

Zoning Docket from February 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-014	Willis A. Converse of Gray Engineering Consultants for Michael B. Elliot & Laurel Grove, LLC Meadow Reserve Pl., Simpsonville, SC 29681 0549010102105, 0550020100332, & portion of 0550020100302 R-S, Residential Suburban District to R-20, Single-Family Residential District	21	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Aimee Leary with Fox, Rothchild here for developer. Development established in 2006. Phase 3 was always planned and is now ready to begin. No standard set of plans and all homes are different. Will bring the total homes of Laurel Grove to 35 homes. Applicant applied for Emergency access requirements and Buffer Variances. Emergency Access Variance was approved but the Buffer was not. New Ordinance is requiring the buffer to be owned by HOA/Management Company. Buffer requirements are causing need for rezoning request. Confident this is the last Phase for Laurel Grove. The rezoning will still allow screening and the buffer for adjacent residences. Small subdivision focused on tree planting. Have turned in support Petition from Laurel Grove residences. 2. Developer <ul style="list-style-type: none"> • Caters to local builders that want to build custom homes. Small expansions without bank financing. Asked for Buffer Variance but Planning Commission requires buffer to be outside the lots. Several tree planting projects within the Subdivision. Walking paths and security system in Laurel Grove. Would need to remove 3 lots to make the development work with current zoning and buffer requirements. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 3. Citizen <ul style="list-style-type: none"> • Barbara Brown, lives in Carson Pond Subdivision. Five Forks Area Plan recommends this area to be R-S. Surrounded largely with R-S zoning. Rezoning request may seem small but could open the doors to future development. Will cause spot zoning and split zoning. Will allow higher density. Will change rural character of the area. 4. Citizen <ul style="list-style-type: none"> • Second home built in Carson's Pond. Concerns with Developer selling to another person. Concerned with a new sewer line going 					<p>Petition/Letter For: Signatures - 27 Email - 4</p> <p>Against: Signatures -122 Email - 24</p>

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	<p>through Carson’s Pond, will go through Open Space. Concerned with losing wildlife in Carson’s Pond.</p> <p>5. Citizen</p> <ul style="list-style-type: none"> Lives in Carson’s Pond. Concerned with sewer connection passing through neighborhood. <p>6. Citizen</p> <ul style="list-style-type: none"> Lives in area. Concerns with sewer being installed going through Carson’s Pond. Could change character of area forever. Would go against the Five Forks Area Plan. <p>7. Citizen</p> <ul style="list-style-type: none"> Lives in area. Would like to developer to use septic on the lots and not comprise the sewer access. <p>8. Citizen</p> <ul style="list-style-type: none"> Lives in area. Asks Council to follow Area Plan. <p>There were approximately 41 people present in opposition to the Rezoning Request.</p> <p>List of meetings with staff: N/A</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 9.21 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 part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Suburban Edge</i>. Meadow Reserve Place is a two-lane Subdivision-maintained local road. The parcels have approximately 160 feet of frontage along Meadow Reserve Place. The parcels are approximately 0.35 miles south of the intersection of Anderson Ridge Road and S. Bennetts Bridge Road (Hwy 296). The property is not along a bus route and there are no sidewalks in the immediate 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 a mile of the site. The applicant is requesting to rezone the property to R-20, Single-Family Residential District. The applicant is proposing a Single-Family Detached Residential Development. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along Meadow Reserve Place, a two-lane Subdivision-maintained local road. Staff is of the opinion that the requested rezoning to R-20, Single-family Residential District is consistent with the Plan Greenville County Comprehensive Plan, which suggests single-family detached homes as a primary use and suggests a density higher (3 – 5 dwellings per acre) than what is permitted in the R-20, Single-Family Residential District. Although the request is not consistent with the Five Forks Area Plan, which recommends R-S, Residential Suburban District, the requested proposed use and number of lots will not exceed the density that would be permitted under the current Zoning District.</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: Todd Baxley, Planner II

RE: CZ-2024-014

APPLICANT: Willis A. Converse of Gray Engineering Consultants for
Michael B. Elliot & Laurel Grove, LLC

PROPERTY LOCATION: Meadow Reserve Pl., Simpsonville, SC 29681

PIN/TMS#(s): 0549010102105, 0550020100332, & portion of
0550020100302

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-family Detached Residential Development

ACREAGE: 9.21

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: These parcels were originally zoned R-S, Residential Suburban District in June, 1991 as part of Area 7. There have been no other rezoning requests for the parcels.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential, Warehousing
East	R-S	Single-Family Residential, Vacant Land
South	R-S	Single-Family Residential, Vacant Land
West	R-S	Single-Family Residential, Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – sewer is not accessible

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 part of the Five Forks Area Plan, where it is designated as *Suburban Edge*.

