

Zoning Docket from September 18th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-060	James Kirkpatrick, Jr. for James Kirkpatrick, Jr. and Faye K. Kirkpatrick 5 Lockman Dr., Greenville, SC 29611 Portion of 0247000502900 R-15, Single-Family Residential District to R-6, Single-Family Residential District	25	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 18, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to build a new home on the subject parcel. Will be subdividing a portion of the parcel to combine to the adjacent parcel <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures –</p> <p>Against: Signatures –</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 .14 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. Lockman Drive is a two-lane County-maintained Residential road. The portion of the parcel has approximately 69 feet of frontage along Lockman Drive. The portion of the parcel is approximately 0.03 miles west of the intersection of Staunton Bridge Road and Lockman Drive. The property is along a bus route and 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. Carolina High School 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 single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject portion of a parcel zoned R-15, Single-Family Residential is located along Lockman Drive, a two-lane County-maintained Residential Road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Suburban Neighborhood</i> and recommends a density of 3 to 5 dwellings per acre. Additionally, the current parcel is a buildable lot, and if rezoned will continue to be a buildable lot; however, reduction of the parcel size would not be consistent with surrounding parcel sizes in the area.</p> <p>Based on these reasons, staff recommends denial 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 II

RE: CZ-2023-060

APPLICANT: James Kirkpatrick, Jr. for James Kirkpatrick, Jr. and
Faye K. Kirkpatrick

PROPERTY LOCATION: 5 Lockman Dr., Greenville, SC 29611

PIN/TMS#(s): Portion of 0247000502900

EXISTING ZONING: R-15, Single-Family Residential District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: .14

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-15, Single-Family Residential in June 1973 as part of Area 1. There have been no other rezoning requests pertaining to this property.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Single-Family Residential
East	R-15	Single-Family Residential
South	R-15	Single-Family Residential
West	R-15	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.
**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 provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-15	2.9 units/acre	.14	1 unit
Requested	R-6	7.3 units/acre		1 unit

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Lockman Drive is a two-lane County-maintained Residential road. The portion of the parcel has approximately 69 feet of frontage along Lockman Drive. The portion of the parcel is approximately 0.03 miles west of the intersection of Staunton Bridge Road and Lockman Drive. The property is along a bus route and there are no sidewalks along the subject property.

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. Carolina High School is located within one mile of the site.

CONCLUSION:

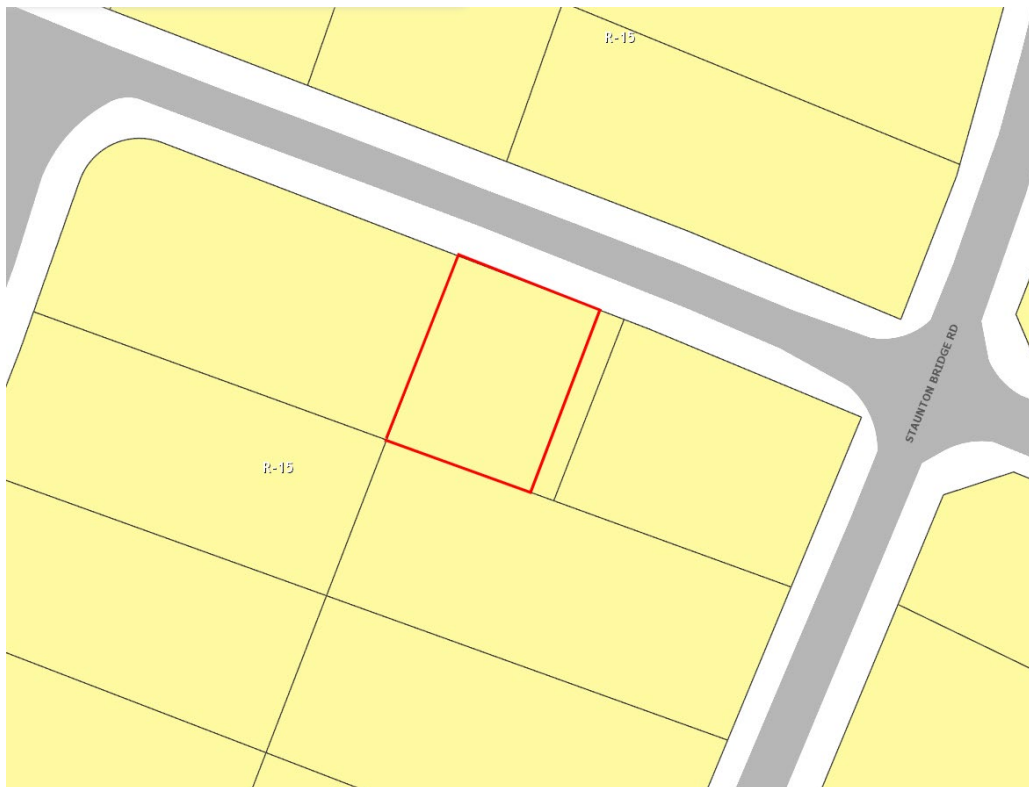
The subject portion of a parcel zoned R-15, Single-Family Residential is located along Lockman Drive, a two-lane County-maintained Residential Road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Suburban Neighborhood* and recommends a density of 3 to 5 dwellings per acre. Additionally, the current parcel is a buildable lot, and if rezoned will continue to be a buildable lot; however, reduction of the parcel size would not be consistent with surrounding parcel sizes in the area.

STAFF RECOMMENDATION:

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



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map