

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-024	Roger Clinkscales of SVN Blackstream for Wayne Blake 104 Huff Dr. 0248000202201 R-15, Single-Family Residential District to R-12, Single-Family Residential District	25	Approval	Approval 3-23-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Had a previous rezoning application that was Administratively Withdrawn • Current property owners wish to reside in the home on site • Changed their plan to allow for a lower density that was previously presented • Will provide 2 points of access with one of them being emergency access only • Will propose open space for greater recreational opportunities • Would like around 67 units 2) Citizen <ul style="list-style-type: none"> • The proposed development will be have an impact on this area and will help bring development that can support • Need more housing opportunities 3) Citizen <ul style="list-style-type: none"> • Parent of the property owner • Wants to see a development that can accommodate areas for children to play • Huff Dr. does need to be redone to accommodate the amount of foot traffic • Growth is coming and this area is appropriate <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Currently the director of the Staunton Bridge Rd. Community and opposed development in this area • Nothing in the plans to widen the road • Not against selling the property, but is against over-development of the property • Huff Drive cannot accommodate the traffic that will come with the development <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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> and <i>Rural Corridor</i>. Floodplain is not present on the site and</p>					

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there are no schools within one mile of the site. The property is not along any bus routes. There are no sidewalks in the area.

SUMMARY

The subject parcel is zoned R-15, Single-Family Residential District and is 24.84 acres of land located on Huff Dr. and Stevenson Ln. is approximately 0.78 miles southwest of the intersection of Staunton Bridge Rd. and White Horse Rd. (Hwy. 25). The parcel has approximately 517 feet of frontage along Huff Dr. and 45 feet of frontage along Stevenson Ln. The applicant is requesting to rezone the property to R-12, Single-Family Residential District.

The applicant states that the proposed land use is a single-family residential development.

CONCLUSION

The subject parcel, zoned R-15, Single-Family Residential, is located on Huff Drive, a two-lane County-maintained local road and Stevenson Lane, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning of R-12, Single-Family Residential is consistent with surrounding land uses as well as the Future Land Use Map.

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



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2022-024

APPLICANT: Roger Clinkscales of SVN Blackstream for Wayne Blake

PROPERTY LOCATION: 104 Huff Drive Greenville, SC 29611

PIN/TMS#(s): 0248000202201

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

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

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 24.84

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: This parcel was originally zoned R-15, Single-Family Residential in June 1973 as part of Area 4-A. There was one previous rezoning request: CZ-2022-007, from R-15, Single-Family Residential to R-7.5, Single-Family Residential, which was administratively withdrawn. There have been no previous rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 and R-15	Church and Vacant Wooded Land
East	R-15	Single-Family Residences
South	R-15	Single-Family Residences
West	R-15 and R-MA	Single-Family Residences and Manufactured Home Park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer – *Sewer availability is unknown at this point.*

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood* and *Rural Corridor*. **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-15	2.9 units/acre	24.84	72 units
Requested	R-12	3.6 units/acre		89 units

A successful rezoning would allow for 17 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Huff Drive is a two-lane County-maintained local road. Stevenson Lane is a two-lane County-maintained local road. The parcel has approximately 517 feet of frontage along Huff Drive, and approximately 45 feet of frontage along Stevenson Lane. The parcel is approximately 0.78 miles southwest of the intersection of Staunton Bridge Road and White Horse Road. The property is not along a bus route. There are also 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; however, much of the site is heavily wooded. There are no schools located within a mile of the site.

CONCLUSION:

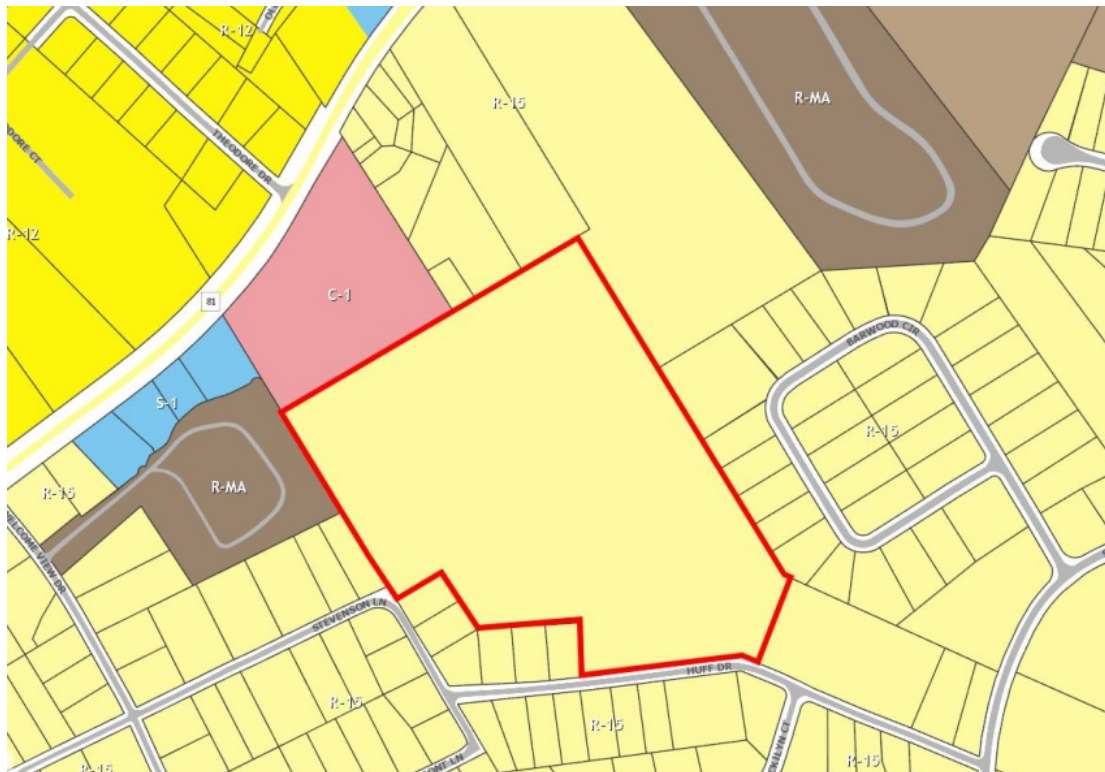
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STAFF RECOMMENDATION:

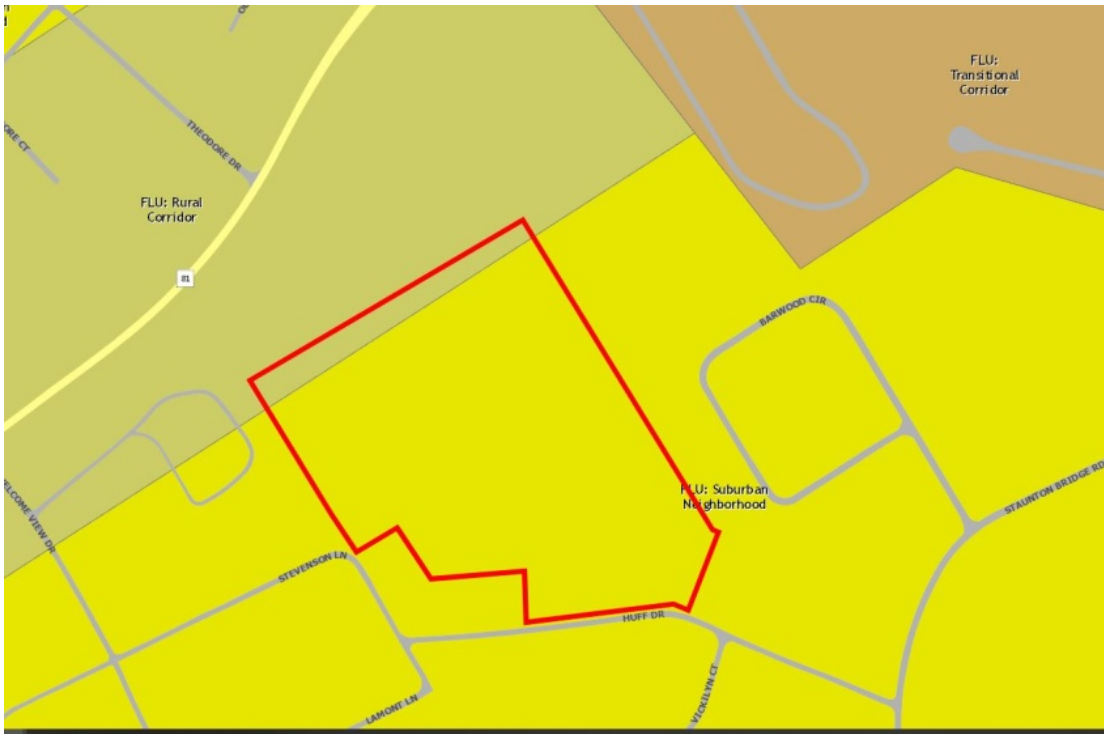
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map