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	1.7 units/acre	9.21	15 units
Requested	R-20	2.2 units/acre		20 units

A successful rezoning would allow for 5 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Meadow Reserve Place is a two-lane Subdivision-maintained local road. The parcels have approximately 160 feet of frontage along Meadow Reserve Place. The parcels are approximately 0.35 miles south of the intersection of Anderson Ridge Road and S. Bennetts Bridge Road (Hwy 296). The property is not along a bus route and there are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
S. Bennetts Bridge Road	1,850' NW	9,100	7,700 -15.38%	7,900 +2.6%

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 a mile of the site.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban District is located along Meadow Reserve Place, a two-lane Subdivision-maintained local road. Staff is of the opinion that the requested rezoning to R-20, Single-family Residential District is consistent with the Plan Greenville County Comprehensive Plan, which suggests single-family detached homes as a primary use and suggests a density higher (3 – 5 dwellings per acre) than what is permitted in the R-20, Single-Family Residential District. Although the request is not consistent with the Five Forks Area Plan, which recommends R-S, Residential Suburban District, the requested proposed use and number of lots will not exceed the density that would be permitted under the current Zoning District.

STAFF RECOMMENDATION:

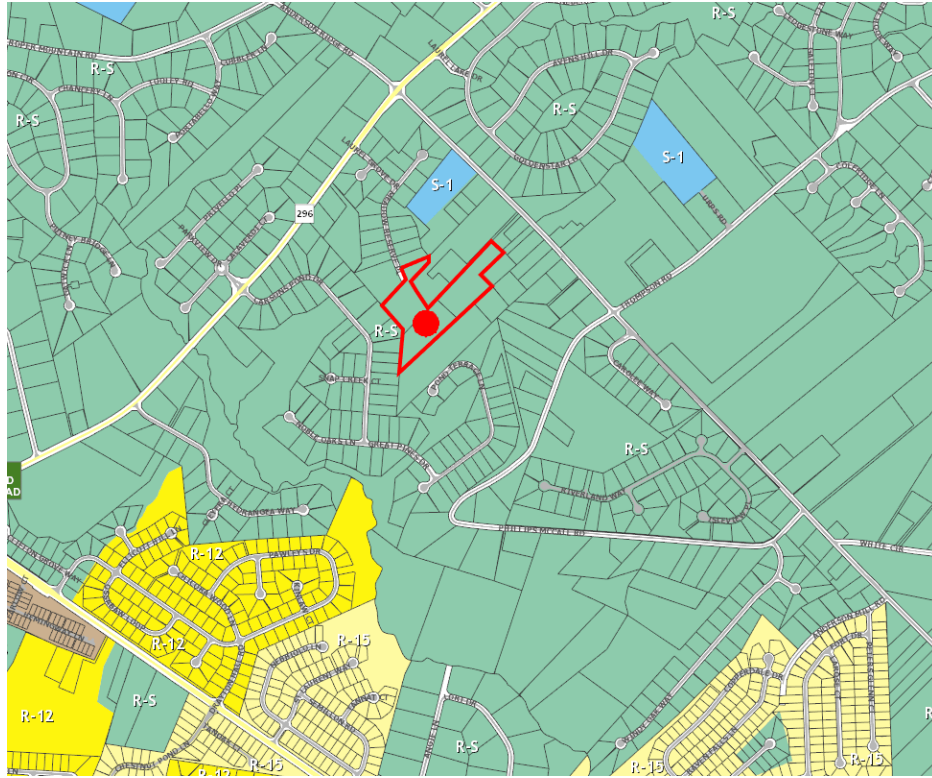
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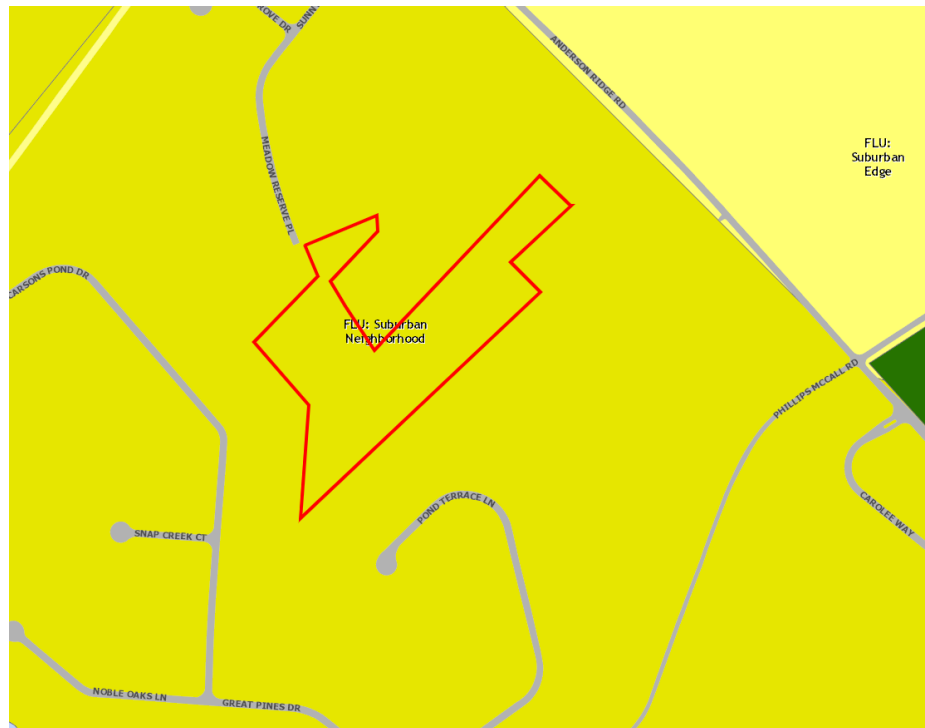
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map

