

Zoning Docket from August 16, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-75	Josiah T. Pott of Zenith Real Estate for Virginia B. Mann, David B. Mann, and James R. Mann of Poinsett Home Builders, Inc. Old Bent Bridge Rd. and Gethsemane Dr. 0238020100800 R-S, Residential Suburban District to R-15, Single-Family Residential District	19	Approval	Approval 8-25-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Discussed the past denied rezoning case quoting that the suggestion then should have been R-15, Single-Family Residential and that is why they are requesting this zoning designation. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> None <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 Edge</i>. The subject property is also part of the Berea Community Plan, where it is designated as <i>Low Density Residential</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Westcliffe 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-S, Residential Suburban and is 29.9 acres of land located on Old Bent Bridge Rd. and Gethsemane Dr., and is approximately 0.82 miles northwest of the intersection of Old Easley Hwy. and West Blue Ridge Dr. The parcel has approximately 120 feet of frontage along Old Bent Bridge Rd. and 52 feet of frontage along Gethsemane Dr. 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, zoned R-S, Residential Suburban, is located along Old Bent Bridge Rd. and Gethsemane Dr. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with surrounding land uses and density 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-15, 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-2021-75

APPLICANT: Josiah T. Pott of Zenith Real Estate for Virginia B. Mann, David B. Mann, and James R. Mann of Poinsett Home Builders, Inc.

PROPERTY LOCATION: Old Bent Bridge Rd and Gethsemane Dr.

PIN/TMS#(s): 0238020100800

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 29.9

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of Area 4A. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family Residential
East	R-MA	Single-family Residential
South	R-S	Vacant land & Single-family Residential
West	R-S	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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 part of the Berea Community Plan, where it is designated as *Low Density Residential*, which is equivalent to a maximum density of 4 units per acre.

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	29.9	50 units
Requested	R-15	2.9 units/acre		86 units

A successful rezoning would allow for 36 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Bent Bridge Road is a two-lane County-maintained residential road. Gethsemene Drive is a two-lane County-maintained residential road. The parcel has approximately 120 feet of frontage along Old Bent Bridge Road and 52 feet of frontage along Gethsemene Drive. The parcel is approximately 0.82 miles northwest of the intersection of Old Easley Highway and West Blue Ridge Drive. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

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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: Westcliffe Elementary.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Old Bent Bridge Road and Gethsemane Drive. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.

STAFF

RECOMMENDATION:

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

