

Zoning Docket from October 14th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-068	Jordan Ross Baxley for Alyssa Anne Boyle 36 Robinson Rd. & Williams Rd., Taylors, SC 29687 T009060106000 R-20, Single-Family Residential District to R-12, Single-Family Residential District	18	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> None</p> <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 .46 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. Robinson Road is two-lane County-maintained local road. The parcel has approximately 124 feet of frontage along Robinson Road. Williams Road is a two-lane County-maintained local road. The parcel has approximately 31 feet of frontage along Williams Road. The property is approximately 0.22 miles northeast of the intersection of Robinson Road and St. Mark Road. The property is not along a bus route. 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-12, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned R-20, Single-Family Residential District is located along Robinson Road, a two-lane County-maintained local road and Williams Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i> and would not create an adverse impact on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, 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-2024-068

APPLICANT: Jordan Ross Baxley for Alyssa Anne Boyle

PROPERTY LOCATION: 36 Robinson Rd. & Williams Rd., Taylors, SC 29687

PIN/TMS#(s): T009060106000

EXISTING ZONING: R-20, Single-Family Residential District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.46

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The subject property was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	Unzoned	Single-Family Residential
East	R-20	Single-Family Residential
South	R-20	Vacant Land
West	R-20	Single-Family Residential

WATER AVAILABILITY: Greer CPW

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 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-20	2.2 units/acre	0.46	1 unit
Requested	R-12	3.6 units/acre		1 unit

A successful rezoning would not allow for any more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Robinson Road is two-lane County-maintained local road. The parcel has approximately 124 feet of frontage along Robinson Road. Williams Road is a two-lane County-maintained local road. The parcel has approximately 31 feet of frontage along Williams Road. The property is approximately 0.22 miles northeast of the intersection of Robinson Road and St. Mark Road. The property is not along a bus route. There are no sidewalks in the immediate area.

There are no traffic counts located 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. There are no schools located within a mile of the site.

CONCLUSION:

The subject property, zoned R-20, Single-Family Residential District is located along Robinson Road, a two-lane County-maintained local road and Williams Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood* and would not create an adverse impact on surrounding properties.

STAFF RECOMMENDATION:

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



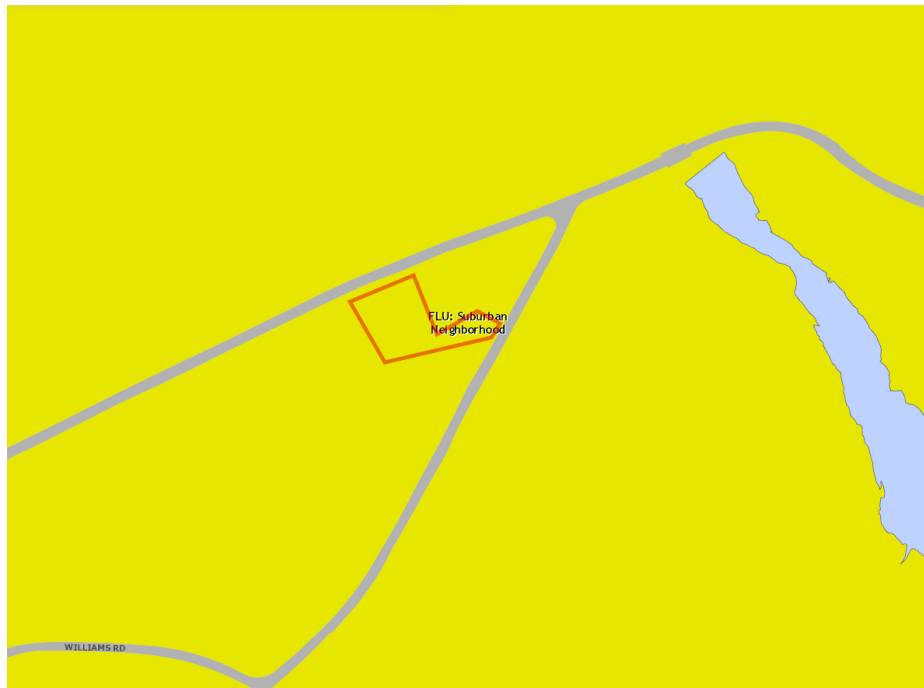
Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map