

Zoning Docket from October 14th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-067	Stephanie Gates of Site Design, Inc. for Jason Meadors of Dwelling Group LLC 1817 W. Georgia Rd., Simpsonville, SC 29680 0575030100602 PD, Planned Development District to R-20, Single-Family Residential District	26	Approval	Approval 10/23/24		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Current owner is looking to develop a single-family residential subdivision and this area of the PD does not allow for single-family residential <p><u>Speakers Against:</u> None</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 8.6 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. • W. Georgia Road is a two to six-lane State-maintained arterial road. The parcel has approximately 394 feet of frontage along W. Georgia Road. The parcel is approximately 0.11 miles southwest of the intersection of W. Georgia Road and Rocky Creek Road. 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 is one school located within a mile of the site; Greenville Technical College – Brashier Campus. • 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 PD, Planned Development District is located along W. Georgia Road, a two to six-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to R-20, Single-family Residential District is consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i>, which suggests single-family detached homes as a primary use. Although the density suggested in the Comprehensive Plan is higher than what is proposed, Staff feels the request is consistent with development patterns in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-family Residential District.</p>					



Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Lozko, Planner II

RE: CZ-2024-067

APPLICANT: Stephanie Gates of Site Design, Inc. for Jason Meadors
of Dwelling Group LLC

PROPERTY LOCATION: 1817 W. Georgia Rd., Simpsonville, SC 29680

PIN/TMS#(s): 0575030100602

EXISTING ZONING: PD, Planned Development District

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

PROPOSED LAND USE: Single-family Detached Residential Development

ACREAGE: 8.6

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban District in December of 1994 as part of Area 10. There have two rezoning requests including the subject parcel; Docket CZ-2008-035, requesting PD, Planned Development District was withdrawn by the applicant, Docket CZ-2008-053, requesting PD, Planned Development District was approved by County Council in November of 2008. There have been no other rezoning requests for the parcel.

EXISTING LAND USE: Single-Family Dwelling & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Greenville Technical College
East	PD	Single-Family Residential, Vacant Land
South	R-7.5	Single-Family Residential
West	R-S	Single-Family Residential, Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer not currently available. There is a gravity sewer solution.

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 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	PD	0 units/acre**	8.6	0 units
Requested	R-20	2.2 units/acre		18 units

A successful rezoning would allow for 18 more dwelling units than is allowed under the current zoning. **The existing Planned Development shows this parcel as neighborhood commercial and assisted living facility; both of these uses are commercial and therefore would not permit a residential density.

ROADS AND TRAFFIC:

W. Georgia Road is a two to six-lane State-maintained arterial road. The parcel has approximately 394 feet of frontage along W. Georgia Road.

The parcel is approximately 0.11 miles southwest of the intersection of W. Georgia Road and Rocky Creek Road. 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
W. Georgia Road	13,155' NE	19,000	21,500 +13%	20,200 -6%

CULTURAL AND ENVIRONMENTAL:

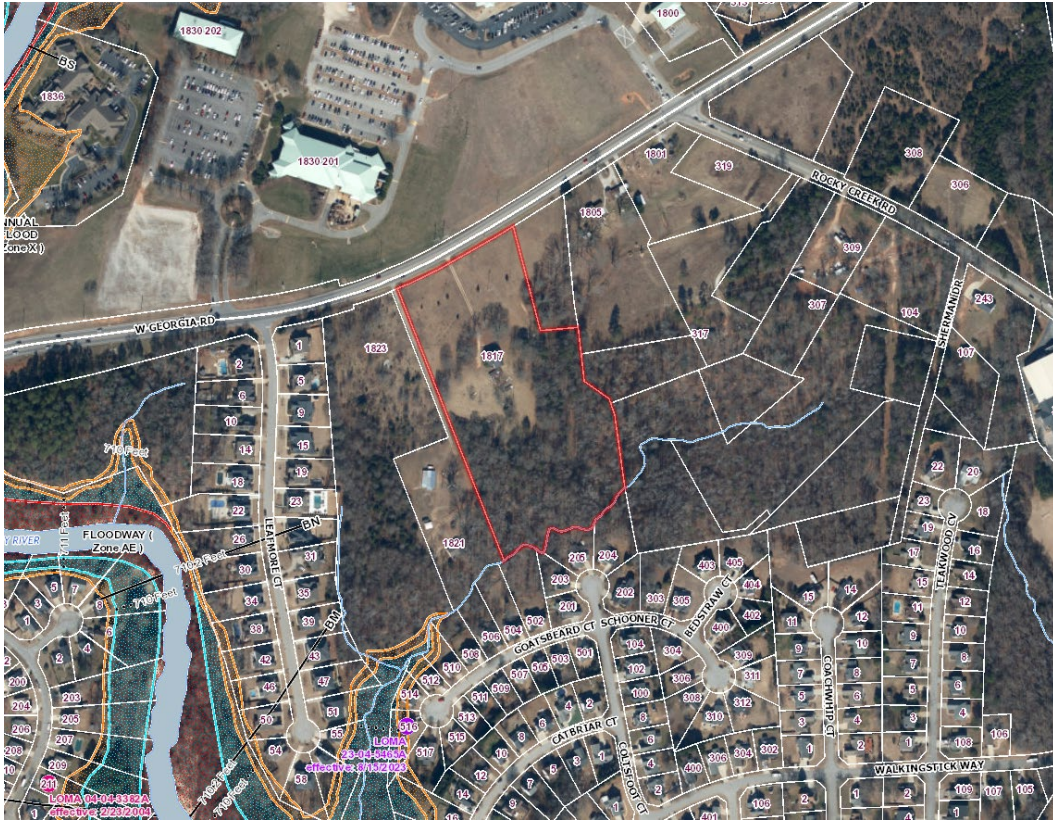
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site; Greenville Technical College – Brashier Campus.

