

Zoning Docket from September 18th, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|-----------|----------|---|
| CZ-2023-064 | Waverly Wilkes of Gray Engineering Consultants for Dianne Dooley 2808 Forks Shoals Rd. & Talley Scott Rd., Piedmont, SC 29673 0584010101400 R-S, Residential Suburban District to R-12, Single-Family Residential District | 28 | Approval | | | |
| 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"> 1. Applicant <ul style="list-style-type: none"> • Will be working with SCDOT to meet all requirements • Sewer will be provided from the back of the property through an easement <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 49 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential</i>. • Fork Shoals Road is a two-lane, State-maintained Collector road. Talley Scott Road is a one-lane, County maintained Residential Road. The parcel has approximately 1,115 feet of frontage along Fork Shoals Road. The parcel has less than a foot of frontage along Talley Scott Road. The parcel is approximately 0.66 miles northwest of the intersection of Fork Shoals Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not currently present although the site does contain a drainage feature or blue line that is not identified as FEMA SFHA/Floodplain, it could be incorporated in the future. Mitigated development is recommended for the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The applicant is proposing Single-Family Residential Development. <p>CONCLUSION and RECOMMENDATION: The subject parcels zoned R-S, Residential Suburban District are located along Fork Shoals Road, a two-lane State-maintained Collector road and Talley Scott Road, a one-lane County-maintained Residential road. Staff is of the opinion that requested density and zoning district is consistent with Single-Family Residential Developments in the area and will not have an adverse impact on adjacent properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, 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-2023-064

APPLICANT: Waverly Wilkes of Gray Engineering Consultants for
Dianne Dooley

PROPERTY LOCATION: 2808 Fork Shoals Rd. & Talley Scott Rd., Piedmont, SC
29673

PIN/TMS#(s): 0584010101400

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 49

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-----------|--|
| North | S-1 | RV/Boat Storage & Duke Power Service Station |
| East | I-1 & R-S | Warehouse & Single-Family Residential |
| South | S-1 & R-S | Warehouse, Vacant Land & Single-Family Residential |
| West | R-S | Vacant Land & 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 *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*.

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 | 49 | 83 units |
| Requested | R-12 | 3.6 units/acre | | 176 units |

A successful rezoning would allow for 93 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane, State-maintained Collector road. Talley Scott Road is a one-lane, County maintained Residential Road. The parcel has approximately 1,115 feet of frontage along Fork Shoals Road. The parcel has less than a foot of frontage along Talley Scott Road. The parcel is approximately 0.66 miles northwest of the intersection of Fork Shoals Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts that pass directly by the proposed rezoning.

CULTURAL AND ENVIRONMENTAL:

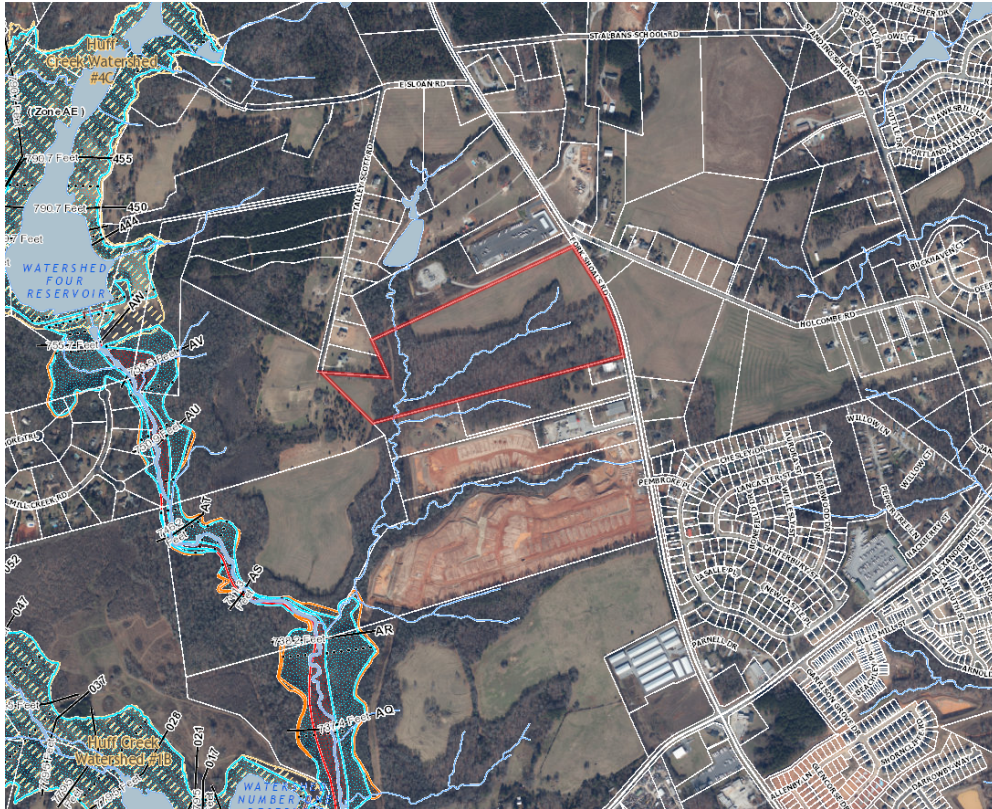
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CONCLUSION:

