

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-027	Sherra Lynn Snipes for Jerry Milton Snipes, Sr. 2014 & 2016 Fork Shoals Rd. & Reedy Fork Rd. 0583020101205, 0583020101302, and 0583020101100 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent for Applicant <ul style="list-style-type: none"> • Proposing a residential detached subdivision • Already has a TIS completed and will be doing some upgrades to Fork Shoals Rd. • The proposed development is consistent with the community plans <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</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 approximately 18.83 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. • Fork Shoals Road is a two-lane, State-maintained collector road. The parcels have approximately 284 feet of frontage along Fork Shoals Road. Reedy Fork Road is a two-lane, State-maintained collector road. The parcels have approximately 55 feet of frontage along Reedy Fork Road. The parcel is approximately 0.25 miles north of the Fork Shoals Road and I-185 Interchange. The property is not along a bus route. 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. One school is located within one mile of the site: Robert E. Cashion Elementary - Greenville. • The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The applicant is proposing Single-Family Residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcels zoned R-S, Residential Suburban District are located along Fork Shoals Road, a two-lane State-maintained collector road and Reedy Fork Road, a two-lane State-maintained collector road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the South Greenville Area Plan. The proposed zoning will also be consistent with nearby zoning and densities.</p>					

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	<p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.</p>
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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-027

APPLICANT: Sherra Lynn Snipes for Jerry Milton Snipes, Sr.

PROPERTY LOCATION: 2014 & 2016 Fork Shoals Rd., Greenville, SC 29605 &
Reedy Fork Rd., Piedmont, SC 29673

PIN/TMS#(s): 0583020101205, 0583020101302, and 0583020101100

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 18.83

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential and Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Single-Family Residential, Fire Station, & Vacant
South	R-S	Single-Family Residential & Agriculture
West	R-12	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: None

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 part of the South Greenville Area Plan, where it is designated as *Suburban Residential*.

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	18.83	32.01 units
Requested	R-12	3.6 units/acre		67.79 units

A successful rezoning would allow for 35 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane, State-maintained collector road. The parcels have approximately 284 feet of frontage along Fork Shoals Road. Reedy Fork Road is a two-lane, State-maintained collector road. The parcels have approximately 55 feet of frontage along Reedy Fork Road. The parcel is approximately 0.25 miles north of the Fork Shoals Road and I-185 Interchange. The property is not along a bus route. 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. One school is located within one mile of the site: Robert E. Cashion Elementary - Greenville.

CONCLUSION:

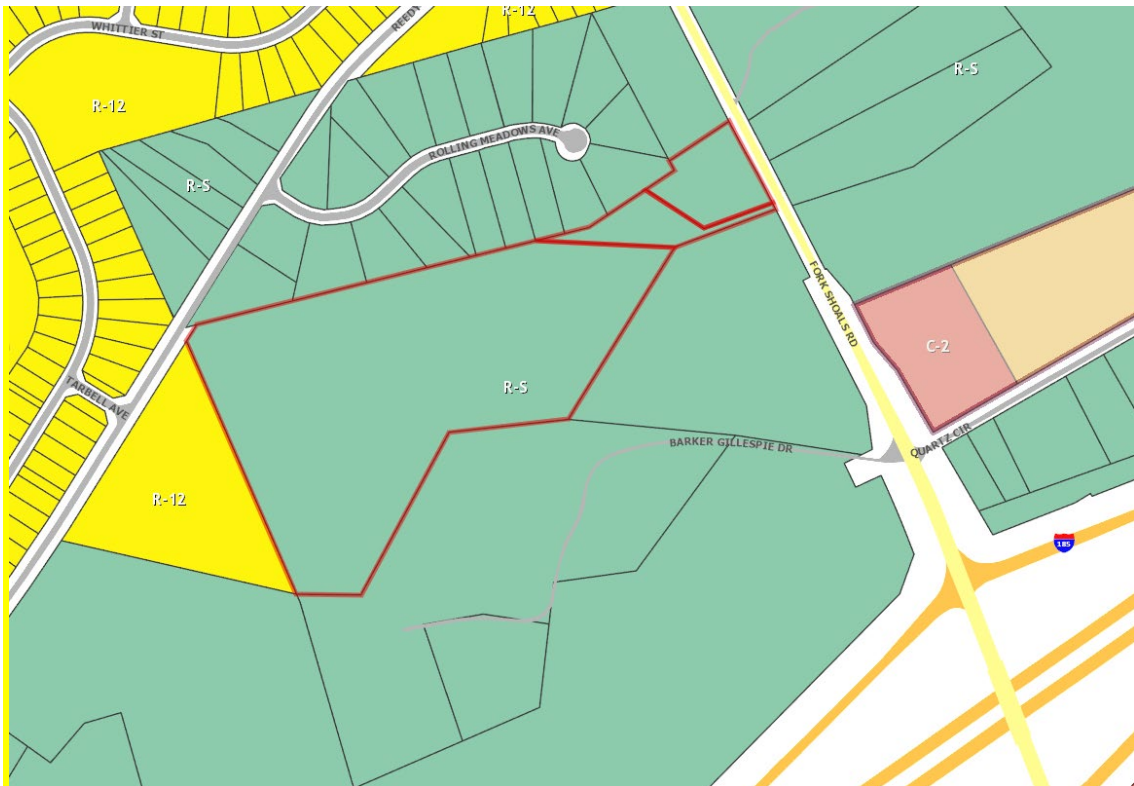
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STAFF RECOMMENDATION:

