

**Zoning Docket from August 14<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-058	Ricardo Becerra for Fenix Construction & Services, LLC and General Service Elite, LLC 528 Old Hundred Rd., Pelzer 0596020102802 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>- Purchased the property to clean it up and subdivide it to be able to build additional homes</li> <li>- Other properties in the area are similar in size</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1. Citizen <ul style="list-style-type: none"> <li>- Sold this property to the current property owner and explained to him the 3 acre minimum requirements</li> <li>- There is over an acre that will have to be cleared that could cause negative impacts to the wetlands in the area</li> <li>- Has a petition of 19 people from that area that would not like to see additional homes built on this property</li> <li>- This will create more traffic on the road and may negatively impact property values</li> <li>- Would rather keep the rural character</li> <li>- Adjacent parcel that is zoned R-R3, Rural Residential is less than 3 acres, but has been that way since zoning was placed on the parcel</li> <li>- Residents in this area worked several hours to prevent overcrowding in this area</li> </ul> </li> <li>2. Citizen <ul style="list-style-type: none"> <li>- Owns rural land in the surrounding area</li> <li>- Loves the rural character of the area and would not like to see additional growth in the area</li> </ul> </li> </ol> <p><b>** At the meeting, there was approximately 7 people that stood in opposition**</b></p> <p><b>** At the meeting, there was approximately 2 people that stood in favor**</b></p> <p><b>List of meetings with staff: N/A</b></p>					<p><b>Petition/Letter For:</b> Signatures –</p> <p><b>Against:</b> Signatures – 19</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 3.0 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Agricultural</i>.</li> <li>• Old Hundred Road is a two-lane State-maintained Collector road. The parcel has</li> </ul>					

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	<p>approximately 454 feet of frontage along Old Hundred Road. The subject property is located approximately 0.49 miles northeast of the intersection of Old Hundred Road and Highway 418. The property is not along a bus route and there are no sidewalks in the area.</p> <ul style="list-style-type: none"><li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li><li>• The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing single-family residential.</li></ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-R3, Rural Residential is located along Old Hundred Road, a two-lane State-maintained Collector road. Staff is of the opinion that while the requested rezoning to R-R1, Rural Residential, is not consistent with the <u>Plan Greenville County Comprehensive Plan</u> with regards to permitted gross density, the request is consistent with surrounding parcel sizes in the area and would not create an adverse impact on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>
<b>GCPC:</b>	At the August 23 <sup>rd</sup> 2023 Greenville County Planning Commission meeting, the Commission voted to deny the requested rezoning to R-R1, Rural Residential District because this area will continue to go and they do not want to encourage spot zoning.



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

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-058

**APPLICANT:** Ricardo Becerra for Fenix Construction & Services, LLC  
and General Service Elite, LLC

**PROPERTY LOCATION:** 528 Old Hundred Rd., Pelzer, SC 29669

**PIN/TMS#(s):** 0596020102802

**EXISTING ZONING:** R-R3, Rural Residential District

**REQUESTED ZONING:** R-R1, Rural Residential District

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

**ACREAGE:** 3.0

**COUNCIL DISTRICT:** 26 – Bradley

**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	Vacant Land, Single-Family Residential
West	R-R3	Vacant Land, Single-Family Residential

**WATER AVAILABILITY:** Not available

**SEWER AVAILABILITY:** Sewer not available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural*. \*\*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 *Agricultural*. \*\*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	3.0	1 unit
Requested	R-R1	1 units/acre		3 units

A successful rezoning would allow for 2 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Old Hundred Road is a two-lane State-maintained Collector road. The parcel has approximately 454 feet of frontage along Old Hundred Road. The subject property is located approximately 0.49 miles northeast of the intersection of Old Hundred Road and Highway 418. 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. There are no schools located within one mile of the site.

**CONCLUSION:**

The subject parcel, zoned R-R3, Rural Residential is located along Old Hundred Road, a two-lane State-maintained Collector road. Staff is of the opinion that while the requested rezoning to R-R1, Rural Residential, is not consistent with the Plan Greenville County Comprehensive Plan with regards to permitted gross density, the request is consistent with surrounding parcel sizes in the area and would not create an adverse impact on surrounding properties.

