

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

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-62	Robert M. Bennett and Sam Tedde of Stanley Martin Homes, LLC for Larry Godfrey, Jason Searle, and Geneva W. Jones White Cir and Anderson Ridge Rd 0550020100602, 0550010100103, 0550010100200, 0550010100100, 0550010100107, 0550010100106, 0550010100101, and 0550010100109 R-S, Residential Suburban District to R-15, Single-Family Residential District	21	Denial	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>• Plan is for a single-family development</li> <li>• Several different zoning classifications in the surrounding area</li> <li>• Working with Metro and ReWa to provide sewer via a pump station pumped across Anderson Ridge Rd.</li> <li>• Wanting to provide larger lot size</li> <li>• Homes will range from 2,900 to 4,000 sq. ft.</li> <li>• Intent is to put ingress/egress off of White Cir. and a Traffic Impact Study will be done at a later date</li> <li>• There are wetlands and blue line streams on site which will require several storm water ponds</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>• Concerns with traffic and infrastructure</li> <li>• Anderson Ridge Rd. is heavy with 18 wheelers and traffic avoiding Woodruff Rd. and Hwy. 101</li> </ul> </li> <li>2) Citizen                             <ul style="list-style-type: none"> <li>• Concerns with traffic and speeding on Anderson Ridge Rd.</li> <li>• Discussed a 25% increase (according to SCDOT traffic counter)</li> <li>• Two-lane road until it reaches the soccer complex</li> <li>• Concerns with the safety of current residents for emergency vehicles with regards to traffic back-up</li> </ul> </li> <li>3) Citizen                             <ul style="list-style-type: none"> <li>• Also concerns with traffic</li> <li>• Concerns with wildlife</li> </ul> </li> </ol>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 4-Letters 214-Petition</p>	

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

	<b>List of meetings with staff:</b> None	
<b>Staff Report</b>	<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 Edge</i>. Floodplain is not present on the overall site. There are no schools located within one mile of the site. 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 104.35 acres of land located on Anderson Ridge Road and White Circle, and is approximately 0.97 miles southeast of the intersection of Anderson Ridge Rd and Bennett’s Bridge Rd. The parcel has approximately 889 feet of frontage along White Cir, and 208 feet along Anderson Ridge Rd. 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 a single-family residential development.</p> <p><b>CONCLUSION</b></p> <p>The subject property is located along Anderson Ridge Rd, a two-lane County-maintained Collector road, and White Cir., a two-lane County-maintained Residential road. Staff is of the opinion that a rezoning to R-15, Single Family Residential would not be appropriate due to the parcel’s location along Anderson Ridge Road, the potential for increased traffic congestion, and due to the lack of appropriate infrastructure for the requested density.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family.</p>	

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

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

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-62

**APPLICANT:** Robert M. Bennett and Sam Tedde of Stanley Martin Homes, LLC for Larry Godfrey, Jason Searle, and Geneva W. Jones

**PROPERTY LOCATION:** White Cir and Anderson Ridge Rd

**PIN/TMS#(s):** 0550020100602, 0550010100103, 0550010100200, 0550010100100, 0550010100107, 0550010100106, 0550010100101, and 0550010100109

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

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

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

**ACREAGE:** 104.35

**COUNCIL DISTRICT:** 27 – Kirven

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

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

**EXISTING LAND USE:** Single-Family Residences and Pasture

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residences, Vacant Wooded Land, Soccer Club and Landfill
East	R-S	Landfill
South	R-S	Residential Waste and Recycling Center
West	R-S	Single-Family Residences

**WATER AVAILABILITY:** Greenville 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 Edge*. \*\*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	1.7 units/acre	104.35	177 units
Requested	R-15	2.9 units/acre		302 units

A successful rezoning would allow for 125 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Anderson Ridge Rd is a two-lane County-maintained Collector road, and White Cir is a two-lane County-maintained Residential road. The parcel has approximately 889 feet of frontage along White Cir, and 208 feet along Anderson Ridge Rd. The parcel is approximately 0.97 miles southeast of the intersection of Anderson Ridge Rd and Bennett’s Bridge Rd. The property is not along a bus route. There are also no sidewalks in the area.

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

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Anderson Ridge Rd.	1,450' NW	3,500	3,100 -11.4%	6,200 +100%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are known historic or cultural resources on the site, however portions of the site are wooded. No schools are located within one mile of the site.

**CONCLUSION:**

The subject property is located along Anderson Ridge Rd, a two-lane County-maintained Collector road, and White Cir., a two-lane County-maintained Residential road. Staff is of the opinion that a rezoning to R-15, Single Family Residential would not be appropriate due to the parcel's location along Anderson Ridge Road, the potential for increased traffic congestion, and due to the lack of appropriate infrastructure for the requested density.

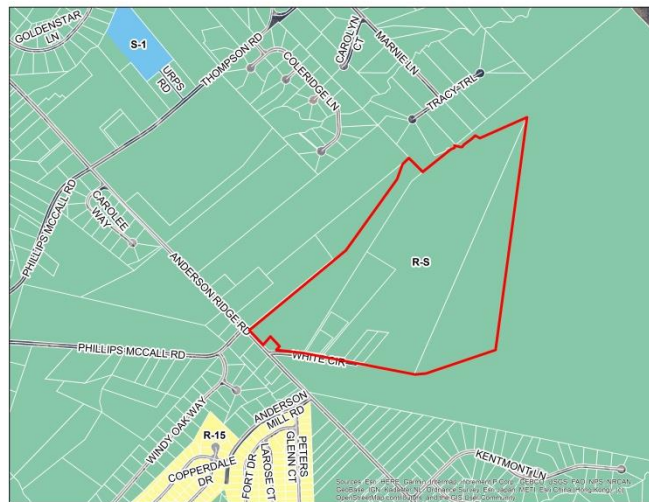
**STAFF RECOMMENDATION:**

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

# Zoning Docket from July 19, 2021 Public Hearing



Aerial Photography, 2021



Zoning Map

Zoning Docket from July 19, 2021 Public Hearing



Plan Greenville County, Future Land Use Map