

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-075	Victoria Hernandez-Cortes 460 Griffin Rd. & Griffin Rd., Greenville, SC 29607 0574010102904 & 0574010102905 R-S, Residential Suburban District to R-20, Single-Family Residential District	28	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Owner of the property and would like to sell portions for single-family construction in the future <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u> Email – 1</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 2.39 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. The subject property is not part of any area or community plans. • Griffin Road is a two-lane, County-maintained Residential road. The parcels have approximately 166 feet of frontage along Griffin Road. The parcels are approximately .11 miles north of the intersection of Griffin Road and McCall Road. 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. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to R-20, Single-Family Residential District. The applicant is proposing to a single-family residential development. <p>CONCLUSION and RECOMMENDATION: The subject parcels zoned R-S, Residential Suburban District are located along Griffin Road, a two lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential District is more consistent with the <u>Plan Greenville County Comprehensive Plan</u>, which designates the parcels as <i>Suburban Mixed Use</i> and suggests a density of 6 to 20 dwellings per acre. Additionally, the proposed use is consistent with adjacent developments.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, 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-2023-075

APPLICANT: Victoria Hernandez-Cortes

PROPERTY LOCATION: 460 Griffin Rd. & Griffin Rd., Greenville, SC 29607

PIN/TMS#(s): 0574010102904 & 0574010102905

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-20, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 2.39

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban as part of Docket CZ-1981-084. 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	Vacant Land
East	R-S	Single-Family Residential
South	R-S	Single-Family Residential
West	R-S	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 *Suburban Mixed Use*. **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	R-S	1.7 units/acre	2.39	4 units
Requested	R-20	2.2 units/acre		5 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Griffin Road is a two-lane, County-maintained Residential road. The parcels have approximately 166 feet of frontage along Griffin Road. The parcels are approximately .11 miles north of the intersection of Griffin Road and McCall Road. 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

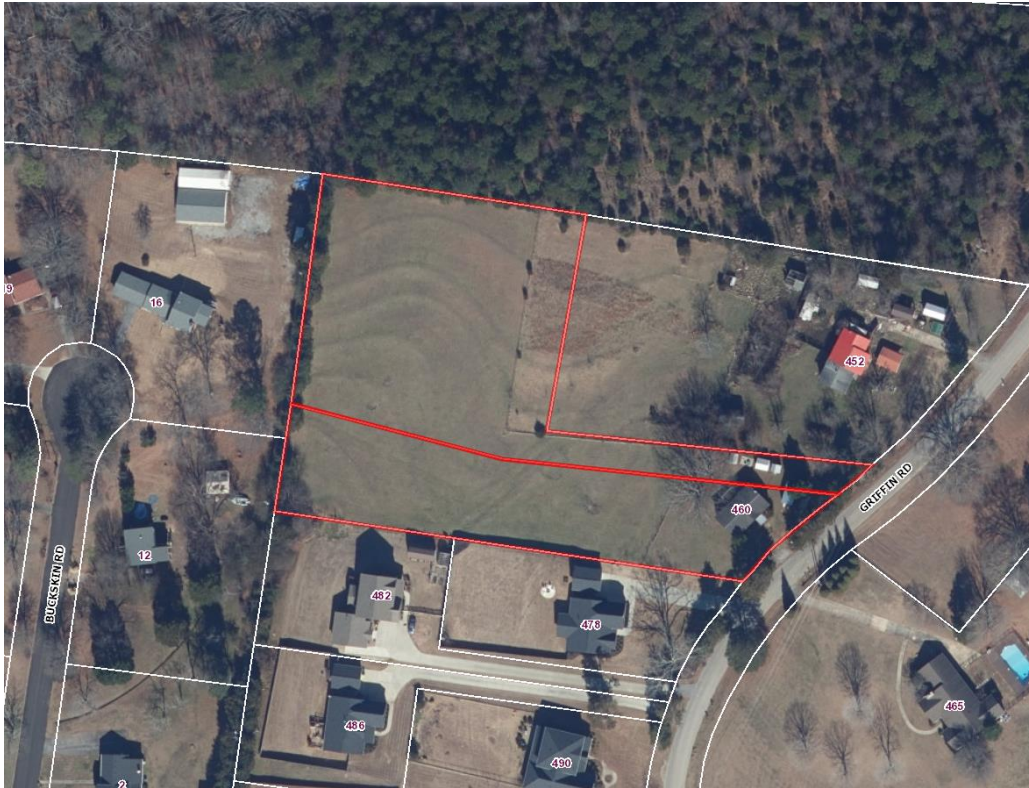
cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

