

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-005	Nathaniel A. Merriwether 4729 State Park Rd., Travelers Rest, SC 29690 0498010100127 R-S, Residential Suburban District to R-12, Single-Family Residential District	20	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8, 2024 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to subdivide the parcel and building another dwelling to move into and rent out the existing dwelling • Other smaller lots in the area <p><u>Speakers Against:</u></p> <p>List of meetings with staff: N/A</p>				<p>Petition/Letter For:</p> <p><u>Against:</u></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 1.002 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans. • State Park Road is a two-lane, State-maintained arterial road. The parcel has approximately 377 feet of frontage along State Park Road. The parcel is approximately 0.66 miles southeast of the merger between State Park Road and Sandy Flat Road (SC-253). 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-12, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-S, Residential Suburban District is located along State Park Road, a two-lane, State-maintained arterial road. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential District is not consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Suburban Edge</i> and recommends a gross density of 0 to 1 dwelling per acre.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential District.</p>					



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-2024-005

APPLICANT: Nathaniel A. Merriwether

PROPERTY LOCATION: 4729 State Park Rd., Travelers Rest, SC 29690

PIN/TMS#(s): 0498010100127

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.002

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban in April 1972 as part of Area 3. There has been one previous rezoning request; Docket CZ-2023-061, which was administratively withdrawn due to needing an approved setback Variance to bring all structures into compliance. A setback Variance has been approved and affirmed by the Greenville County Board of Zoning Appeals on November 8th, 2023. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	Unzoned	Single-Family Residential
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 Edge*. **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	1.7 units/acre	1.002	1 unit
Requested	R-12	3.6 units/acre		3 units

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

ROADS AND TRAFFIC:

State Park Road is a two-lane, State-maintained arterial road. The parcel has approximately 377 feet of frontage along State Park Road. The parcel is approximately 0.66 miles southeast of the merger between State Park Road and Sandy Flat Road (SC-253). The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts that pass directly by the proposed rezoning.

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:

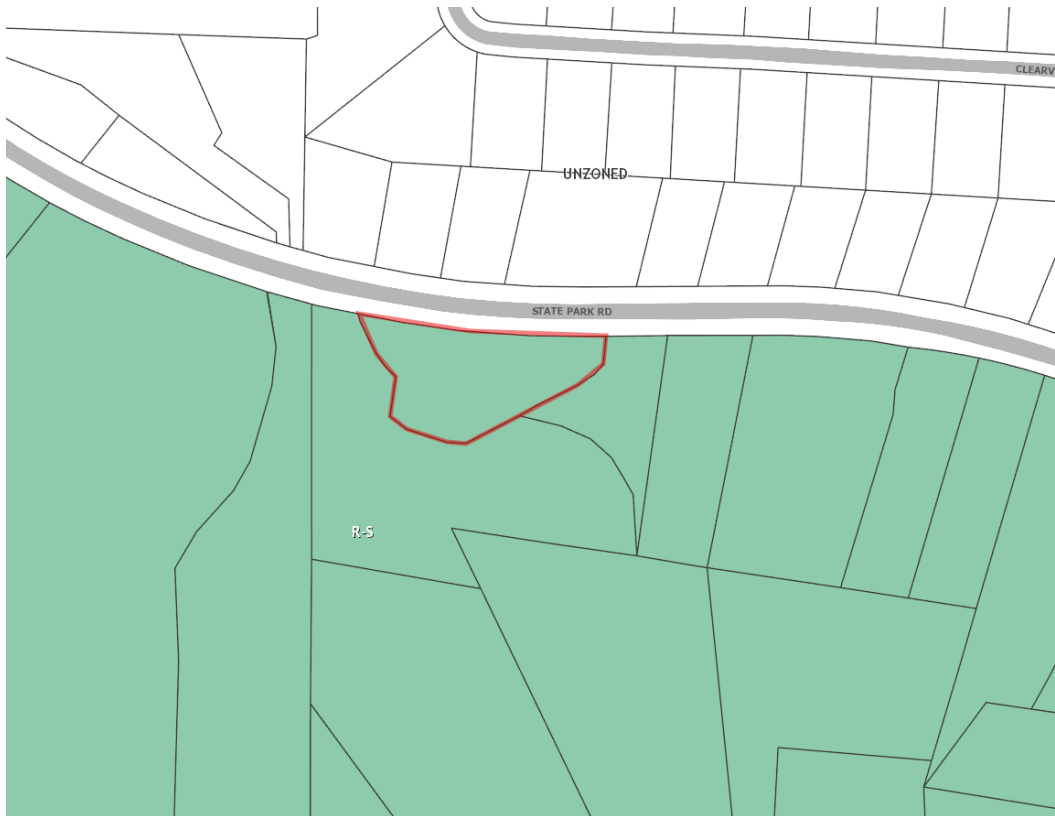
The subject parcel zoned R-S, Residential Suburban District is located along State Park Road, a two-lane, State-maintained arterial road. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential District is not consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Suburban Edge* and recommends a gross density of 0 to 1 dwelling per acre.

