

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-103	Michael Bernard for Brandon House of Greenville 18 Old Grove Rd., Greenville, SC 29605 WG01020200700 O-D, Office District to R-12, Single-Family Residential District	24	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14th, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • The subject parcel was originally zoned R-12, Single-Family Residential District and would like to rezone back to this designation to allow a group home at this location • House will be used for a group home for Veterans • Discussed substance abuse disorders • This site will offer a safe sanctuary to offer treatment to Veterans • The location is ideal for the proposed use; it will have recreation amenities within the home and is close to the Veteran’s Clinic • Public transportation is in the immediate area for support <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 1.1 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Transitional Corridor and Floodplain</i>. • Old Grove Road is a two-lane, State-maintained residential road. The parcel has approximately 190 feet of frontage along Old Grove Road. The parcel is approximately 0.18 miles south of the intersection of Old Grove Road and Highway 20. The property is not along a bus route. There are no sidewalks in the area. • Floodplain Zone AE is present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Greenview Child Development Center/Teen Parent and University of South Carolina School of Medicine. • The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The proposed land use is a Group Home for Veterans. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned O-D, Office District, is located along Old Grove Road, a two-lane, State-Maintained, residential road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District is appropriate for the area and consistent with the surrounding zoning.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2022-103

APPLICANT: Michael Bernard of Brandon House of Greenville for
Brandon House of Greenville

PROPERTY LOCATION: 18 Old Grove Rd., Greenville, SC 29605

PIN/TMS#(s): WG01020200700

EXISTING ZONING: O-D, Office District

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

PROPOSED LAND USE: Group Home

ACREAGE: 1.1

COUNCIL DISTRICT: 24 - Seman

ZONING HISTORY: The subject property was originally zoned R-12, Residential Single-Family District in May 1971 as part of Area 2. There was one previous rezoning request: CZ-2007-050, from R-12, Single-Family Residential to O-D Office District, which was approved in November 2007. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	O-D	Single-family residential
East	R-12	Single-family residential
South	R-12	Single-family residential
West	R-12	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor and Floodplain*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not 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	O-D	0 units/acre	1.1	0 units
Requested	R-12	3.6 units/acre		3 units

A successful rezoning would allow for 3 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Old Grove Road is a two-lane, State-maintained residential road. The parcel has approximately 190 feet of frontage along Old Grove Road. The parcel is approximately 0.18 miles south of the intersection of Old Grove Road and Highway 20. 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:

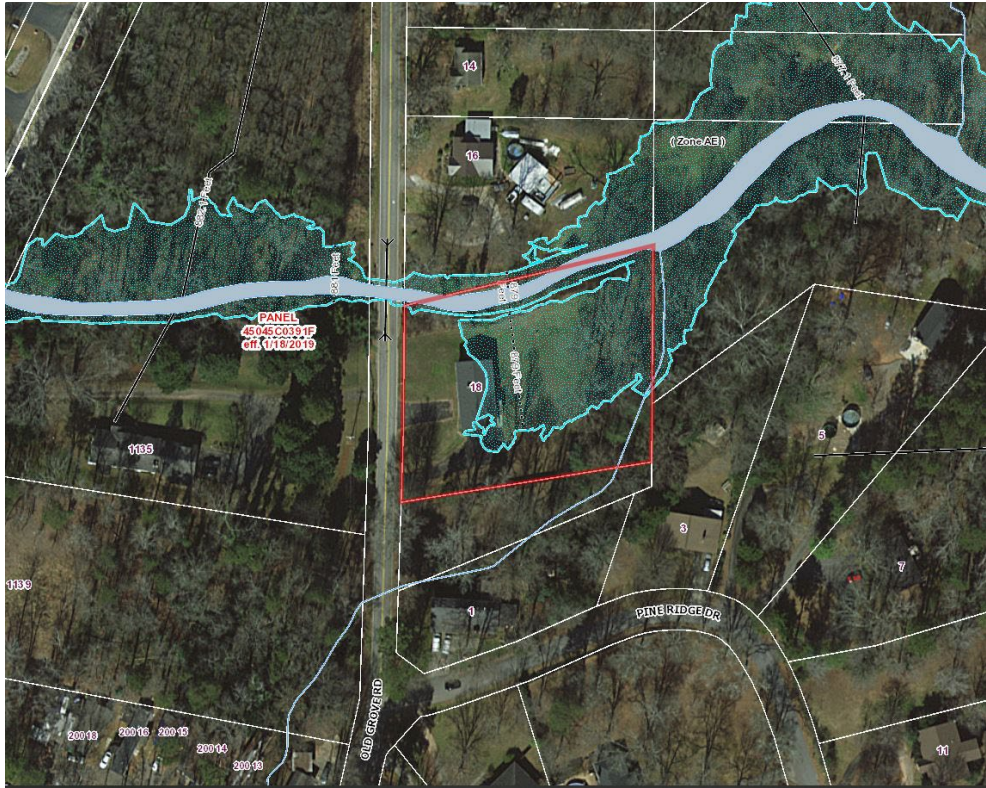
Floodplain Zone AE is present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Greenview Child Development Center/Teen Parent and University of South Carolina School of Medicine.

