

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-69	Jeffrey B. Randolph of The Randolph Group for North Hills Community Church Walker Springs Rd. T031000100300 and T031000100505 (portion) R-20, Single-Family Residential District to R-12, Single-Family Residential District	20	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Property owner wants to donate this property to Homes of Hope • Development totals up to 17 homes for mixed income residential units • Housing will be distinguished from each other • Building a park and connect a walking trail with church adjacent • Met with the neighborhood on more than one occasion and has heard of minor concerns <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerns with flooding on Walker Springs Ct. and into his property at the end of the road 2) Citizen <ul style="list-style-type: none"> • Concerns with mixed income development and that there will be no impact on surrounding land values • Would like to keep the magnolia trees that are prevalent on this site • Concerned with traffic on Walker Springs Rd. • Would like to see speed bumps on Walker Springs Rd. <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 site. There is one school located within one mile of the site: Brook Glenn Elementary. The property is 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-20, Single-Family Residential and is 4.49 acres of land located on Walker Springs Rd., and is approximately 0.6 miles south of the intersection of Wade Hampton Boulevard and Edwards Road. The parcel has approximately 364 feet of frontage along Walker Springs 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 single-family residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-20, Single-family Residential is located along Walker Springs Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-</p>					

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	<p>family Residential would be consistent with surrounding land uses and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-69

APPLICANT: Jeffrey B. Randolph of The Randolph Group for North Hills Community Church

PROPERTY LOCATION: Walker Springs Road

PIN/TMS#(s): T031000100300 and T031000100505 (portion)

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

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

PROPOSED LAND USE: Single-family Residential

ACREAGE: 4.49

COUNCIL DISTRICT: 20 – Shaw

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ZONING HISTORY: This parcel was originally zoned R-20, Single-family Residential in May 1970 as part of Area 1. There have been no other rezoning requests.

EXISTING LAND USE: Single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Agriculture
East	R-12	Single-family residential
South	R-15	Single-family residential
West	R-20	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

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-20	2.2 units/acre	4.49	9.9 units
Requested	R-12	3.6 units/acre		16.2 units

A successful rezoning would allow for 6.3 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Walker Springs Road is a two-lane State-maintained collector road. The parcel has approximately 364 feet of frontage along Walker Springs Road. The parcel is approximately 0.6 miles south of the intersection of Wade Hampton Boulevard and Edwards Road. The property is not along a bus route. There are 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. There is one school is located within one mile of the site: Brook Glenn Elementary.

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CONCLUSION:

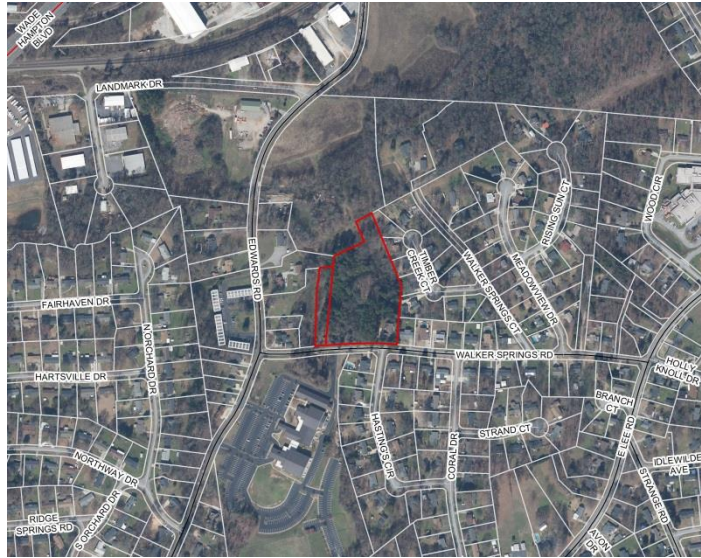
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STAFF

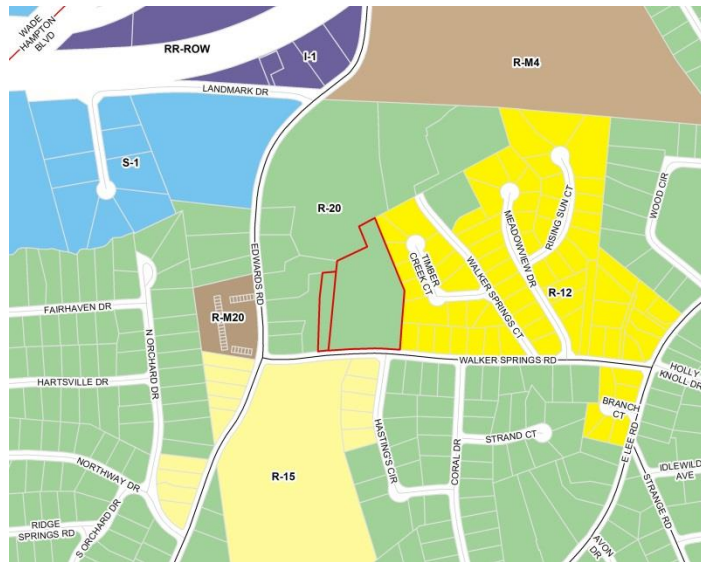
RECOMMENDATION:

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

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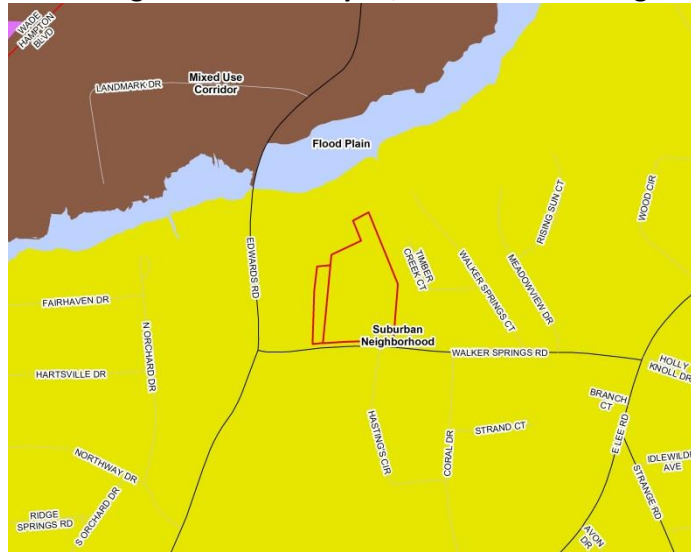


Aerial Photography, 2020



Zoning Map

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Plan Greenville County, Future Land Use Map