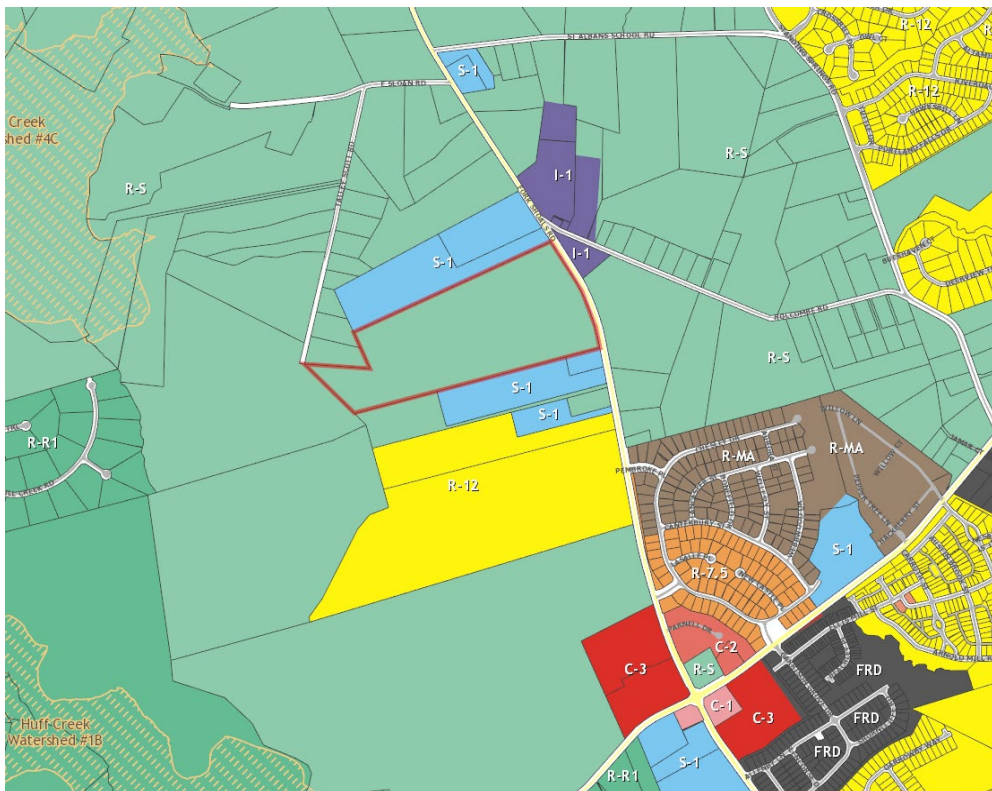
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STAFF RECOMMENDATION:

