

Zoning Docket from November 16, 2020 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GPC REC. | P&D REC. | COUNCIL ACTION |
|------------------------|--|----------|------------|----------|----------|---|
| CZ-2020-66 | Karen Gibbs for Karen and Timmy Gibbs Rosemond Drive WG02040200412 (portion) S-1, Services to R-S, Residential Suburban | 25 | Approval | Approval | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> States she wishes to build house on property. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>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>. The subject property is also part of the <u>South Greenville Area Plan</u> where it is designated as <i>Service/Industrial</i> and <i>Suburban Residential</i>. Floodplain is not present on the site, and there are no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject portion of a parcel zoned S-1, Services is 1 acre of property located on Rosemond Drive, and is approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road. The subject portion of a parcel has approximately 158 feet of frontage along Rosemond Drive. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed use is for a single-family residence.</p> <p>CONCLUSION</p> <p>This property fronts Rosemond Drive, which is a two-lane State-maintained, local road that dead ends. Other than a small community church, this entire portion of Rosemond Drive consists of single-family residential and vacant land. Additionally, the property is adjacent to another property zoned R-S, Residential Suburban. Staff is of the opinion that the request for R-S, Residential Suburban is more appropriate than the current S-1, Services Zoning District.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p> | | | | | |



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator/Principal Planner

RE: CZ-2020-66

APPLICANT: Karen Gibbs for Karen Gibbs and Timmy Gibbs

PROPERTY LOCATION: Rosemond Drive

PIN/TMS#(s): WG02040200412 (Portion)

EXISTING ZONING: S-1, Services District

REQUESTED ZONING R-S, Residential Suburban District

PROPOSED LAND USE Single-family Residence

ACREAGE: 1

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There is one previous rezoning request for this parcel, CZ-2019-52, which was denied.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|---|
| North | S-1 and R-S | Single-family residential and vacant land |
| East | S-1 & R-10 | Single-family residential and government facility |
| South | S-1 and R-M20 | Single-family residential and vacant land |
| West | R-S and R-M20 | Single-family residential and vacant land |

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt 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 part of the South Greenville Area Plan and is designated as *Service/Industrial* and *Suburban Residential*. **Please refer to the Future Land Use Map at the end of the document.**

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 | S-1 | 0 units/acre | 1.67 | 0 units |
| Requested | R-S | 1.4 units/acre | | 2 units |

A successful rezoning would allow for up to 2 dwelling units.

ROADS AND TRAFFIC: Rosemond Drive is a two-lane State-maintained local road. The parcel has approximately 158 feet of frontage along Rosemond Drive. The parcel is approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road. The property is not along a bus route and there are no sidewalks along the subject property.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2019 |
|----------------------------------|-------------------------|-------------|-----------------|------------------|
| White Horse Road (US-25) | 2,275' NW | 18,200 | 16,700 -8.2% | 21,000 +25.7% |

CULTURAL AND ENVIRONMENTAL:

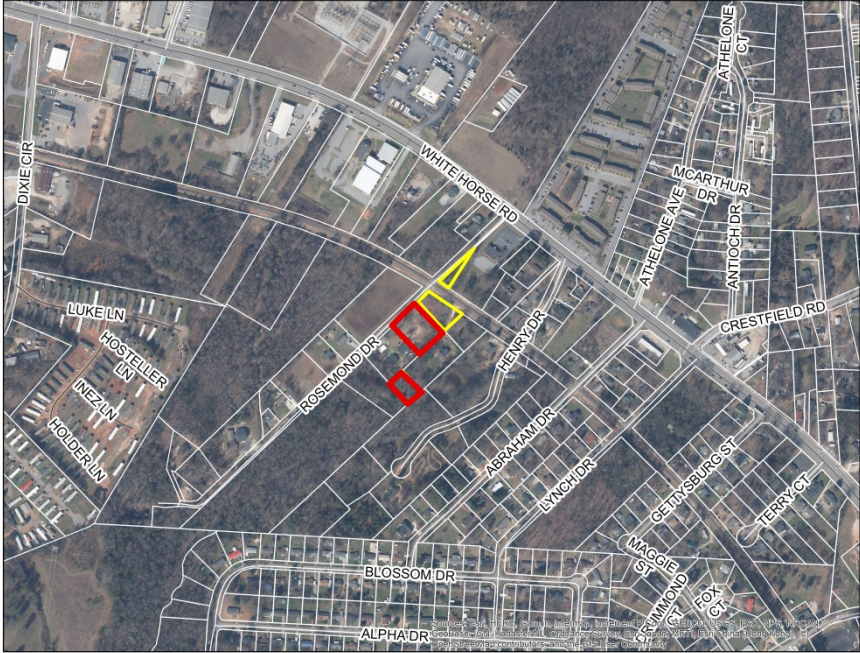
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

