

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-63	Alyssa Nicole Whalen for Pamela Kristen Whalen 49 Gunter Road 0585020100508 R-R1, Rural Residential District to R-20, Single-Family Residential District	25	Denial	Denial 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"> • Would like to subdivide to be able to take care of grandparents • Not sure what to do with the temporary accessory dwelling after • Wooded area in the back of the property that will be cleared out and have a manufactured home placed in that area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 1-Letter</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Living</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Woodmont High School. 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-R1, Rural Residential and is 1 acre of land located on Gunter Road, and is approximately 0.64 miles southwest of the intersection of Garrison Road and W. Georgia Road. The parcel has approximately 130 feet of frontage along Gunter Road. The applicant is requesting to rezone the property to R-20, Single-Family 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 property is located along Gunter Road, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential is not appropriate for this area due to the rural future land use designations within both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan, as well as the surrounding zoning.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-20, 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-2021-63

APPLICANT: Alyssa Nicole Whalen for Pamela Kristen Whalen

PROPERTY LOCATION: 49 Gunter Rd

PIN/TMS#(s): 0585020100508

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: R-20, Single-Family Residential District

PROPOSED LAND USE: Additional Single-Family Residence

ACREAGE: 1.0

COUNCIL DISTRICT: 25 – Fant

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ZONING HISTORY: This parcel was originally zoned R-R1, Rural Residential in August 2000 as part of Area 14. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	Single-Family Residence
East	R-R1	Single-Family Residences
South	R-R1	Vacant Land
West	R-R1	Vacant Land

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 *Rural Living*. **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 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	RR-1	1 units/acre	1.0	1 units
Requested	R-20	2.2 units/acre		2 units

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

ROADS AND TRAFFIC:

Gunter Road is a two-lane County-maintained Residential road. The parcel has approximately 130 feet of frontage along Gunter Road. The parcel is approximately 0.64 miles southwest of the intersection of Garrison Road and W. Georgia 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 Gunter Road.

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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 is located within one mile of the site: Woodmont High School.

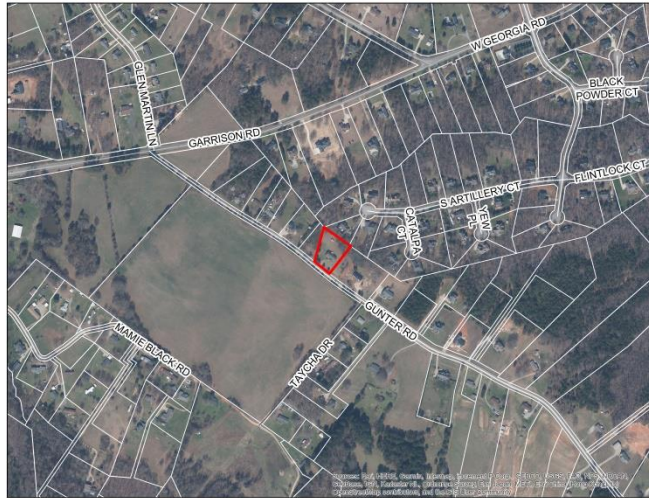
CONCLUSION:

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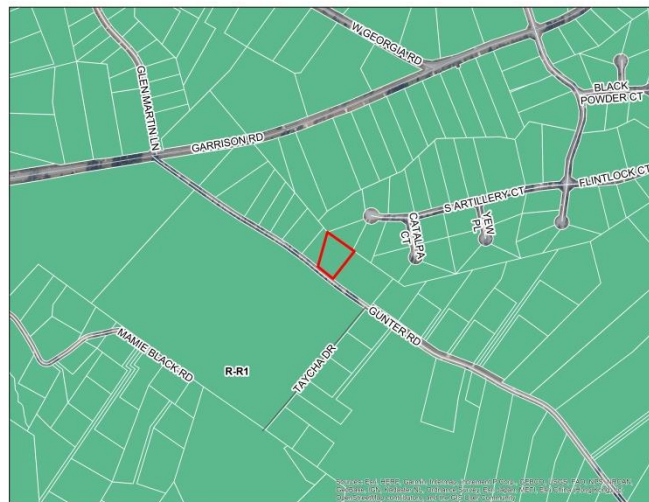
STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-20, Single-Family Residential

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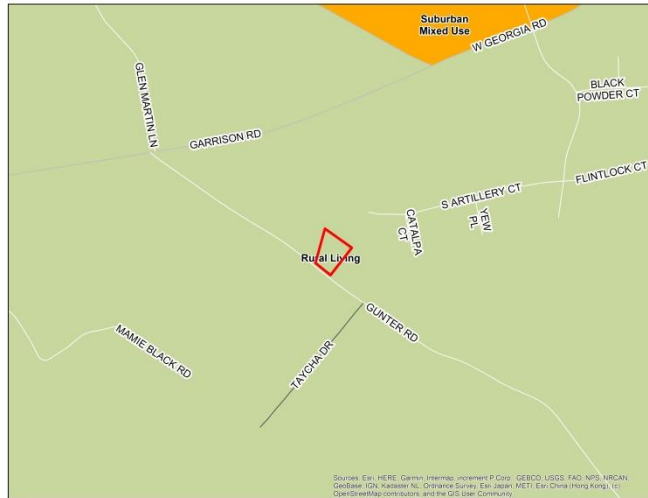


Aerial Photography, 2021

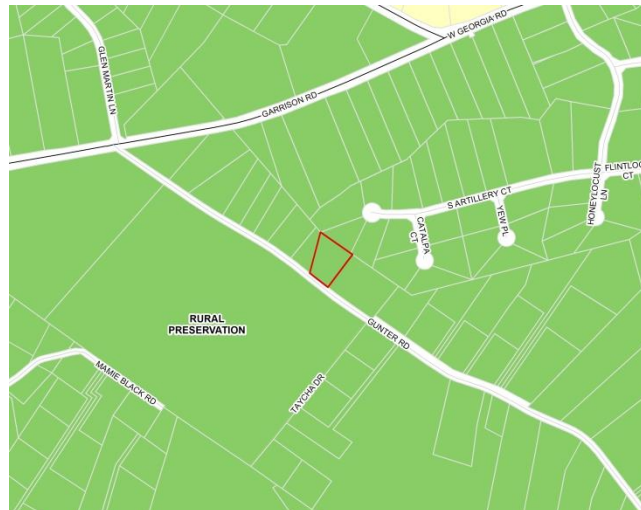


Zoning Map

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Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map