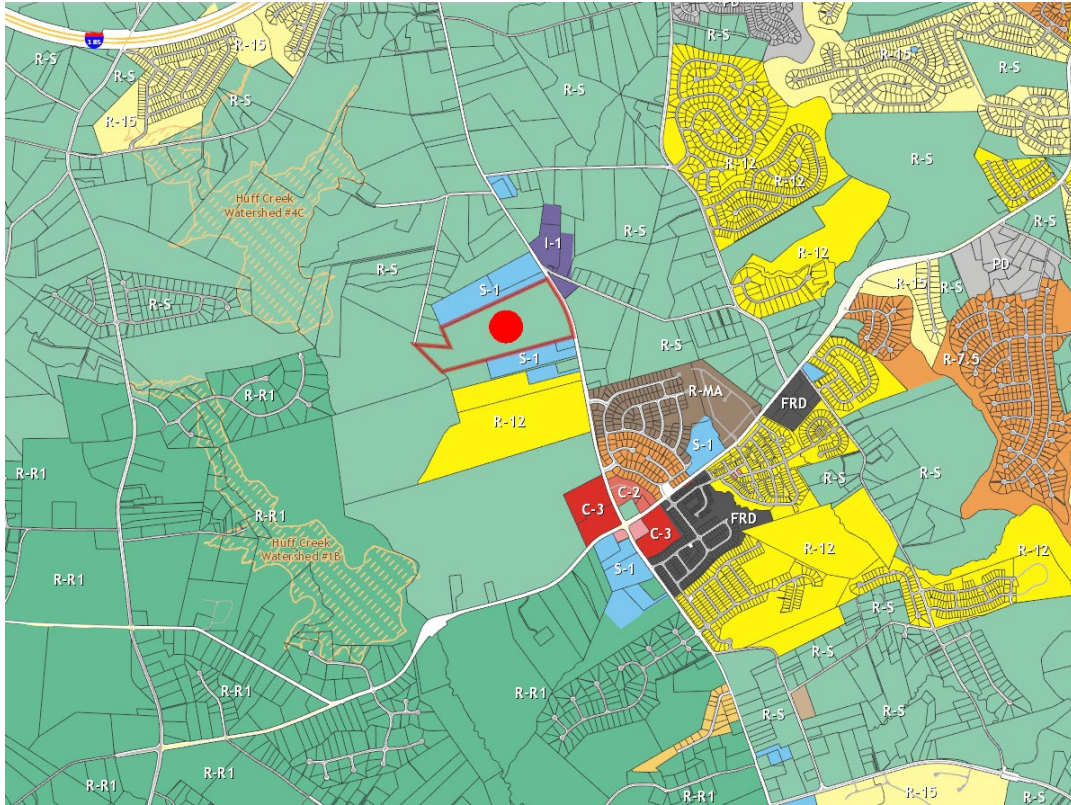
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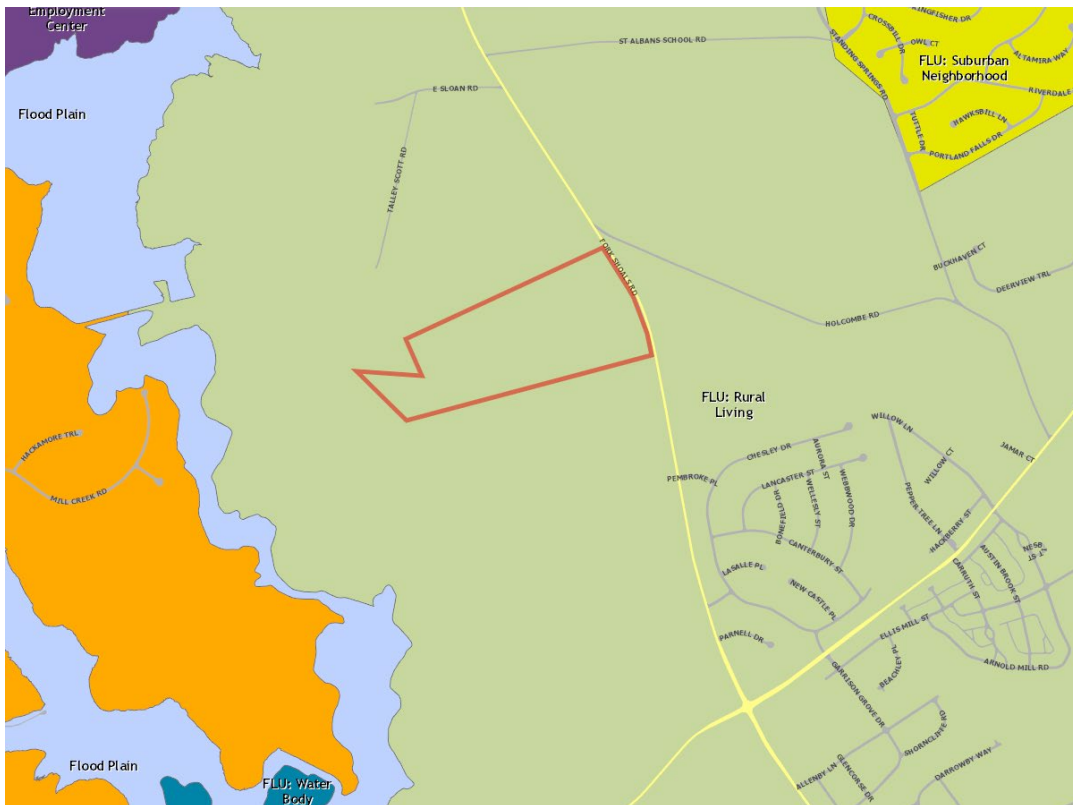
Aerial Photography, 2023



