## Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-004	Amin Taha Greenbriar Dr. & Log Shoals Rd., Simpsonville, SC 29680 0573020100101 R-S, Residential Suburban District to R-10, Single-Family Residential District	28	Denial			
Public Comments	Some of the general comments or January 8, 2024 were:  Speakers For:  1. Applicant  • Would like to reze place a duplex on Speakers Against:  1. Citizen  • Lives across the stream of this area  • Properties would  2. Citizen  • Originally owned to would rather see surrounding area  • Would rather see surrounding area  • The R-S, Residentian of the see surrounding area  • The R-S, Residentian of the see surrounding area  • The R-S, Residentian of the see surrounding area  • The R-S, Residentian of the see surrounding area  • Norried about rund  4. Citizen  • Lives near the pro  • Increased density existing infrastruction of the part of the see surrounding to R-10, density on the part of	one to be each new creet from detached need to he the parce homes the first all Suburb noff from perty in continue and single-Farcel making oping the nt more in the arcel making oping the nt more in the arcel making oping the nt more in the single-Farcel making oping the nt more in the arcel making oping the nt more in the single-Farcel makin	able to subdivily created particles in the lot in question has alread amily Residential property, but in character with the surround additional and additional are surround and additional are surround additional are surround and additional are surround and additional are surround and additional are surround and additional are surround are surround and additional are surround are surround and additional are surround	ivide the pa arcel uestion y residentia inks atible with t more fitting d developm y placed im tial would in t would rati with the surr	rcel and I homes built the g hent pacts on ncrease her see the rounding	Petition/Letter For:  Against: Emails – 8
Staff Report	List of meetings with staff: N/A  Below are the facts pertaining to  The subject property cons the subject property is possignated as Suburban community plans.	ists of ap art of the	proximately : e <u>Plan Green</u>	ville County	-	

## Zoning Docket from January 8th, 2024 Public Hearing

- Greenbriar Drive is a two-lane, County-maintained local road. The parcel has approximately 183 feet of frontage along Greenbriar Drive. Log Shoals Road is a two-lane, State-maintained collector road. The parcel has approximately 162 feet of frontage along Log Shoals Road. The parcel is located on the intersection of Greenbriar Drive and Log Shoals Road. The property is not along a bus route. There are no sidewalks located by the parcel on Greenbriar Drive, however, Log Shoals Road does have existing sidewalks in the area.
- Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenbrier Elementary.
- The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential duplexes.

## **CONCLUSION and RECOMMENDATION:**

The subject parcel zoned R-S, Residential Suburban District is located along Greenbriar Drive, a two lane County-maintained local road and Log Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that while the requested zoning district is consistent the <u>Plan Greenville County</u> Comprehensive Plan in terms of density (3 – 5 dwellings per acre), the compatibility with uses along Greenbriar Drive and the surrounding area characteristics are not consistent.

Based on these reasons, staff recommends denial of the requested rezoning to R-10, Single-Family Residential District.



Greenville County Planning Division Department of Zoning Administration 301 University Ridge S-3200 Greenville, SC 29601 Office: 864.467.7425

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Kelsey Mulherin, Planner II
RE:	CZ-2024-004
APPLICANT:	Amin Taha
PROPERTY LOCATION:	Greenbriar Dr. & Log Shoals Rd., Simpsonville, SC 29680
PIN/TMS#(s):	0573020100101
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	R-10, Single-Family Residential District
PROPOSED LAND USE:	Single-Family Residential Duplexes
ACREAGE:	1
COUNCIL DISTRICT:	28 – Tripp

**ZONING HISTORY:** The subject property was originally zoned R-S, Residential Suburban in

May 1971 as part of Area 2. There have been no other zoning requests

pertaining to this property.

**EXISTING LAND USE:** Vacant Land

**AREA** 

**CHARACTERISTICS:** 

Direction	Zoning	Land Use	
North	R-S	Single-Family Residential	
East	R-S	Vacant Land	
South	R-10 (City of Mauldin)	Single-Family Residential	
West	R-S	Single-Family Residential	

WATER AVAILABILITY: Greenville Water

**SEWER AVAILABILITY:** Sewer is not readily accessible

**PLAN GREENVILLE** 

**COUNTY** 

**CONFORMANCE:** The subject property is part of the <u>Plan Greenville County</u>

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 part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential

units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.2 units/acre	1	1 unit
Requested	R-10	4.4 units/acre	1	4 units

A successful rezoning would allow for 3 more dwelling units than is allowed under the current zoning.

## ROADS AND TRAFFIC:

Greenbriar Drive is a two-lane, County-maintained local road. The parcel has approximately 183 feet of frontage along Greenbriar Drive. Log Shoals Road is a two-lane, State-maintained collector road. The parcel has approximately 162 feet of frontage along Log Shoals Road. The parcel is located on the intersection of Greenbriar Drive and Log Shoals Road. The property is not along a bus route. There are no sidewalks located by the parcel on Greenbriar Drive, however, Log Shoals Road does have existing sidewalks in the area.

There are no traffic counts located in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenbrier Elementary.

**CONCLUSION:** 

The subject parcel zoned R-S, Residential Suburban District is located along Greenbriar Drive, a two-lane County-maintained local road and Log Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that while the requested zoning district is consistent the Plan Greenville County Comprehensive Plan in terms of density (3-5) dwellings per acre), the compatibility with uses along Greenbriar Drive and the surrounding area characteristics are not consistent.

**STAFF** 

**RECOMMENDATION:** Based on these reasons, staff recommends denial of the requested

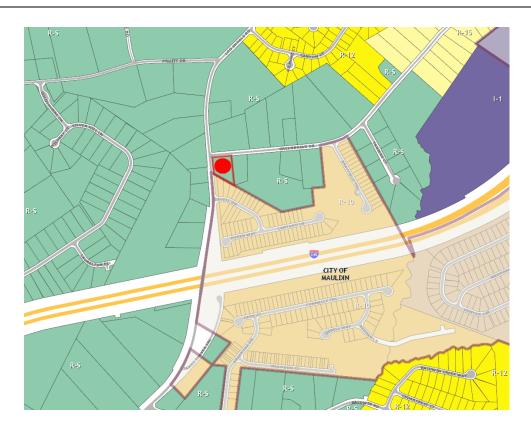
rezoning to R-10, Single-Family Residential District.



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map