

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-75	Jeff Skeris of Great Southern Homes and Paul Harrison of Bluewater Civil Design, LLC for James P. Cheatham and Tommye G. Riddle Carr Road 0593040103700 and 0593040103702 R-S, Residential Suburban to R-15, Residential District	25	Approval	Approval 11-18-20	Held 11-30-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> States he wishes to rezone to continue an existing single-family detached subdivision (Harvest Glen). He states he is not proposing any new curb cuts for the site. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i> and <i>Suburban Mixed Use</i>. The parcel is also included in the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential</i>. Floodplain is not present on the site, and there are no schools located within one mile of the site. The property is also not along a bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject property zoned R-S, Residential Suburban is 13.36 acres of property located on Carr Road, and is approximately 0.17 miles south of the intersection of Blakely Road and Carr Road. The subject property has approximately 1,106 feet of frontage along Carr Road. The applicant is requesting to rezone the property to R-15, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject property, currently zoned R-S, Residential Suburban, is adjacent to property that is zoned R-15, Single-family Residential. Additionally, a greater density than the current R-S, Residential Suburban is supported by both the <u>Plan Greenville County Comprehensive Plan</u> and the <u>South Greenville Area Plan</u>. Staff is of the opinion that the requested density is appropriate for this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential.</p>					
P&D	<p>At the November 30, 2020 Planning and Development Committee meeting, the Committee members voted to recommend hold this rezoning request until the next meeting due to a request to give the developer and the community time to meet regarding community concerns.</p>					



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

FROM: Meagan Staton, Deputy Zoning Administrator/Principal Planner

RE: CZ-2020-75

APPLICANT: Jeff Skeris of Great Southern Homes and Paul Harrison of Bluewater Civil Design, LLC. for James P. Cheatham and Tommye G. Riddle

PROPERTY LOCATION: Carr Road

PIN/TMS#(s): 0593040103700 and 0593040103702

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING R-15, Residential District

PROPOSED LAND USE Single-family Residential Development

ACREAGE: 13.36

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residences
East	R-S and R-15	Vacant wooded land and future single-family residences
South	R-15	Future single-family residences
West	R-S and BTB	Single-family residences and farmland

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center and Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is included in the South Greenville Area Plan, where it is designated as *Transitional Residential*. **Please refer to the Future Land Use Map at the end of the document.**

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-S	1.7 units/acre	13.36	22 units
Requested	R-15	2,9 units/acre		38 units

A successful rezoning would allow for up to 16 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Carr Road is a two-lane State-maintained Residential Collector. The parcel has approximately 1,106 feet of frontage along Carr Road. The parcel is approximately 0.17 miles south of the intersection of Blakely Road and Carr Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of Carr Road.

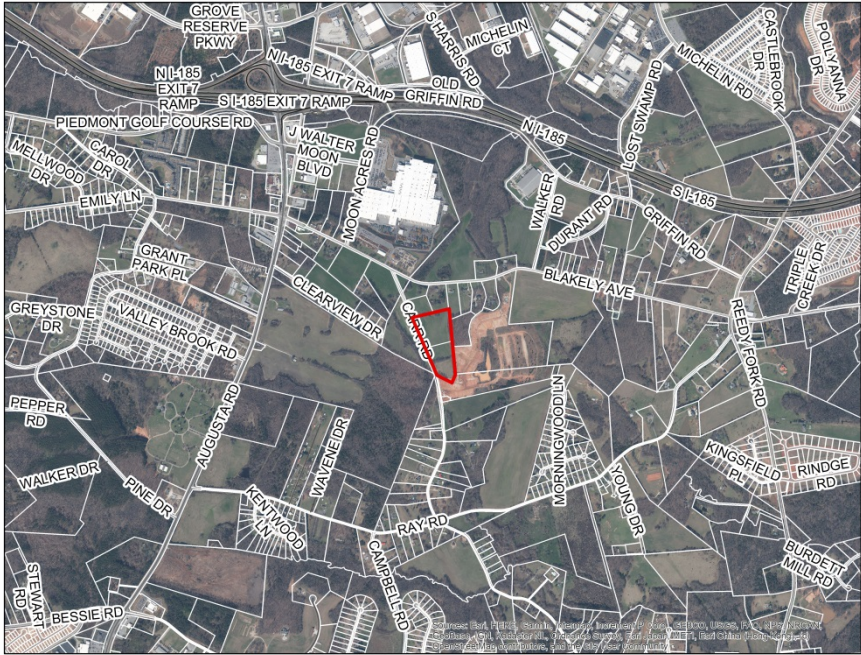
**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools located within one mile of the site.

