

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-61	Kenneth Bettencourt for K & L Investments, Inc. 635 Godfrey Road 0531020103502 and 0531020103506 R-S, Residential Suburban District to R-15, Single-Family Residential District	21	Approval	Approval 7-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wanting to building possibly 4 houses that are consistent with the surrounding areas • Lots that are approximately 14,000 sq. ft. in size • Working to obtain sewer if easements are possible <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Lives adjacent to the subject parcel • Concerned with runoff and flooding coming from this parcel if four houses are built <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 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</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Oakview 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 parcel is zoned R-S, Residential Suburban and is 1.4 acres of land located on Godfrey Road, and is approximately 0.39 miles southeast of the intersection of Anderson Ridge Rd and Batesville Rd. The subject parcel has approximately 280 feet of frontage along Godfrey Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residential .</p> <p>CONCLUSION</p> <p>The subject parcel is along Godfrey Road, a two-lane County-maintained collector road. Staff is of the opinion that the number of lots that a successful rezoning would allow would not have an adverse effect on the area, especially considering the recent change to Godfrey Road in which it terminates before reaching Batesville Road.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>					

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-61

APPLICANT: Kenneth Bettencourt for K & L Investments, Inc.

PROPERTY LOCATION: 635 Godfrey Rd

PIN/TMS#(s): 0531020103502 and 0531020103506

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.40

COUNCIL DISTRICT: 21 – Harrison

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1991 as part of Area 7. There have been no rezoning requests for these parcels.

EXISTING LAND USE: Single-Family Residence and Vacant Wooded Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residence
East	R-S	Single-Family Residence
South	PD	Single-Family Residences
West	R-20	Single-Family Residential Development

WATER AVAILABILITY: No public water

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 part of any adopted 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-S	1.2 units/acre	1.40	1 unit
Requested	R-15	2.9 units/acre		4 units

A successful rezoning would allow for 3 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Godfrey Road is a two-lane County-maintained Collector road. The parcels have approximately 280 feet of frontage along Godfrey Rd. The parcel is approximately 0.39 miles southeast of the intersection of Anderson Ridge Rd and Batesville Rd. The property is not along a bus route. There are also no sidewalks in the area.

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Location of Traffic Count	Distance to Site	2011	2014	2019
Anderson Ridge Rd.	1459' SE	3,700	3,200 -13.5%	5,300 +65.6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Oakview Elementary School.

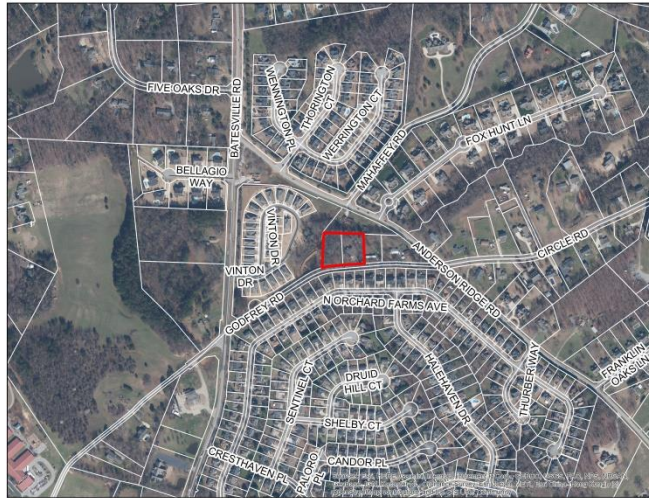
CONCLUSION:

The subject parcel is along Godfrey Road, a two-lane County-maintained collector road. Staff is of the opinion that the number of lots that a successful rezoning would allow would not have an adverse effect on the area, especially considering the recent change to Godfrey Road in which it terminates before reaching Batesville Road.

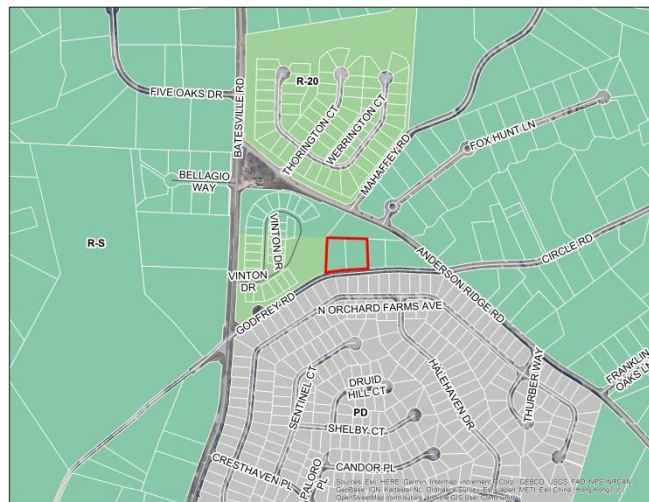
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

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Aerial Photography, 2020



Zoning Map

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Plan Greenville County, Future Land Use Map