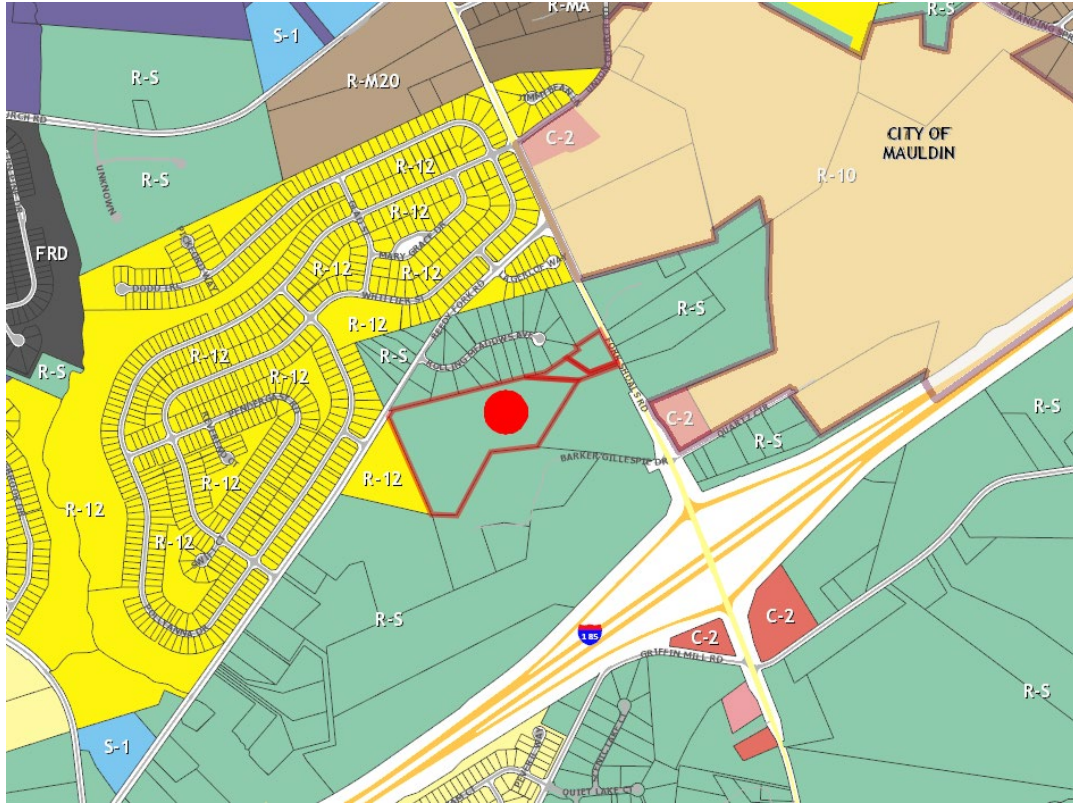
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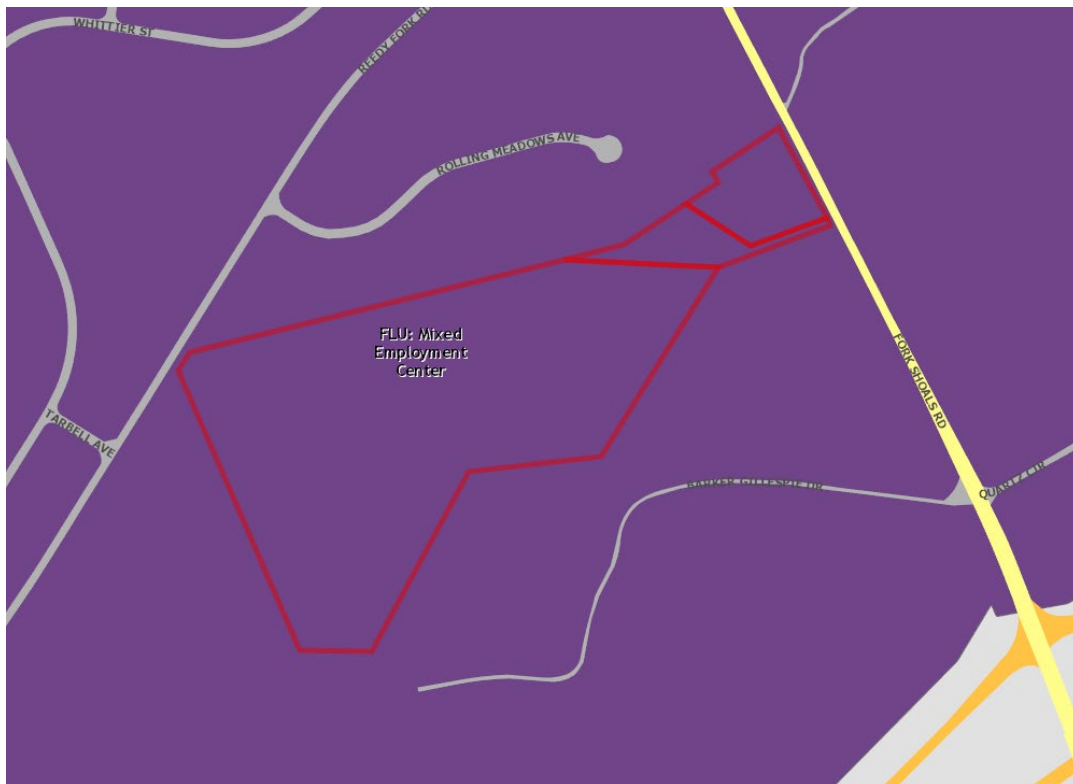
Aerial Photography, 2021



