

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-104	Steven Raymond Daniel of SRD Constructions and Development Corp. for John W. Farr and Jeanna W. Farr of Williams Farr Family Living Trust, Janet Elaine Farr Parnell, Valerie F. Flynn, and Harry E. Farr Jr. 16 Hunts Bridge Rd. and Hunts Bridge Rd., Greenville, SC 29617 B010000200100, B010000200106, B010000200107 R-10, Single-Family Residential District to R-6, Single-Family Residential District	19	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • The proposed subdivision will encompass three parcels consisting of approximately 30 acres • The current zone allow for 132 residences and the proposed zone will allow for 87 additional units • Discussed the increase of the real estate taxes on the parcels in question • Would bring jobs to this area with the development 2) Property owner <ul style="list-style-type: none"> • Was raised on the subject parcels • Would like to see a good development on the property that family has owned since early 1900's • Surrounded by multifamily residential zoned parcels and commercial zoned parcels <p><u>Speakers Against:</u> 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 30 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood and Transitional Corridor</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Medium Density Residential and Commercial/Office</i>. • Hunts Bridge Road is a five-lane State-maintained minor arterial road. The parcel has approximately 259 feet of frontage along Hunts Bridge Road. The parcel is approximately 0.06 miles south of the intersection of Hunts Bridge Road and Sulphur Springs Road. The parcel is approximately 0.09 miles north of the intersection of Hunts Bridge Road and 					

Zoning Docket from November 14th, 2022 Public Hearing

Highway 183. The property is along bus route 502. There are sidewalks along the property. Floodplain is present on one parcel and adjacent to two parcels on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Berea Elementary and Berea High.

- The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing Single-Family Attached Residential.

CONCLUSION and RECOMMENDATION:

The subject parcels, zoned R-10, Single-family Residential, are located on Hunts Bridge Road, a five-Lane State-maintained minor arterial road. The parcels are mostly designated as Medium Density Residential in the Berea Community Plan, which recommends 4 to 8 units per acre. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District, would allow a density which is consistent with the Berea Community Plan.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-family Residential.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2022-104

APPLICANT: Steven Raymond Daniel of SRD Constructions and Development Corp. for John W. Farr and Jeanne W. Farr of Williams Farr Family Living Trust, Janet Elaine Farr Parnell, Valerie F. Flynn, and Harry E. Farr Jr.

PROPERTY LOCATION: 16 Hunts Bridge Rd. and Hunts Bridge Rd., Greenville, SC 29617

PIN/TMS#(s): B010000200100, B010000200106, B010000200107

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: R-6, Single-Family Residential District

PROPOSED LAND USE: Single-Family Attached Residential

ACREAGE: 30

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: These parcels were originally zoned R-10, Single-Family Residential in April 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2, R-MA, & R-10	Commercial, Single-Family Residential and Vacant Land
East	R-MA	Manufactured Home Park
South	C-2 & R-MA	Single-Family Residential and Vacant Land
West	C-2	Commercial

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 *Suburban Neighborhood and Transitional Corridor*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is a part of the Berea Community Plan, where it is designated as *Medium Density Residential and Commercial/Office*.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-10	4.4 units/acre	30	132 units
Requested	R-6	7.3 units/acre		219 units

A successful rezoning would allow for 87 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Hunts Bridge Road is a five-lane State-maintained minor arterial road. The parcels have approximately 259 feet of frontage along Hunts Bridge Road. The parcels are approximately 0.06 miles south of the intersection of Hunts Bridge Road and Sulphur Springs Road. The property is along Bus Route 502. There are sidewalks along the property.

