

Zoning Docket from October 16th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2023-070	Robin Coley and Matthew Lee McDonald 109 Tulane Ave., Greenville, SC 29617 B008010203500 R-15, Single-Family Residential District to R-S, Residential Suburban District	19	Denial	Approval 10/25/23	Denial 11/6/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 16, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Have had chickens and goats on the property for several years • Would like to teach their children the farm lifestyle • Now has a structure for housing the goats 2. Citizen <ul style="list-style-type: none"> • Known the applicants for several years. States that the applicants take care of their property and has no issue with the use of the property to have farm animals 3. Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject property. Has never seen the animals outside their enclosures • The animals have not harmed anyone in the area <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives up the block from the subject property • Does not think that the proposed zoning district conforms to the area and the subdivision • Concerned of other farm animals that may be brought onto the property <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – 24</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 1.6 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. • Fairview Road is a two to five-lane State-maintained Arterial road. Neely Ferry Road is a two-lane State-maintained Residential road. The parcel has approximately 802 feet of frontage along Fairview Road and approximately 1,600 feet of frontage along Neely Ferry Road. The parcel is approximately 1.7 miles south of the intersection of Fairview Road and Harrison Bridge Road. The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant 					

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	<p>is proposing retail.</p> <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-15, Single-Family Residential District is located along Tulane Avenue, a two-lane County-maintained Residential road. Staff is of the opinion that the existing zoning is appropriate for this area which is mainly characterized by single-family residential uses and allowing the proposed use of farm animals could have an adverse impact on surrounding properties.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.</p>
GCPC	<p>At the October 25, 2023 Planning Commission meeting, the Commission voted 4-3 to approve the rezoning request to R-S, Residential Suburban District.</p>
P&D	<p>At the November 6, 2023 Planning and Development Committee meeting, the Committee voted to deny the applicant's request stating that the area was not appropriate with some of the uses allowed in the proposed R-S, Residential Suburban District.</p>



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2023-070

APPLICANT: Robin Coley and Matthew Lee McDonald

PROPERTY LOCATION: 109 Tulane Ave., Greenville, SC 29617

PIN/TMS#(s): B008010203500

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

REQUESTED ZONING: R-S, Residential Suburban District

PROPOSED LAND USE: Farm Animals

ACREAGE: 1.6

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: This parcel was originally zoned R-15, Single-Family Residential District in April of 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Not in Metro’s District

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 a part of the Berea Community Plan, where it is designated *Low-Density 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-15	2.9 units/acre	1.6	4 units
Requested	R-S	1.7 units/acre		2 units

A successful rezoning would allow for 2 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Tulane Avenue is a two-lane County-maintained Residential road. The parcel has approximately 475 feet of frontage along Tulane Avenue. The parcel is approximately 0.03 miles east of the intersection of White Horse Rd (Highway 25) and Tulane Avenue. The property is not along a bus route. There are also 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. Armstrong Elementary, Berea Middle, Enoree Career Center, and Greenville Technical College – Northwest Campus are all located within a mile of the site.

CONCLUSION:

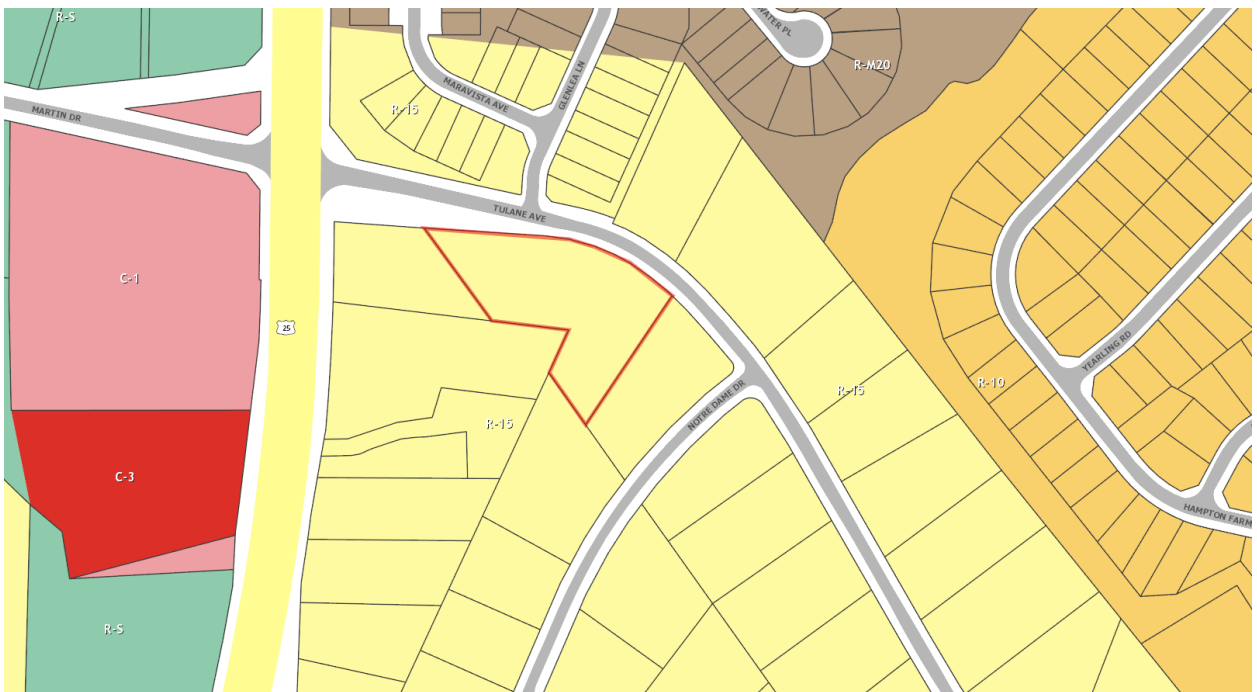
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STAFF**RECOMMENDATION:**

