

**Zoning Docket from November 6<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-073	Barry R. Burns Jr. & Alyson Ghizzoni-Burns 440 Terry Rd., Fountain Inn, SC 29644 0570010100105 Unzoned to R-R3, Rural Residential District	26	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 6, 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>• Would like to utilize his property for agricultural uses and would like to ability to have the protections that zoning has.</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p><u>Against:</u></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 68.711 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural &amp; Floodplain</i>. The subject property is not part of any area or community plans.</li> <li>• Terry Road is a one-lane County-maintained Residential road. The parcel has approximately 965 feet of frontage along Terry Road. The subject property is located approximately 0.37 miles northwest of the intersection of Terry Road and McKittrick Bridge Road. The property is not along a bus route and there are no sidewalks in the area.</li> <li>• Floodplain is present on the site. There is also a blue line feature that could be identified as floodplain in future mapping. 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-R3, Rural Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, currently Unzoned, is located along Terry Road, a one-lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-R3, Rural Residential District is consistent with surrounding zoning districts and allows for similar uses. Additionally, the request is consistent with the <u>Plan Greenville County Comprehensive Plan</u>, which designates the parcel as <i>Rural</i>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R3, Rural Residential District.</p>					



Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2023-073

**APPLICANT:** Barry R. Burns, Jr. and Alyson Ghizzoni-Burns

**PROPERTY LOCATION:** 440 Terry Rd., Fountain Inn, SC 29644

**PIN/TMS#(s):** 0570010100105

**EXISTING ZONING:** Unzoned

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

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

**ACREAGE:** 68.711

**COUNCIL DISTRICT:** 26 – Bradley

**ZONING HISTORY:** The parcel is currently Unzoned and has had no previous requests to initiate Zoning.

**EXISTING LAND USE:** Single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R3 & Unzoned	Vacant Land, Single-Family Residential
East	R-R3 & Unzoned	Vacant Land, Single-Family Residential
South	Unzoned	Vacant Land, Single-Family Residential
West	Unzoned	Vacant Land, Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**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 & Floodplain*.  
\*\*Please refer to the Future Land Use Map at the end of the document.  
\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not 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	Unzoned	0.33 units/acre	68.711	22 unit
Requested	R-R3	0.33 units/acre		22 units

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

**ROADS AND TRAFFIC:**

Terry Road is a one-lane County-maintained Residential road. The parcel has approximately 965 feet of frontage along Terry Road. The subject property is located approximately 0.37 miles northwest of the intersection of Terry Road and McKittrick Bridge Road. 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 present on the site. There is also a blue line feature that

could be identified as floodplain in future mapping. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

**CONCLUSION:**

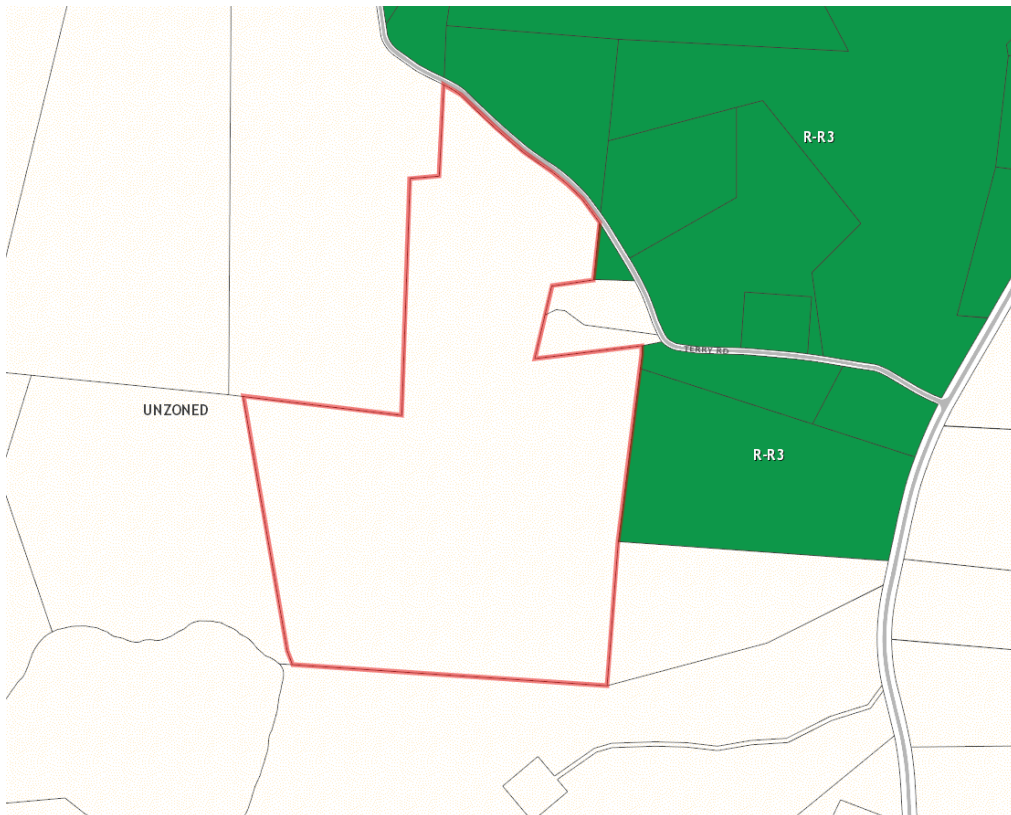
The subject parcel, currently Unzoned, is located along Terry Road, a one-lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-R3, Rural Residential District is consistent with surrounding zoning districts and allows for similar uses. Additionally, the request is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Rural*.