Location of Traffic Count	Distance to Site	2013	2016	2019
Hunts Bridge Road	4,483' S	5,800	5,600 -3.44%	6,600 17.9%

CULTURAL AND ENVIRONMENTAL:

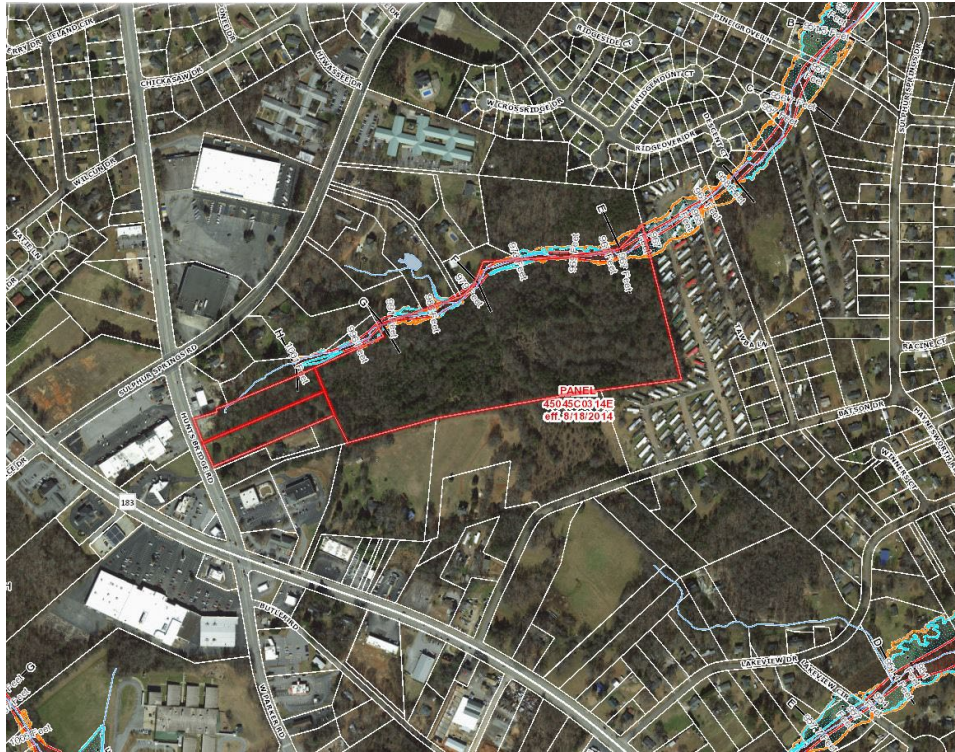
Floodplain is present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Berea Elementary and Berea High.

CONCLUSION:

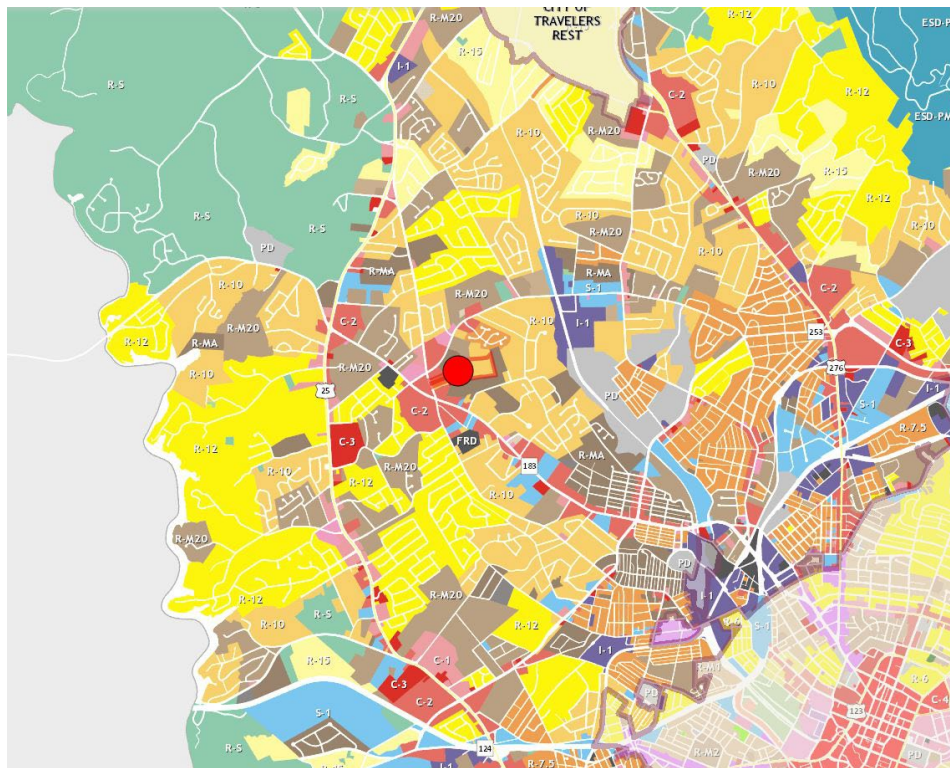
The subject parcels, zoned R-10, Single-Family Residential, are located on Hunts Bridge Road, a five-lane State-maintained minor arterial road. The parcels are mostly designated as Medium Density Residential in the Berea Community Plan, which recommends 4 to 8 units per acre. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District, would allow a density which is consistent with the Berea Community Plan.

