

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-012	Brad Earl Franseen of G & A Management, LLC 11705 Furman Hall Road 0172000201400 I-1, Industrial District to R-6, Single-Family Residential District	23	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> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to just build one single-family residential dwelling • The parcel is adjacent to other single-family residential dwellings <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</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 .25 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. • Furman Hall Road is a two-lane State-maintained collector road. The parcel has approximately 60 feet of frontage along Furman Hall Road. The parcel is approximately 0.31 miles northeast of the intersection of Furman Hall Road and Poinsett Highway. The property is along a bus route; Route 503. There are no sidewalks along the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary is 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 parcel zoned I-1, Industrial District is located along Furman Hall Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District would be consistent with the existing adjacent uses and would not create additional adverse impacts on surrounding properties.</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: Kelsey Mulherin, Planner I

RE: CZ-2023-012

APPLICANT: Brad Earl Franseen of G & A Management, LLC

PROPERTY LOCATION: 11705 Furman Hall Road, Greenville, SC 29609

PIN/TMS#(s): 0172000201400

EXISTING ZONING: I-1, Industrial District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.25

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: This parcel was originally zoned I-1, Industrial District in April 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Single-Family Residential
East	S-1	Greenville County Animal Care
South	I-1	Single-Family Residential
West	I-1	Single-Family Residential

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 *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	.25	0 units
Requested	R-6	7.3 units/acre		1 unit

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

ROADS AND TRAFFIC:

Furman Hall Road is a two-lane State-maintained collector road. The parcel has approximately 60 feet of frontage along Furman Hall Road. The parcel is approximately 0.31 miles northeast of the intersection of Furman Hall Road and Poinsett Highway. The property is along a bus route; Route 503. There are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2018	2019	2021
Furman Hall Road	657' SW	4,200	4,100 -2.4%	3,600 -12.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary is located within one mile of the site.

CONCLUSION:

The subject parcel zoned I-1, Industrial District is located along Furman Hall Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District would be consistent with the existing adjacent uses and would not create additional adverse impacts on surrounding properties.

STAFF RECOMMENDATION:

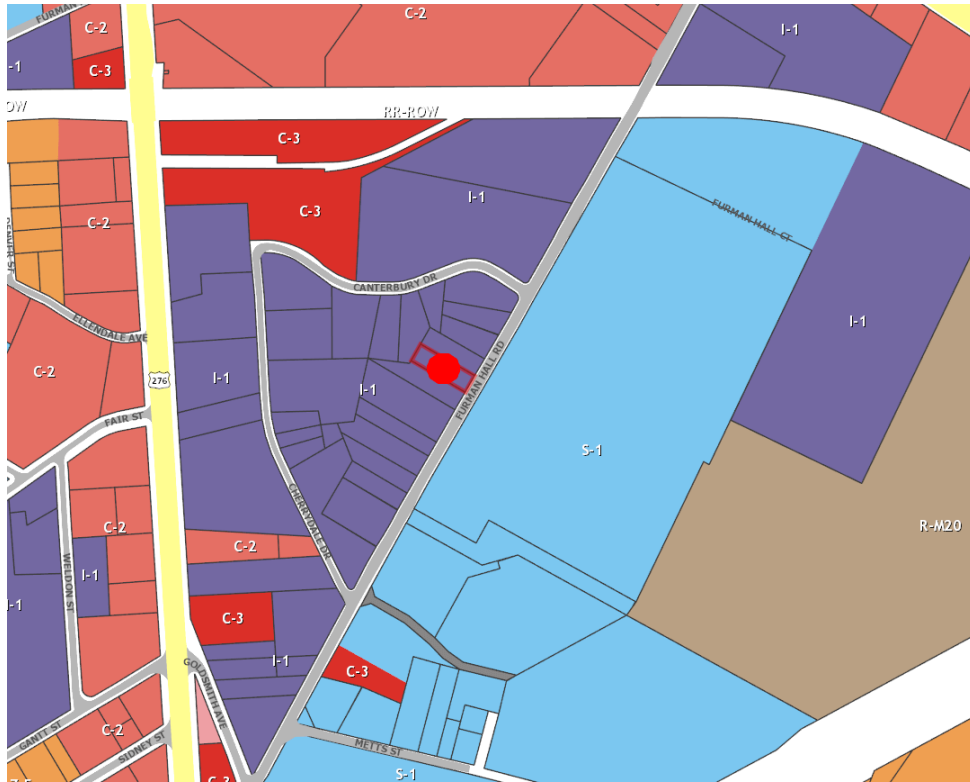
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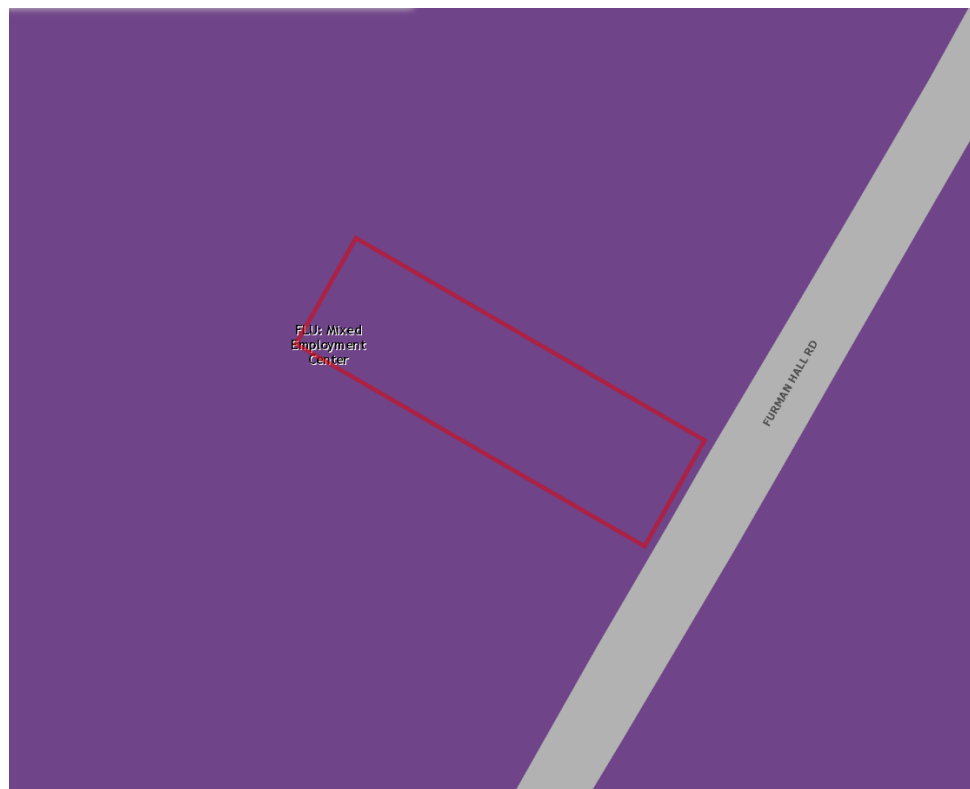
Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map