

**Zoning Docket from March 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-27	Chuck Langston of Langston-Black Real Estate, Inc. for LBRE Properties, LLC Rodgers Road G005000204601 and G005000204600 (portion) R-12, Single-Family Residential To R-7.5, Single-Family Residential	18	Approval	Approval 3-24-2021		
Public Comments	<b>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</b> <u>Speakers For:</u> None <u>Speakers Against:</u> None <b>List of meetings with staff:</b> None					<b>Petition/Letter For:</b> None  <b>Against:</b> None
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the overall site. One school is located within one mile of the site: Calvary Christian School. The property is also not along a bus route and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcels are zoned R-12, Single-Family Residential and is 0.35 acres of land located on Rodgers Road and is approximately 0.18 miles east of the interchange of Brushy Creek Road and S Buncombe Road. The subject parcel has approximately 110 feet of frontage along Rodgers Road. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for a Single-Family Residential.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-12, Single-Family Residential, is located along Rodgers Road, a County-maintained Residential Road. A successful rezoning to R-7.5, Single-Family Residential would achieve the applicant’s goal of allowing for two dwelling units on the subject parcel. While staff realizes an R-7.5 Zoning Classification would be denser than the existing residential area, the lot is an existing non-conforming lot and a successful rezoning would bring this parcel into conformity.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					



Greenville County Planning and Zoning Division  
(864) 467-7425  
[www.greenvillecounty.org](http://www.greenvillecounty.org)

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny – Planner

**RE:** CZ-2021-27

**APPLICANT:** Chuck Langston of Langston-Black Real Estate, Inc. for  
LBRE Properties, LLC

**PROPERTY LOCATION:** Rodgers Road

**PIN/TMS#(s):** G005000204601 and G005000204600 (portion)

**EXISTING ZONING:** R-12, Single-Family Residential District

**REQUESTED ZONING:** R-7.5, Single-Family Residential District

**PROPOSED LAND USE:** Single-family Residential

**ACREAGE:** 0.35

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** This parcel was originally zoned R-12, Single-Family Residential in May 1970 as part of Area 1. There has been no other rezoning request for this property.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residence
East	R-12	vacant land
South	R-12 & C-2	single-family residence
West	C-2	single-family residence

**WATER AVAILABILITY:** CPW

**SEWER AVAILABILITY:** Septic

**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 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	R-12	3.6 units/acre	0.35	1 units
Requested	R-7.5	5.8 units/acre		2 units

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

**ROADS AND TRAFFIC:**

Rodgers Road is a two-lane County-maintained residential road. The parcel has approximately 110 feet of frontage along Rodgers Road. The parcel is approximately 0.18 miles east of the intersection of Brushy Creek Road and S. Buncombe Road. The property is not along a bus route. There are also no sidewalks in the area.

*There are no traffic counts 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. One school is located within one mile of

the site, Calvary Christian School.

**CONCLUSION:**

The subject parcel, zoned R-12, Single-Family Residential, is located along Rodgers Road, a County-maintained Residential Road. A successful rezoning to R-7.5, Single-Family Residential would achieve the applicant's goal of allowing for two dwelling units on the subject parcel. While staff realizes an R-7.5 Zoning Classification would be denser than the existing residential area, the lot is an existing non-conforming lot and a successful rezoning would bring this parcel into conformity.

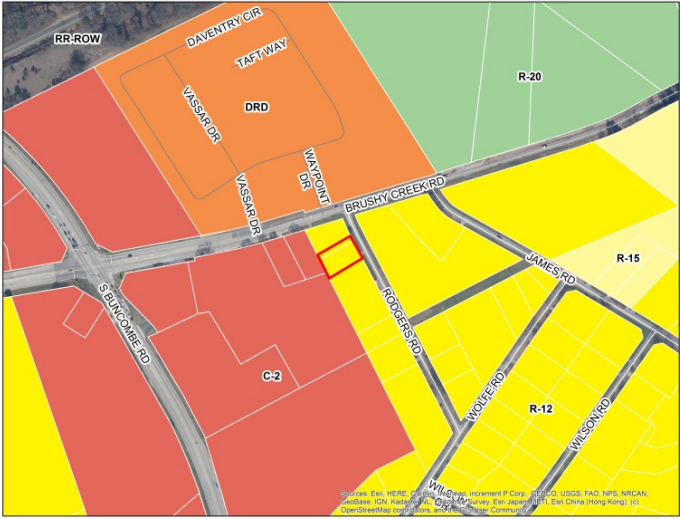
**STAFF**

**RECOMMENDATION:**

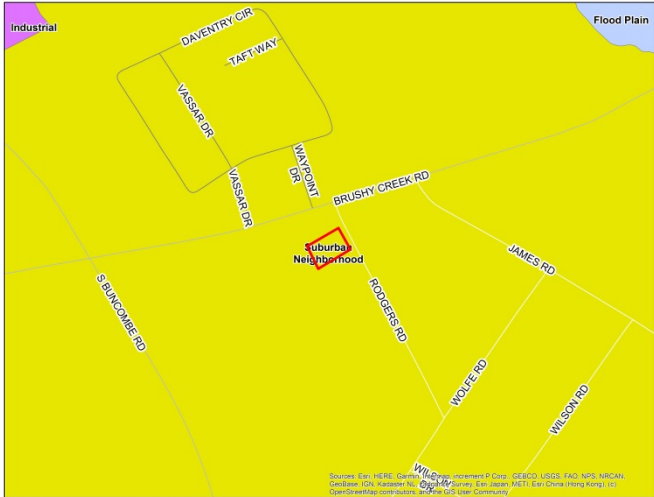
Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map