STAFF RECOMMENDATION:

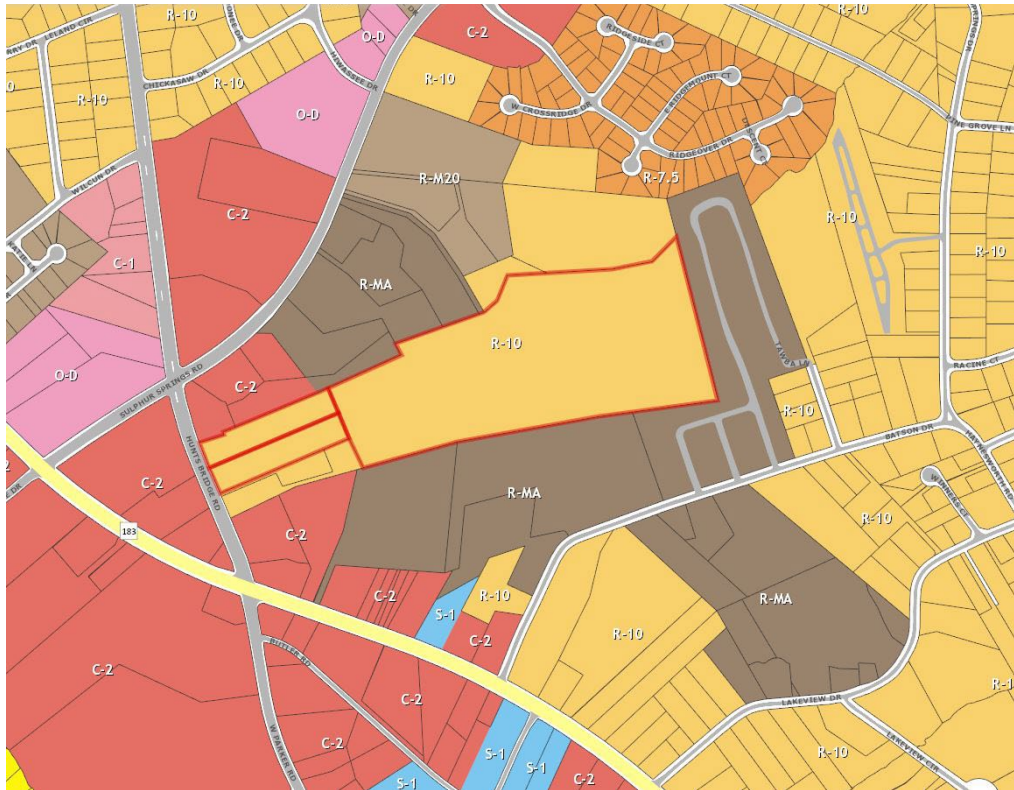
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.