**STAFF****RECOMMENDATION:**

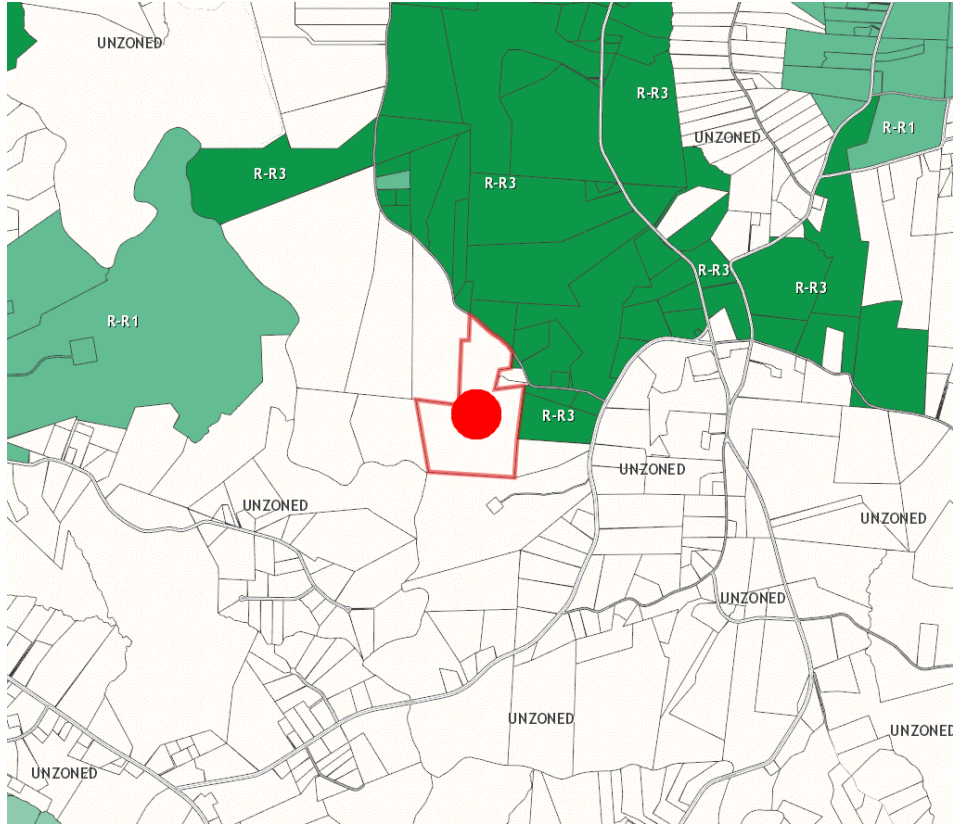
Based on these reasons, staff recommends approval of the requested rezoning to R-R3, Rural Residential District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map