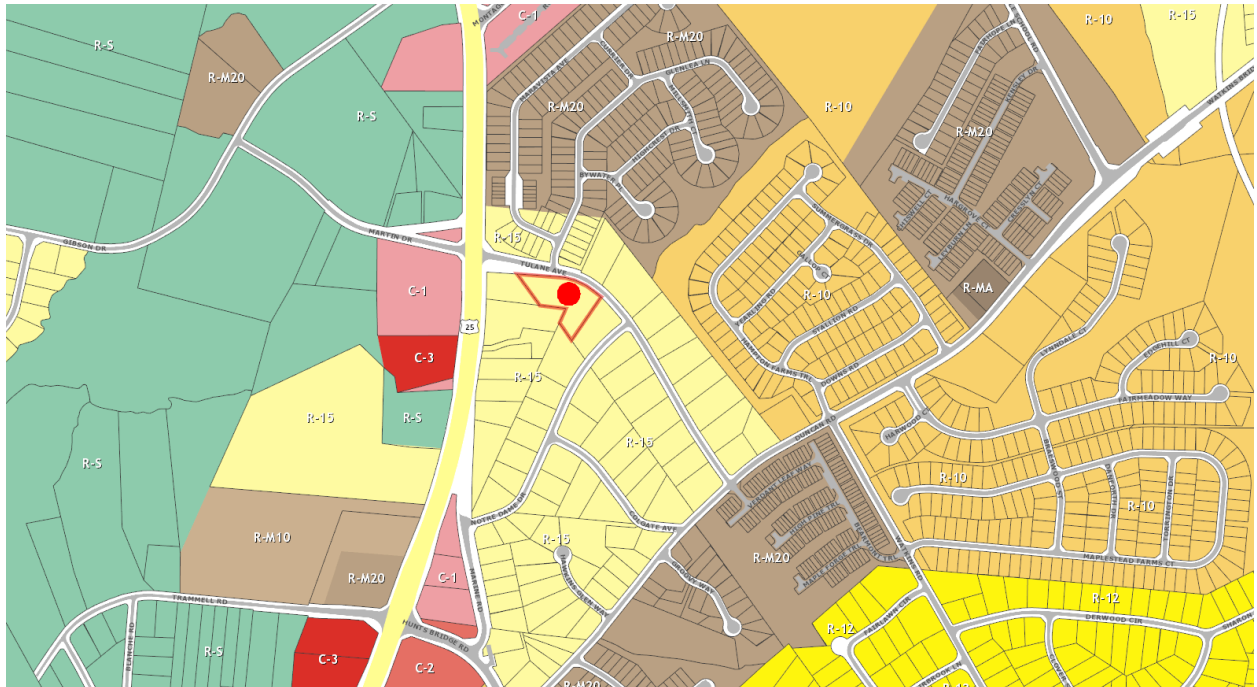
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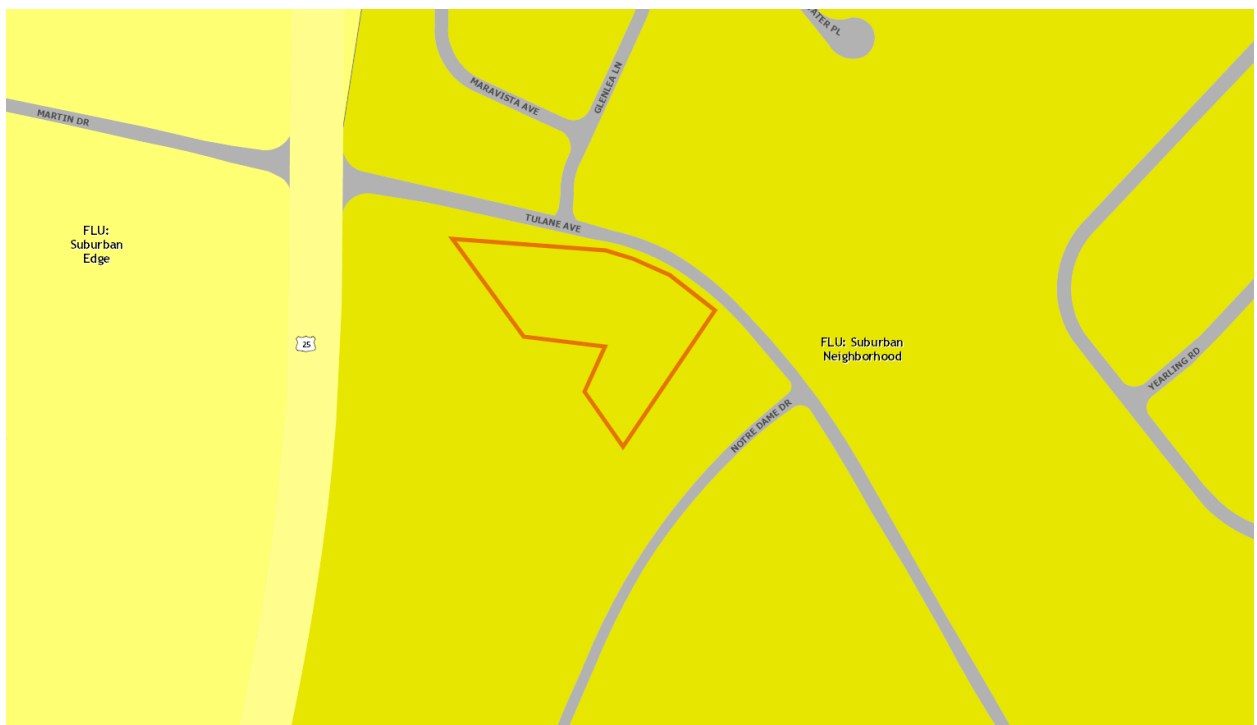
Aerial Photography, 2022