**STAFF****RECOMMENDATION:**

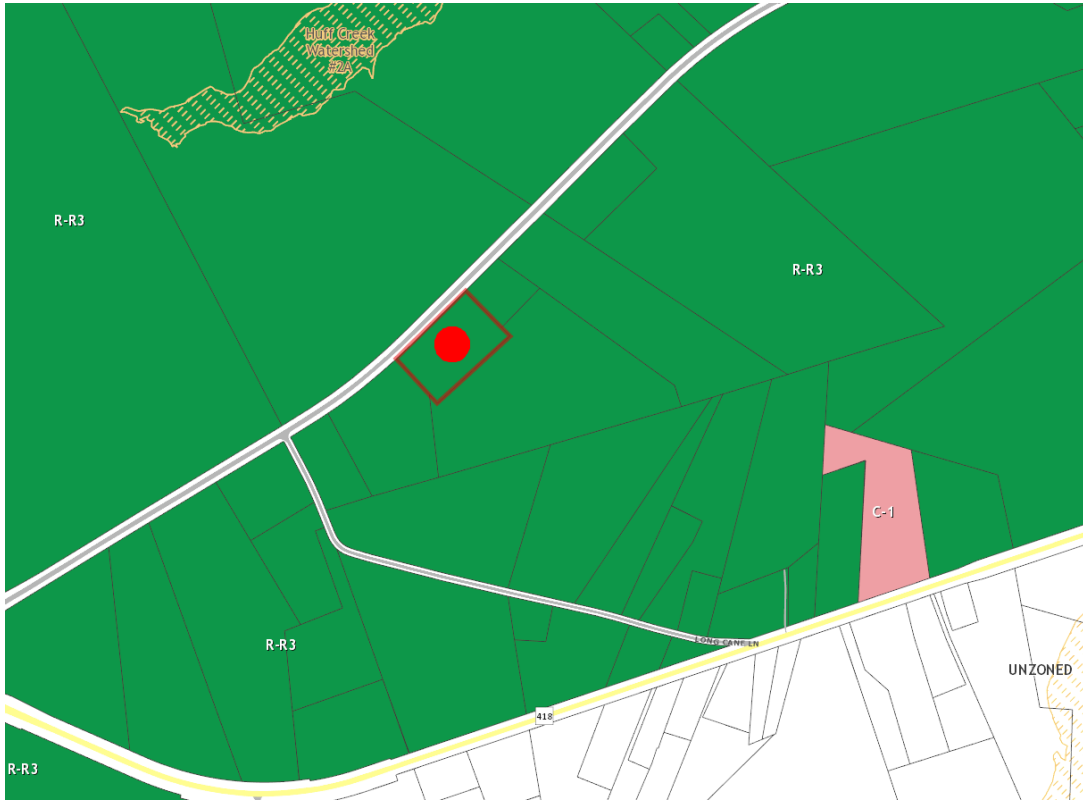
Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.



Aerial Photography, 2022



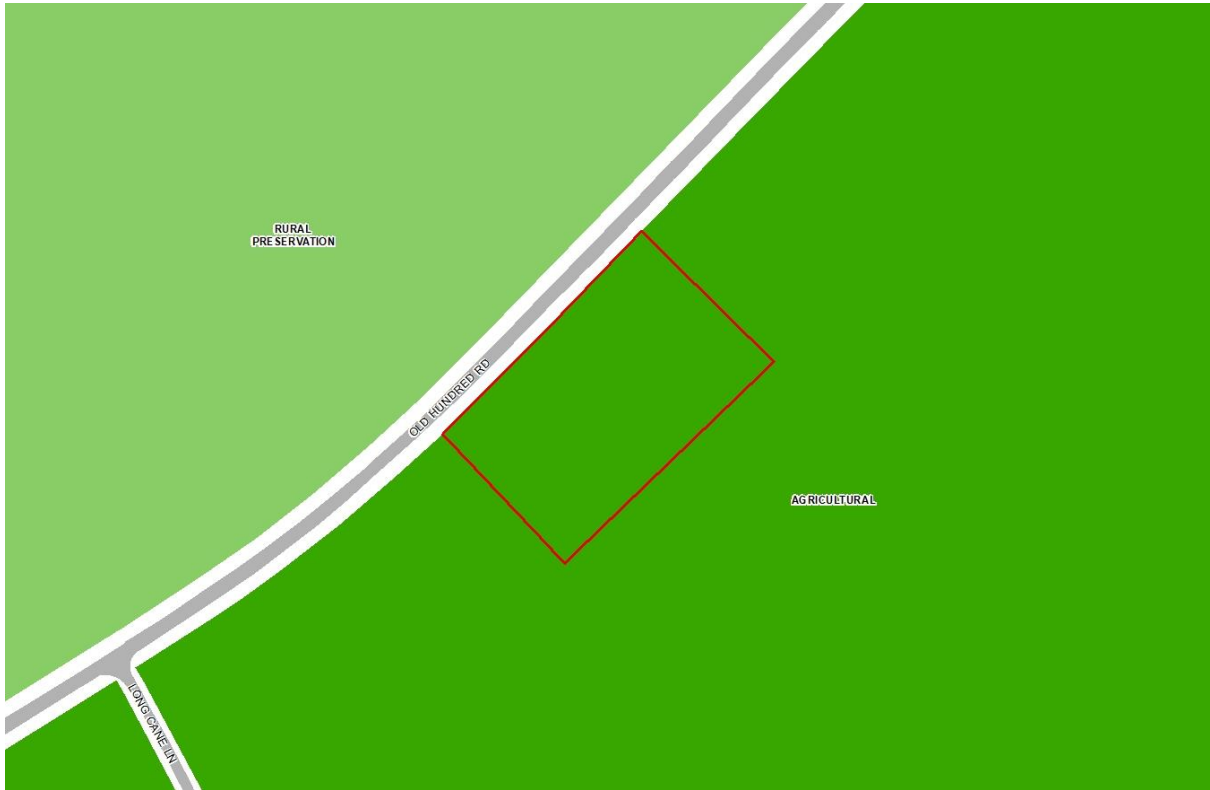
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map