

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-19	Ryan James Peiffer of Hughes Investments for Beech Tree, Inc. Old Grove Road 0406000100400 (portion) I-1, Industrial District To R-12, Single-family Residential District	26	Approval	Held 2-24-2021 Approval 3-24-2021		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant – Engineer <ul style="list-style-type: none"> • Wants to rezone the back half to R-12 • Old Grove Road is more residential in nature • Request meets the Comprehensive Plan Future Land Use of Suburban Neighborhood • Keeps other half of property as industrial • Working with a traffic engineer 2) Applicant <ul style="list-style-type: none"> • Works with Meritage Homes • Is focused on addressing traffic issues in the area 3) Applicant <ul style="list-style-type: none"> • Property was not desirable to buyers for industrial uses • More attractive to residential buyers • Will offer a quiet, peaceful development 4) Applicant <ul style="list-style-type: none"> • Was approached by multiple buyers for residential • Meritage Homes will offer a quality product <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Too many cars on Old Grove Road • Old Grove Road can't handle any more traffic • Road is too narrow • Has concern about overcrowding at Grove Elementary • Has concern about increase in crime • Does not want trees to be clear cut • Does not like cookie-cutter homes <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood, Mixed Employment Center</i> and <i>Floodway</i>. Floodplain is present on the site. One school is located within one mile of the site: Grove Elementary. The property is not along a bus route. There are also no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject portion of a parcel is zoned I-1, Industrial and is 152.174 acres of land located on Old Grove Road, and is approximately 0.38 miles north of the intersection of Old Grove Road and Bracken</p>					

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	<p>Road. The subject parcel has approximately 3,728 feet of frontage along Old Grove Road. The applicant is requesting to rezone the property to R-12, 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 parcel, zoned I-1, Industrial, is located along Old Grove Road, a State-maintained Residential Collector Road. Due to site limitations, the current zoning of I-1, Industrial may be difficult to develop on this site. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-family Residential.</p>
GCPC	Per the request of the applicant, Planning Commission voted to hold the docket for one month.



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-2021-19

APPLICANT: Ryan James Peiffer of Hughes Investments for Beech
Tree, Inc

PROPERTY LOCATION: Old Grove Road

PIN/TMS#(s): 0406000100400 (portion)

EXISTING ZONING: I-1, Industrial District

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

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 152.174

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been one successful rezoning request for this property, CZ-1982-025, from R-S, Residential Suburban to I-1, Industrial.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 & R-10	single-family residence and vacant land
East	I-1	vacant land
South	I-2	vacant land
West	R-S, R-7.5, & PD-R	single-family residences, elementary school, church and manufactured home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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	I-1	0 units/acre	152.174	0 units
Requested	R-12	3.6 units/acre		547 units

A successful rezoning would allow for 547 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Grove Road is a two-lane State-maintained residential collector road. The parcel has approximately 3,728 feet of frontage along Old Grove Road. The parcel is approximately 0.38 miles north of the intersection of Old Grove Road and Bracken Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Grove Road	0' W	2,100	1,750 -16.7%	2,600 +48.6%

CULTURAL AND ENVIRONMENTAL:

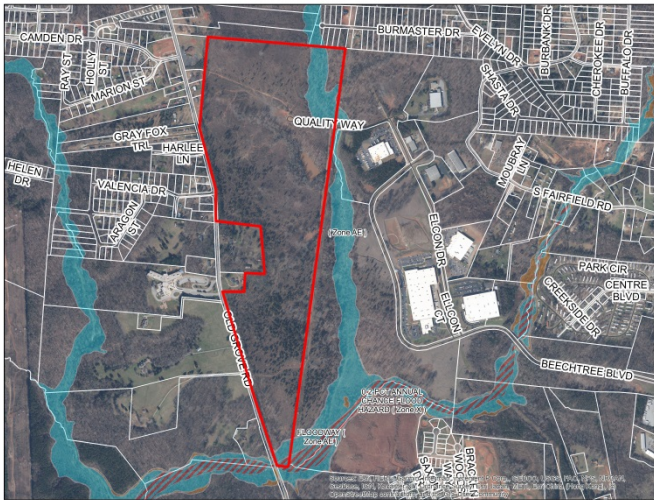
Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Grove Elementary

CONCLUSION:

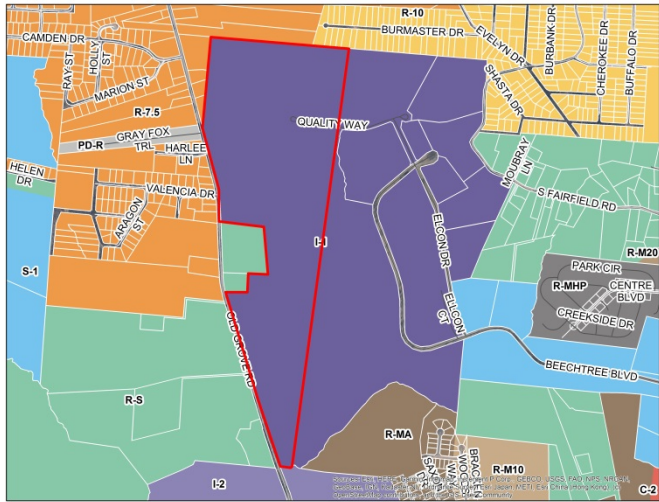
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STAFF RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map