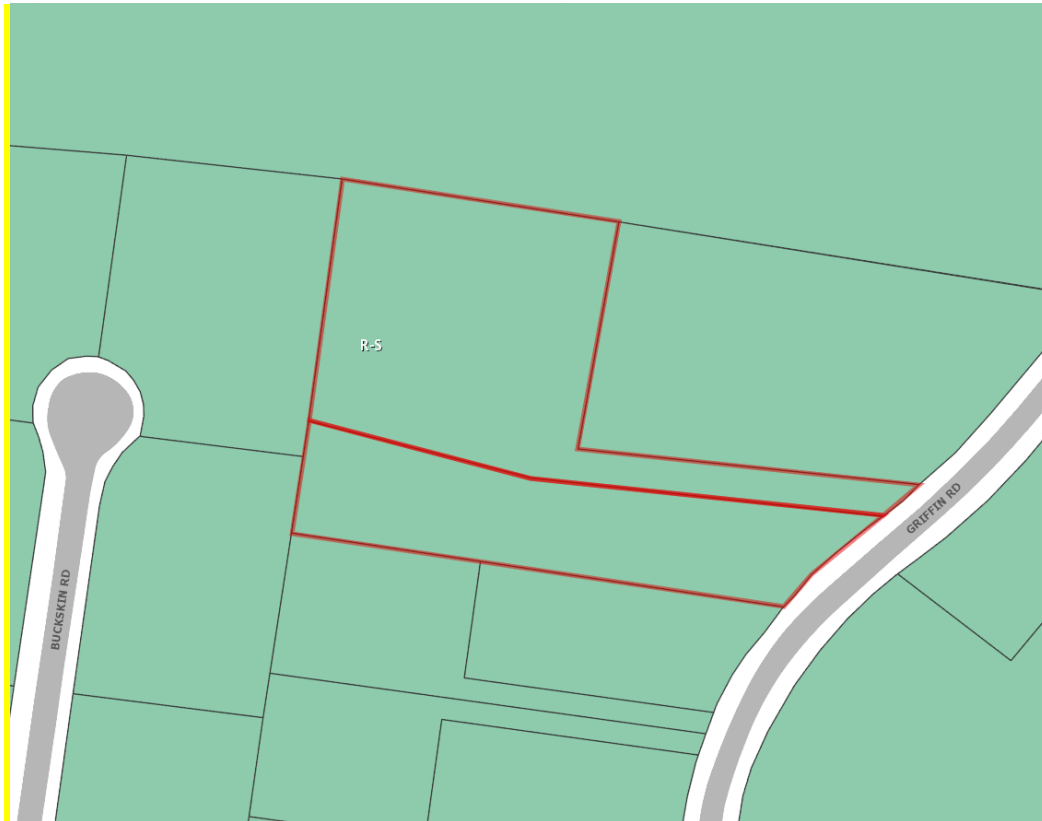
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STAFF**RECOMMENDATION:**

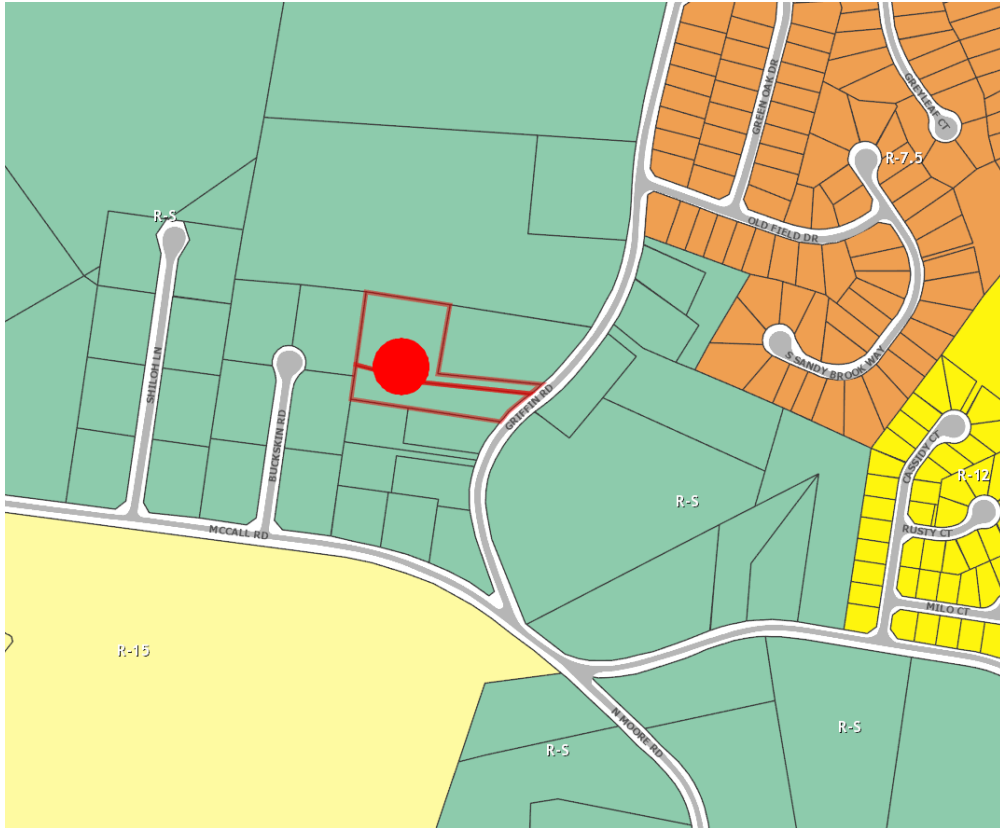
Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map