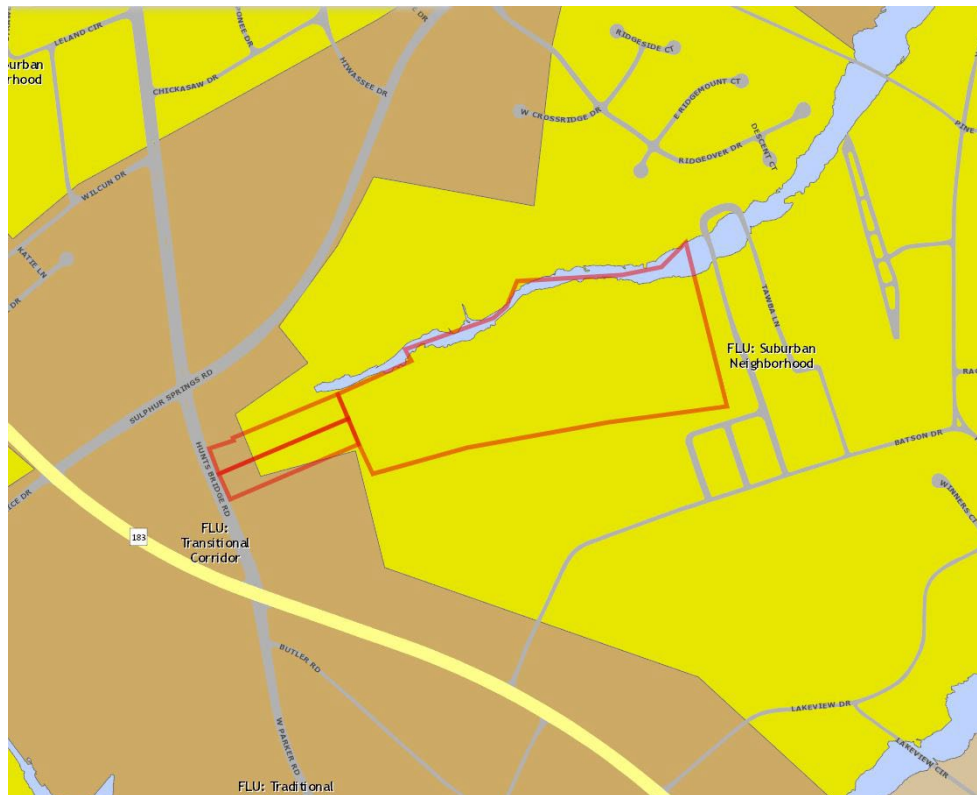
Aerial Photography, 2022



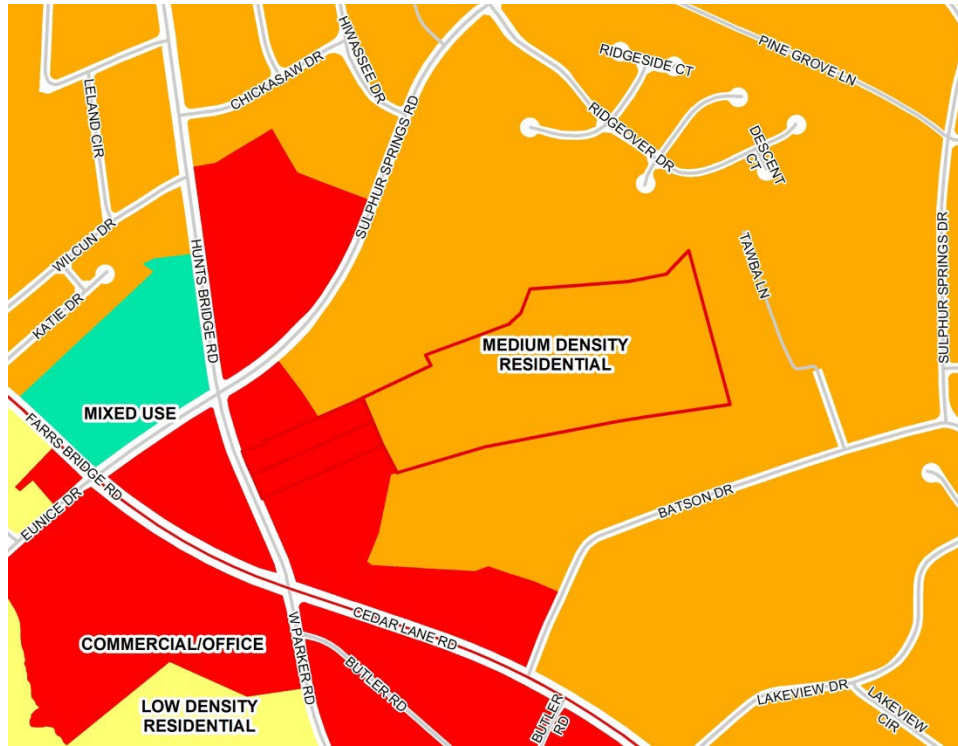
Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map



Bera Community Plan, Future Land Use Map