

**Zoning Docket from July 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-58	Randy Scott Cannon of Piedmont Partners, LLC for Piedmont Partners, LLC Old Pelzer Rd, Taylor Rd, Old Greenville Road, Piedmont Hwy, Interstate 185 and Interstate 185 On/Off Ramp 0609050101700 R-S, Residential Suburban District to R-12, Single-Family Residential District	26	Approval	Denial 7-28-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Proposing a single-family residential development</li> <li>• Building on the northern side only</li> <li>• Couple of options to extend sewer and still working through the process</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• Discussed concerns with doubling density</li> <li>• Doesn't want the property clear cut, but concerned with topography and that clear cutting would happen</li> <li>• Concerned with traffic issues for this area and the proposed density</li> <li>• Concerns with available schools</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> none</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 2 – Letter 261 - Petition</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood and Industrial</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Trinity Christian Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban and is 70.36 acres of land located on Old Pelzer Rd, Taylor Rd, Old Greenville Road, Piedmont Hwy, Interstate 185 and Interstate 185 On/Off Ramp, and is approximately 0.28 miles south-west of the intersection of Bracken Road and Piedmont Hwy. The parcel has approximately 2,998 feet of frontage along Interstate 185, 269 feet along Piedmont Hwy, 311 feet along Old Greenville Road, 698 feet along Old Pelzer Road, 334 feet along Taylor 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><b>CONCLUSION</b></p> <p>The subject parcel zoned R-S, Residential Suburban is located along Taylor Road is a two-lane county-maintained residential road, Old Pelzer Road is a two-lane state-maintained collector road, Old Greenville Road is a two-lane county-maintained residential road, Piedmont Hwy is a two-lane state-</p>					

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	<p>maintained arterial road, and Interstate 185 is a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be an appropriate zoning classification for this parcel due to the immediate access to major thoroughfares. Additionally the R-12 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Suburban Neighborhood.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>
<b>GCPC</b>	<p>At the July 28, 2021 Planning Commission meeting the Commission Members voted 5-4 to recommend denial to the requested rezoning to R-12, Single-Family Residential, citing concerns over sewer availability and accessibility.</p>

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

**FROM:** Brook Denny - Planner

**RE:** CZ-2021-58

**APPLICANT:** Randy Scott Cannon of Piedmont Partners, LLC for  
Piedmont Partners, LLC

**PROPERTY LOCATION:** Old Pelzer Rd, Taylor Rd, Old Greenville Road,  
Piedmont Hwy, Interstate 185 and Interstate 185  
On/Off Ramp

**PIN/TMS#(s):** 0609050101700

**EXISTING ZONING:** R-S, Residential Suburban District

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

**PROPOSED LAND USE:** Single-Family Residential Development

**ACREAGE:** 70.36

**COUNCIL DISTRICT:** 26 – Ballard

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**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Vacant Land, Single-Family Residential
East	S-1, R-S, R-12	Vacant Land, Tree Nursey
South	R-S	Golf Course, Single-Family Residential
West	R-S, S-1	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water – Not Available

**SEWER AVAILABILITY:** Metro District – Not Available

**PLAN GREENVILLE**

**COUNTY**

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

**AREA AND COMMUNITY**

**PLANS:** The subject property is a part of the South Greenville Area Plan, where it is designated as Rural Residential.

**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	70.36	119 units
Requested	R-12	3.6 units/acre		253 units

A successful rezoning would allow for 134 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Taylor Road is a two-lane county-maintained residential road, Old Pelzer Road is a two-lane state-maintained collector road, Old Greenville Road is a two-lane county-maintained residential road, Piedmont Hwy is a two-lane state-maintained arterial road, and Interstate 185 is a four-lane state-maintained arterial road. The parcel has approximately 2,998 feet of frontage along Interstate 185, 269 feet along Piedmont Hwy, 311 feet along Old Greenville Road, 698 feet along Old Pelzer Road, 334 feet along Taylor Road. The parcel is approximately 0.28 miles south-west of the intersection of Bracken Road and Piedmont Hwy. The property is not along a bus route. There are also no sidewalks in the area.