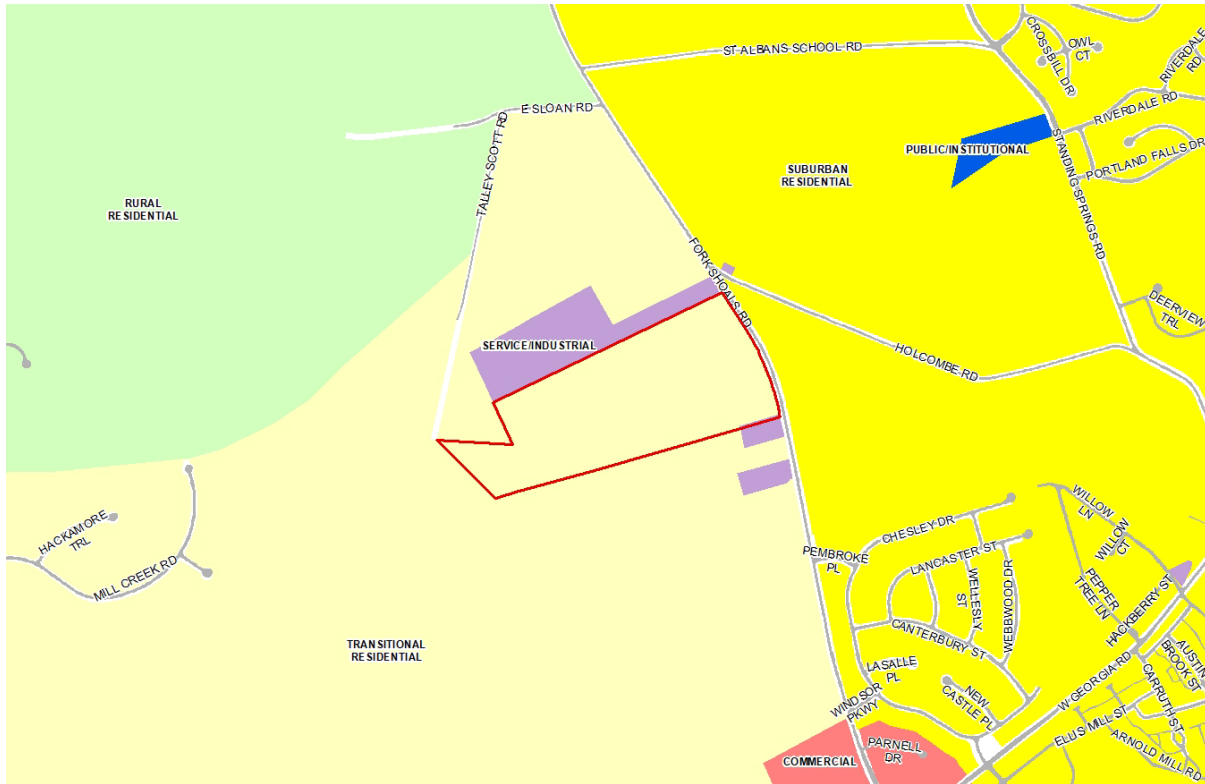
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map