

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-23	Tara Jean Zaino 146 Oaklawn Road 0586020102603 (portion) R-R3, Rural Residential District To R-R1, Rural Residential District	26	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"> • Lives on 4 acres, wants to subdivide one off for an additional house. • Would continue to live on R-R3 portion, and build on R-R1 portion. • 1 acre lot would be for parents to build a home on site, now that the applicant's father is retired. <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</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site, Ellen Woodside Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject portion of a parcel is zoned R-R3, Rural Residential and is 1 acre of land located on Oaklawn, and is approximately 0.36 miles north-east of the interchange of Reedy Fork Road and Oaklawn Road. The subject portion of a parcel has approximately 308 feet of frontage along Oaklawn Road. The applicant is requesting to rezone the property to R-R1, Rural Residential.</p> <p>The applicant states that the proposed land use is for an Additional Single-Family Residence.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-R3, Rural Residential, is located along Oaklawn Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential would achieve the applicant's goal of placing one single-family residence on one acre of land, and not cause any adverse impacts on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential.</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-2021-23

APPLICANT: Tara Jean Zaino for Tara Jean Zaino and Paul J. Zaino,
III

PROPERTY LOCATION: 146 Oaklawn Rd.

PIN/TMS#(s): 0586020102603 (portion)

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: R-R1, Rural Residential District

PROPOSED LAND USE: Single-family Residence

ACREAGE: 1.00

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There was a previous rezoning request for R-R1, Rural Residential, CZ-2021-04, which was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA

CHARACTERISTICS: The parcel is part of an area with the following zoning and land uses

Direction	Zoning	Land Use
North	R-R1 & PD	single-family residences
East	R-R3	vacant land
South	R-R3	single-family residence
West	R-R3 & PD	vacant land & single-family residences

WATER AVAILABILITY: Greenville Water – Not Available

SEWER AVAILABILITY: Septic

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is part of the South Greenville Area Plan, where it is designated as *Rural Preservation*.

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-R3	1 unit/3 acres	1.00	0 units
Requested	R-R1	1 unit/acre		1 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Oaklawn Road is a two-lane State-maintained Minor Collector road. The parcel has approximately 308 feet of frontage along Oaklawn Road. The parcel is approximately 0.36 miles northeast of the intersection of Oaklawn Road and Reedy Fork Road. The property is not along a bus route. There are also no sidewalks in the area.

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

CULTURAL AND ENVIRONMENTAL:

Floodplain is not 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, Ellen Woodside Elementary.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential, is located along Oaklawn Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential would achieve the applicant's goal of placing one single-family residence on one acre of land, and not cause any adverse impacts on the surrounding area.

STAFF

RECOMMENDATION:

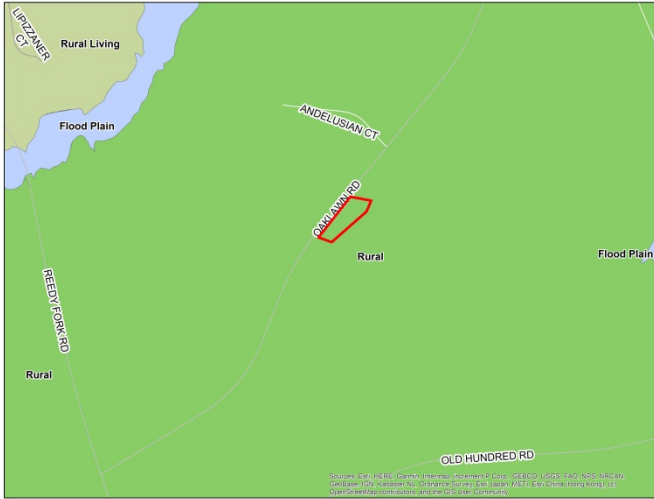
Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential.



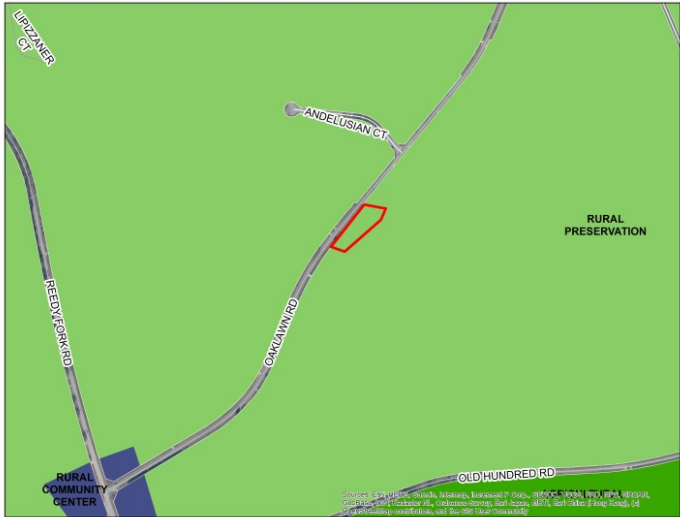
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map