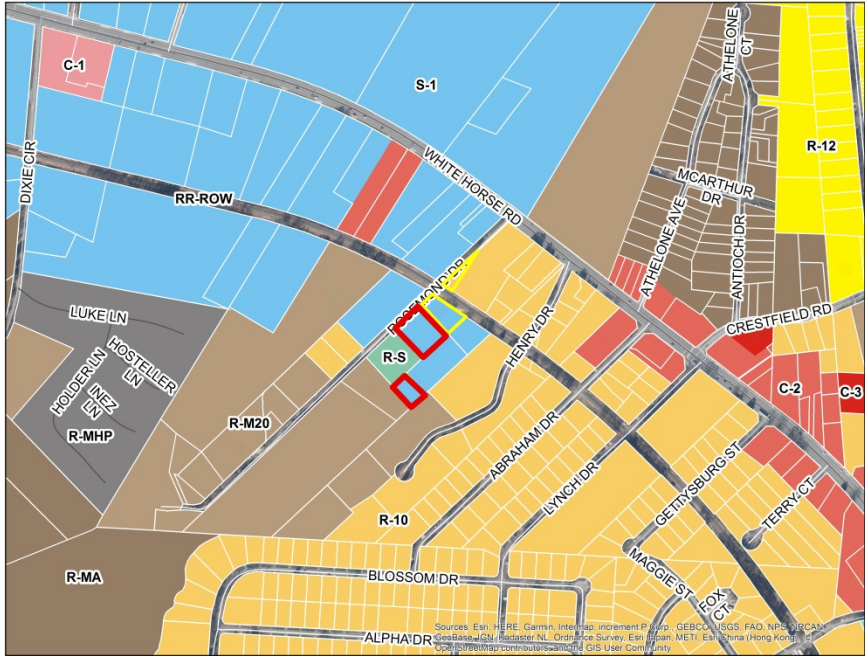
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STAFF RECOMMENDATION:

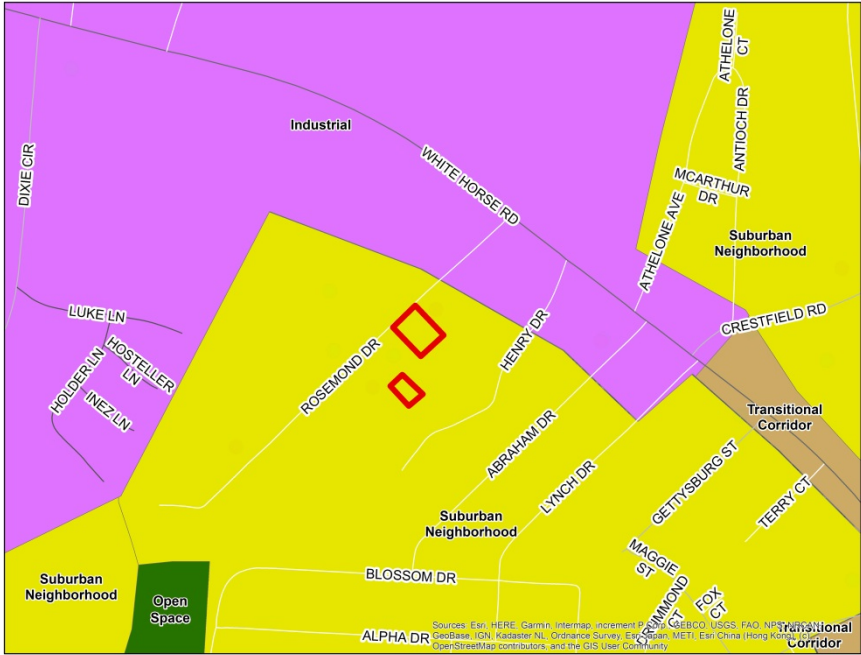
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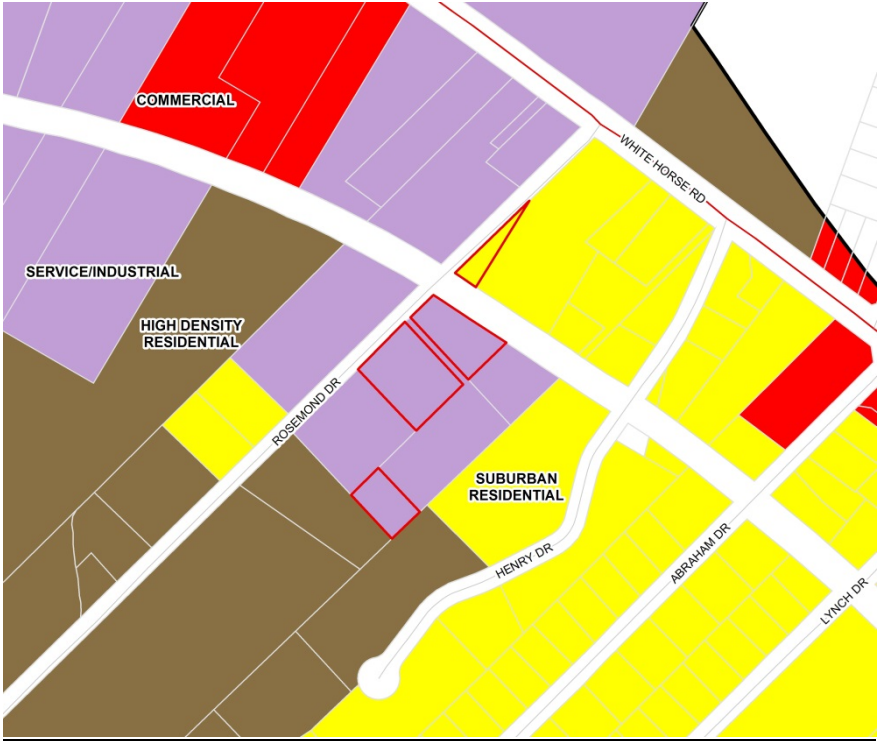
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map