CONCLUSION:

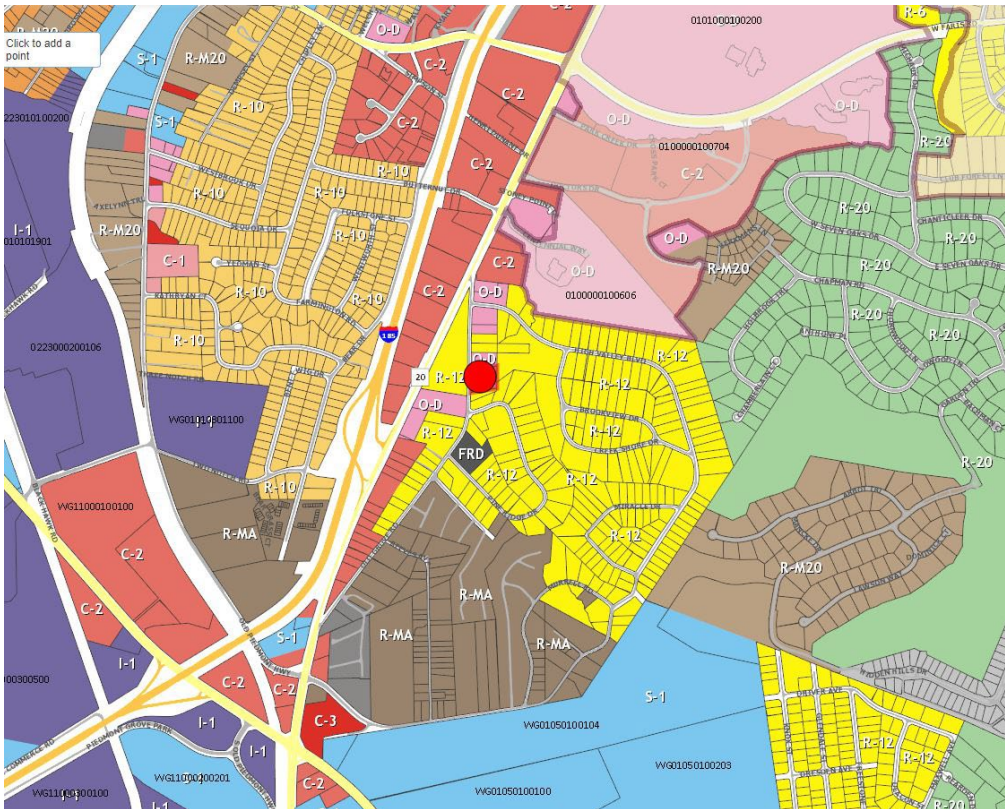
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STAFF**RECOMMENDATION:**

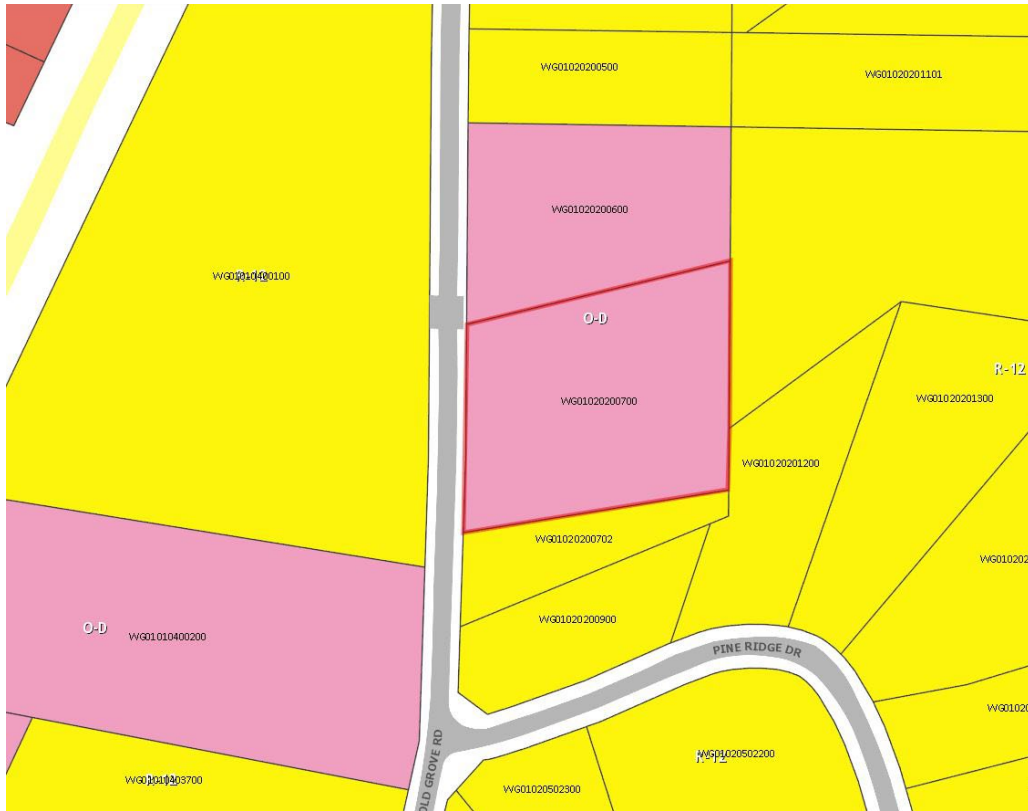
Based on these reasons, Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.



Aerial Photography, 2022



Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map