

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-22	Eric Hedrick for JBP Investment Properties, LLC Fork Shoals Road 0584020100503 S-1, Services District To R-12, Single-family Residential District	28	Approval	Approval 3-24-2021		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Also owns approximately 60 acre R-12 tract to the south, which is currently going through the subdivision process. • Wants to combine these 15 acres with the 60 acres for a subdivision. • Would buffer between the leftover S-1 that would be remaining • Is consistent with zoning in area, as there are a number of R-12 sites in the area. <p><u>Speakers Against:</u></p> <p>None</p> <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>Rural Living</i>. 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, Brashier Middle College Charter School.</p> <p>SUMMARY</p> <p>The subject parcel, zoned S-1, Services, has approximately 159 feet of frontage along Fork Shoals Road. The parcel is approximately 0.51 miles north of the intersection of West Georgia Road and Fork Shoals Road. The property is not along a bus route and there are no sidewalks along the subject property. The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Fork Shoals Road, a two-lane State-maintained collector road. 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 zoning to R-12, Single-family Residential.</p>					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-22

APPLICANT: Eric Hedrick of TCC Venture, LLC for JBP Investment Properties, LLC

PROPERTY LOCATION: Fork Shoals Road

PIN/TMS#(s): 0584020100503

EXISTING ZONING: S-1, Services District

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

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 15.57

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This property was originally zoned S-1, Services in September 1996 as part of Area 12. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Auto-service center & single-family residential
East	R-S	Single-family residential
South	R-12	Vacant land
West	R-S	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Living*. **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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	15.57	0 units/acre
Requested	R-12	3.6 units/acre		56 units/acre

A successful rezoning would allow for 56 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 159 feet of frontage along Fork Shoals Road. The parcel is approximately 0.51 miles north of the intersection of West Georgia Road and Fork Shoals Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fork Shoals Road	156' S	5,400	4,300 -26%	5,700 +33%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known cultural or historic resources located on the site. There is one school located within a mile of the site, Brashier Middle College Charter School.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Fork Shoals Road, a two-lane State-maintained collector road. 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.

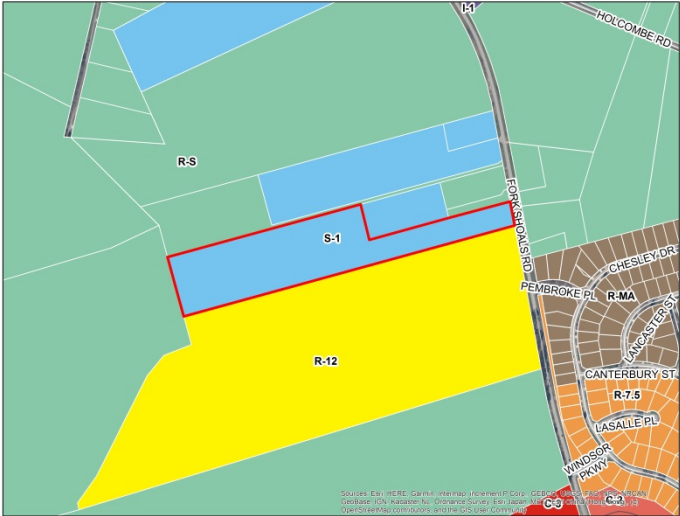
STAFF

RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map