CONCLUSION:

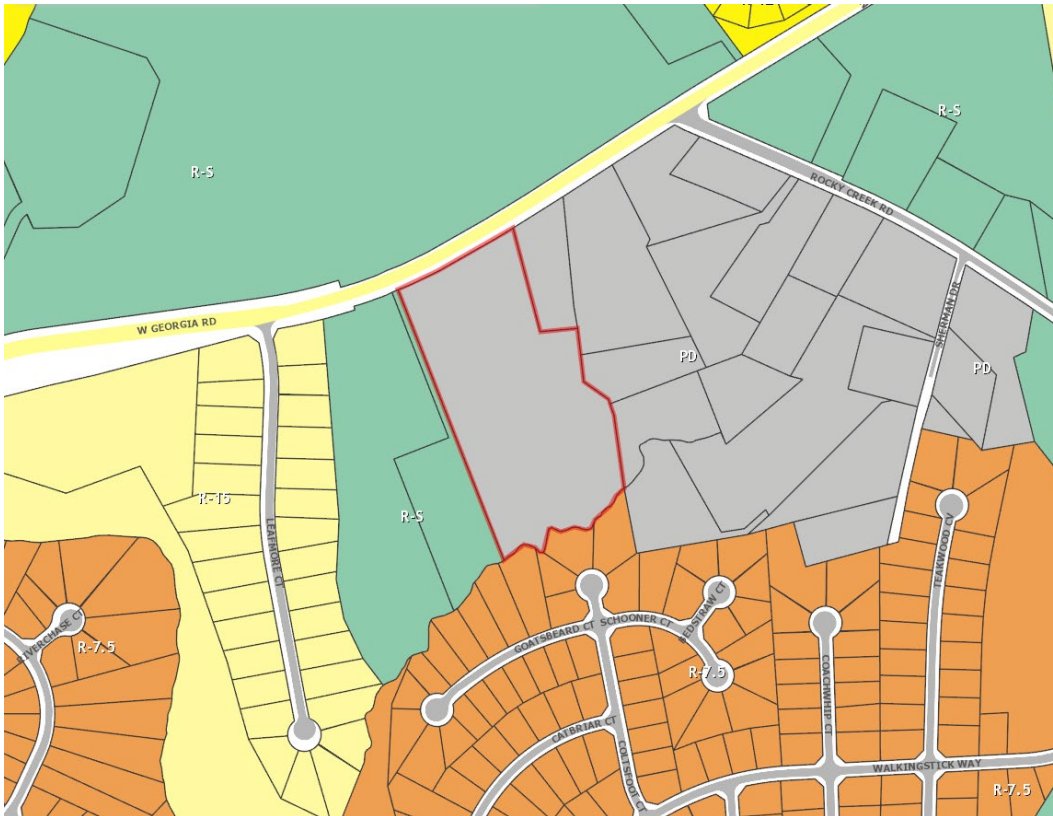
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STAFF RECOMMENDATION:

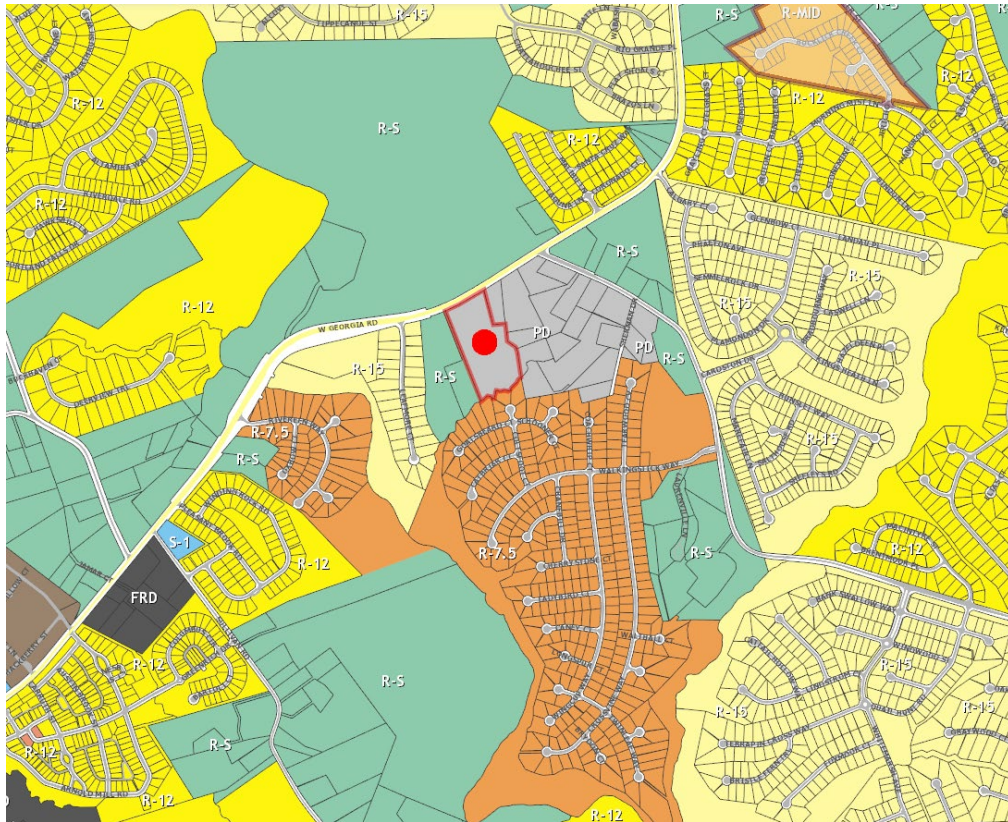
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Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map