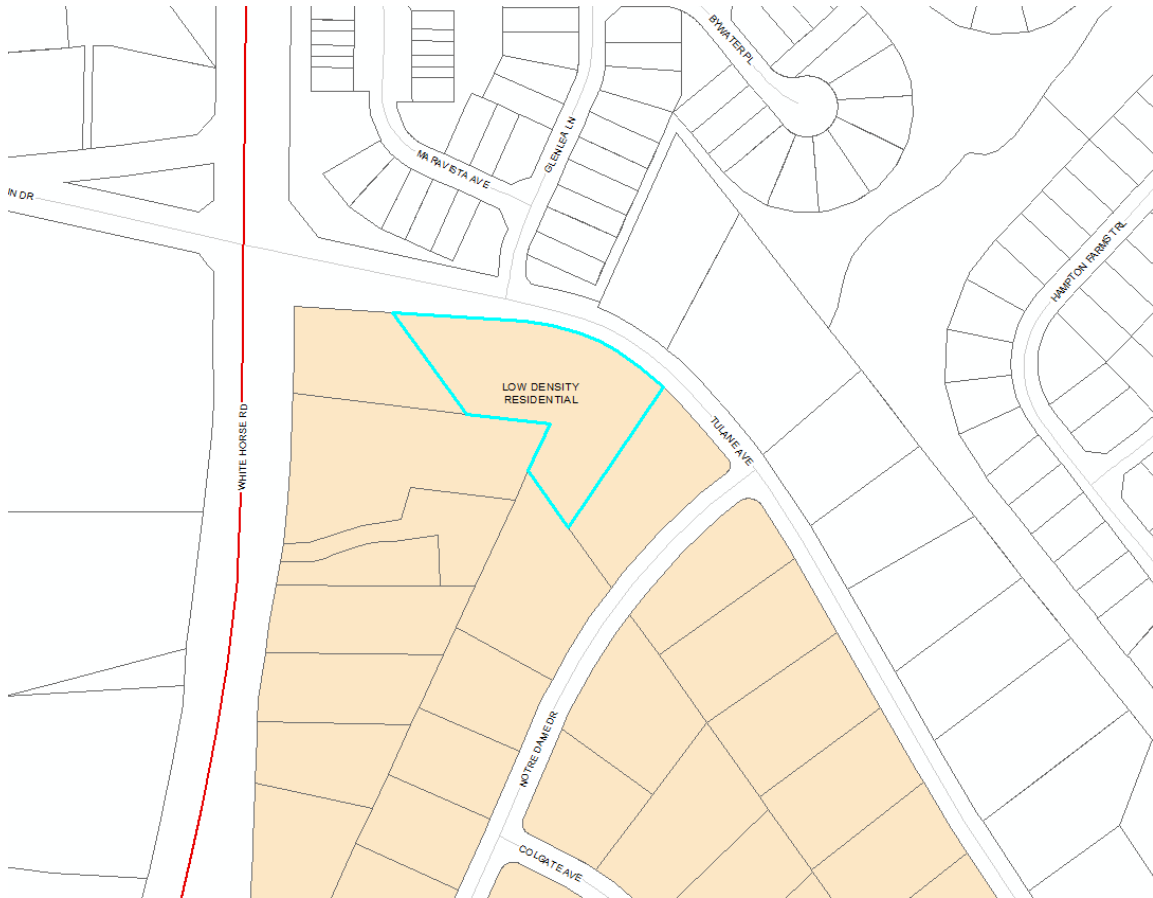
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map