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*There are no traffic counts in the immediate vicinity.*

**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: Trinity Christian Academy.

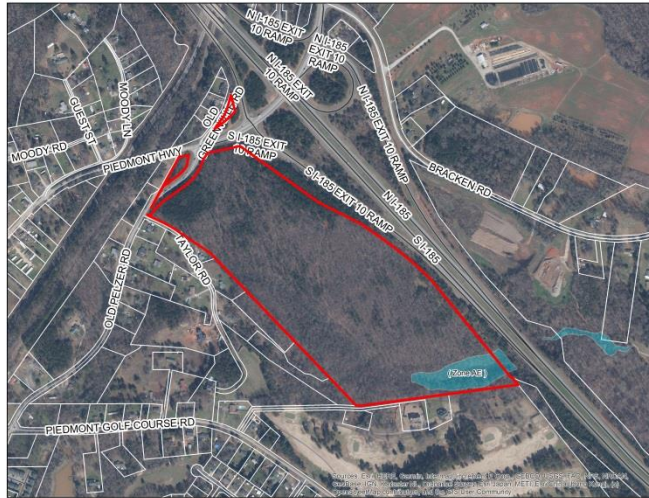
**CONCLUSION:**

The subject parcel zoned R-S, Residential Suburban is located along Taylor Road is a two-lane county-maintained residential road, Old Pelzer Road is a two-lane state-maintained collector road, Old Greenville Road is a two-lane county-maintained residential road, Piedmont Hwy is a two-lane state-maintained arterial road, and Interstate 185 is a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be an appropriate zoning classification for this parcel due to the immediate access to major thoroughfares. Additionally the R-12 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Suburban Neighborhood.

**STAFF  
RECOMMENDATION:**

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

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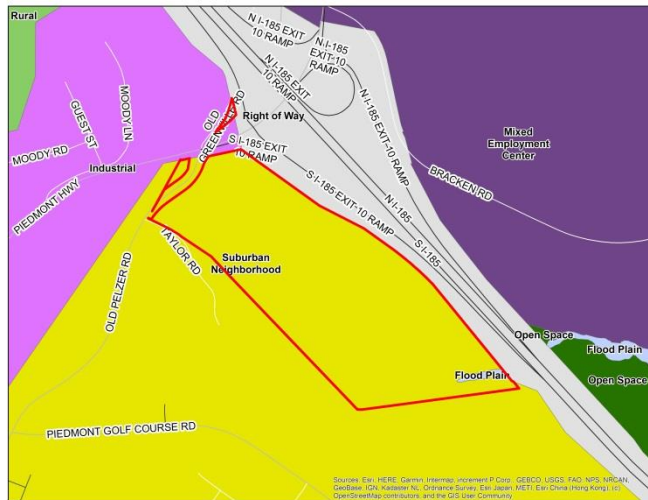


Aerial Photography, 2020

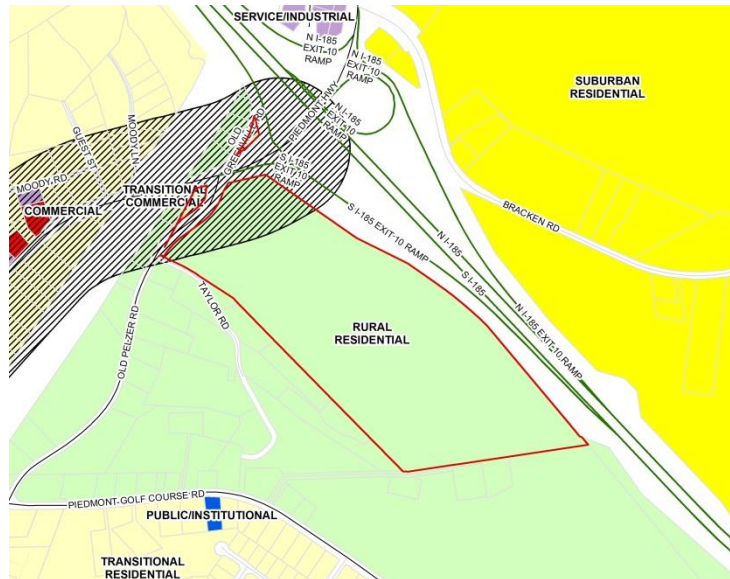


Zoning Map

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Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map