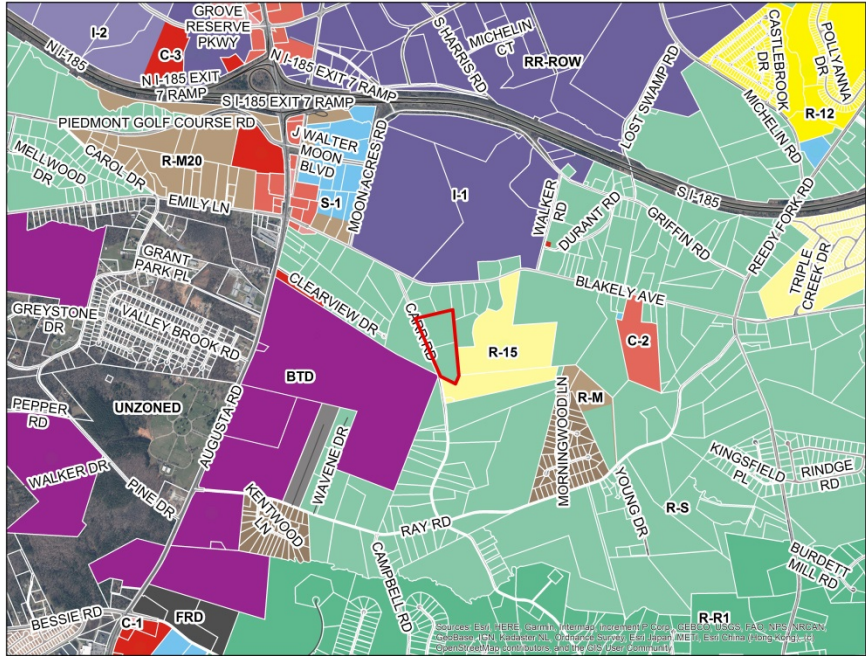
CONCLUSION:

Due to a short turn-around time, staff recommendations will be provided at a later date.

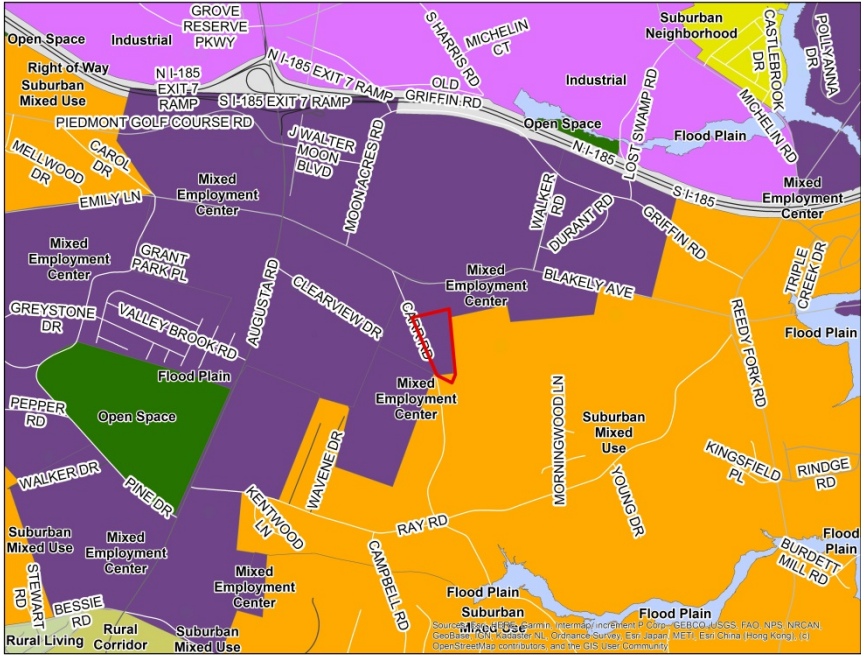
**STAFF
RECOMMENDATION:**



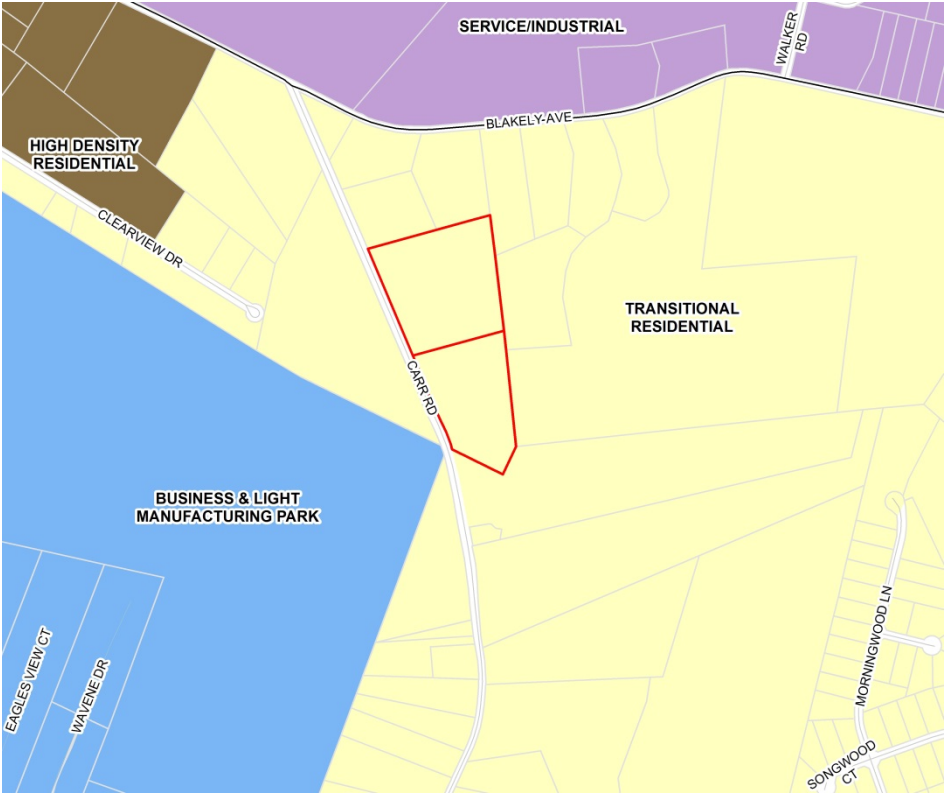
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map