STAFF**RECOMMENDATION:**

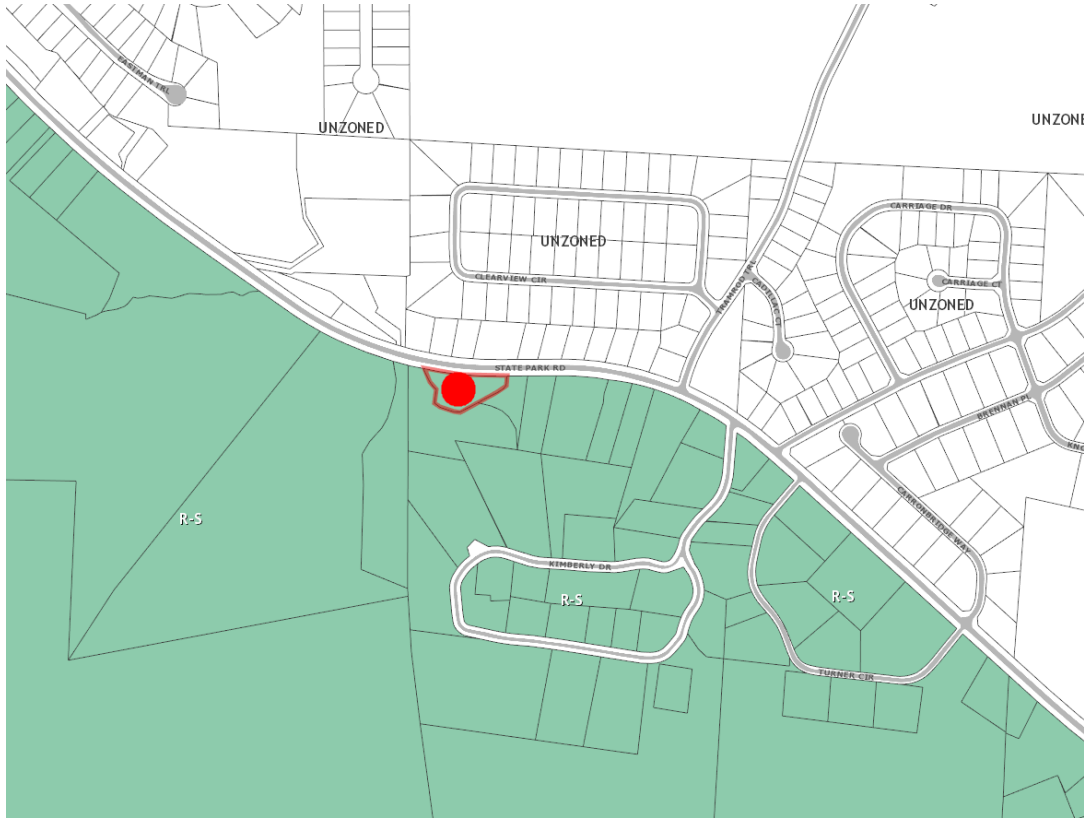
Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential District.



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map