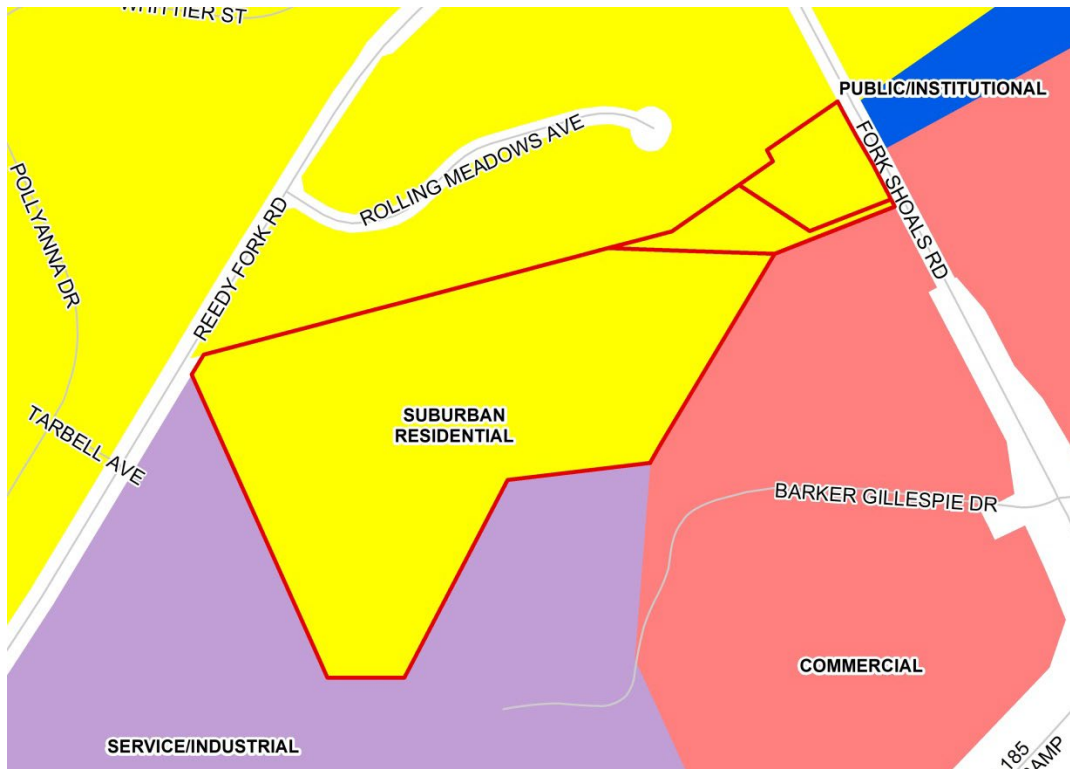
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map