Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-063	Malcolm Avier Sirmons and Bethany Rachel Sirmons 307 Edwards St. & Cline St., Taylors, SC 29687 T034010201800 R-20, Single-Family Residential District to R-10, Single-Family Residential District	18	Approval	Approval 10/2/24		
Public	Some of the general comments made by Speakers at the Public Hearing on					Petition/Letter
Comments	Speakers For: Speakers For:					
	1. Applicant					
	 Would like to rezone to be able to subdivide and build a total of 2 single-family homes Against:					
	Speakers Against: None					
Staff Report	List of meetings with staff: N/A					
	 The subject property consists of approximately 0.53 acres. The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Neighborhood. The subject property is not part of any area or community plans. Edwards Street is a two-lane State-maintained local road and the property has approximately 61 feet of frontage along it. Cline Street is a two-lane County-maintained local road and the property has approximately 52 feet of frontage along it. The property is approximately 0.06 miles north of the intersection of Edwards Street and East Lee Road. The property is not along a bus route. There are no sidewalks in the immediate area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Brook Glenn Elementary School & Greenville Presbyterian Theological Seminary. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential. CONCLUSION and RECOMMENDATION: The subject property, zoned R-20, Single-Family Residential District is located along Edwards Street, a					
	two-lane State-maintained local road and Cline Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan designation of Suburban Neighborhood and would not have an adverse impact on the surrounding area.					
	Based on these reasons, staff reco	ommends	approval of	the requeste	d rezoning to R-	-10, Single-Family



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite S-3200 Greenville, SC 29601

Greenville Office: 864.467.7425

TO:	County Council
	county countin

Planning and Development Committee

Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-063

APPLICANT: Malcolm Avier Sirmons and Bethany Rachel Sirmons

PROPERTY LOCATION: 307 Edwards St. & Cline St., Taylors, SC 29687

PIN/TMS#(s): T034010201800

EXISTING ZONING: R-20, Single-Family Residential District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.53

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The subject property was originally zoned R-20, Single-Family

Residential District in May, 1970 as part of Area 1. There have been no

prior rezoning requests for the property.

EXISTING LAND USE: Vacant Land

AREA

CHARACTERISTICS:

Direction	Zoning	Land Use	
North	R-20	Single-Family Residential	
East	R-20	Single-Family Residential	
South	R-20	Single-Family Residential	
West	R-10	Single-Family Residential	

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is accessible

PLAN GREENVILLE

COUNTY

CONFORMANCE: The subject property is part of the <u>Plan Greenville County</u>

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 not part of any area or community plans.

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-20	2.2 units/acre	0.53	1 unit
Requested	R-10	4.4 units/acre	0.53	2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC: Edwards Street is a two-lane State-maintained local road and the

property has approximately 61 feet of frontage along it. Cline Street is a

two-lane County-maintained local road and the property has approximately 52 feet of frontage along it. The property is

approximately 0.06 miles north of the intersection of Edwards Street and East Lee Road. The property is not along a bus route. There are no

sidewalks in the immediate 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. There are two schools located within a mile of the site: Brook Glenn Elementary School & Greenville Presbyterian Theological Seminary.

CONCLUSION:

The subject property, zoned R-20, Single-Family Residential District is located along Edwards Street, a two-lane State-maintained local road and Cline Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of *Suburban Neighborhood* and would not have an adverse impact on the surrounding area.

STAFF

RECOMMENDATION: Based on these reasons, staff recommends approval of the requested

rezoning to R-10, Single-Family Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map