential Suburban is located along Fork Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and give adequate access to the existing business located at 2860B Fork Shoals Road.

STAFF RECOMMENDATION:

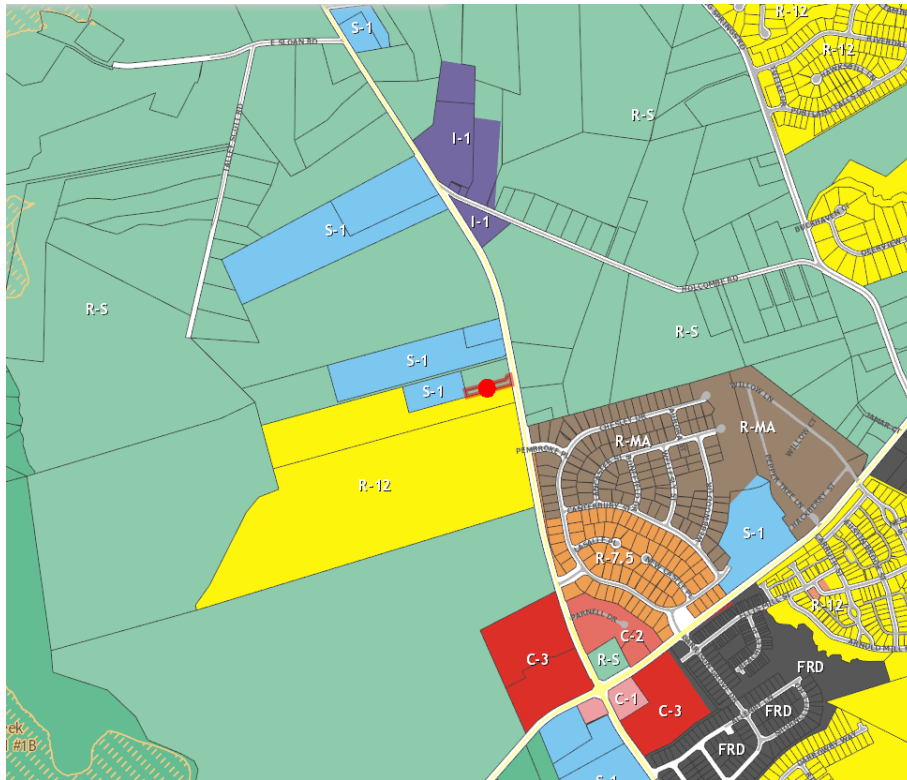
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.



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