

Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-064	Tyler Polk of Access Realty for Terri G. McElhannon and Deborah G. Spearman 2 Sheffield Ln., Owens Rd., Taylors, SC 29687 T032000300200 R-20, Single-Family Residential District to R-12, Single-Family Residential District	20	Approval	Approval 10/2/24		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to rezone to allow for additional single-family homes The R-12 zoning district is existing across the street Would like three lots, but may only be able to get two <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Not opposed to seeing more houses in this area; however, concerned with the proposed dwellings that are being installed Traffic has increased in this area due to increased density Concerned with the safety of the streets in this area with traffic and speeding vehicles <p>List of meetings with staff: N/A</p>					<p>Petition/Letter <u>For:</u></p> <p><u>Against:</u></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 0.84 acres. 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 not part of any area or community plans. Sheffield Lane is a two-lane County-maintained local road and the property has approximately 183 feet of frontage along it. Owens Road is a two-lane County-maintained local road and the property has approximately 166 feet of frontage along it. The property is approximately 0.42 miles northeast of the intersection of East Lee Road and Edwards 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 & Northwood Middle. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned R-20, Single-Family Residential District is located along Sheffield Lane, a two-lane County-maintained local road and Owens Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District would be</p>					

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	<p>consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i> and would not have an adverse impact on surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.</p>
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Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-064

APPLICANT: Tyler Polk of Access Realty for Terri G. McElhannon
and Deborah G. Spearman

PROPERTY LOCATION: 2 Sheffield Ln., Owens Rd., Taylors, SC 29687

PIN/TMS#(s): T032000300200

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

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.84

COUNCIL DISTRICT: 20 – Shaw

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-12	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 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 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	0.84	1 unit
Requested	R-12	3.6 units/acre		3 units

A successful rezoning would allow for 2 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Sheffield Lane is a two-lane County-maintained local road and the property has approximately 183 feet of frontage along it. Owens Road is a two-lane County-maintained local road and the property has approximately 166 feet of frontage along it. The property is approximately 0.42 miles northeast of the intersection of East Lee Road and Edwards Road. The property is not along a bus route. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
Strange Road	3,780' SE	2,600	2,100 -19.2%	2,400 +14.3%

**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 & Northwood Middle.

CONCLUSION:

The subject property, zoned R-20, Single-Family Residential District is located along Sheffield Lane, a two-lane County-maintained local road and Owens Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-12, 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 surrounding area.

**STAFF
RECOMMENDATION:**

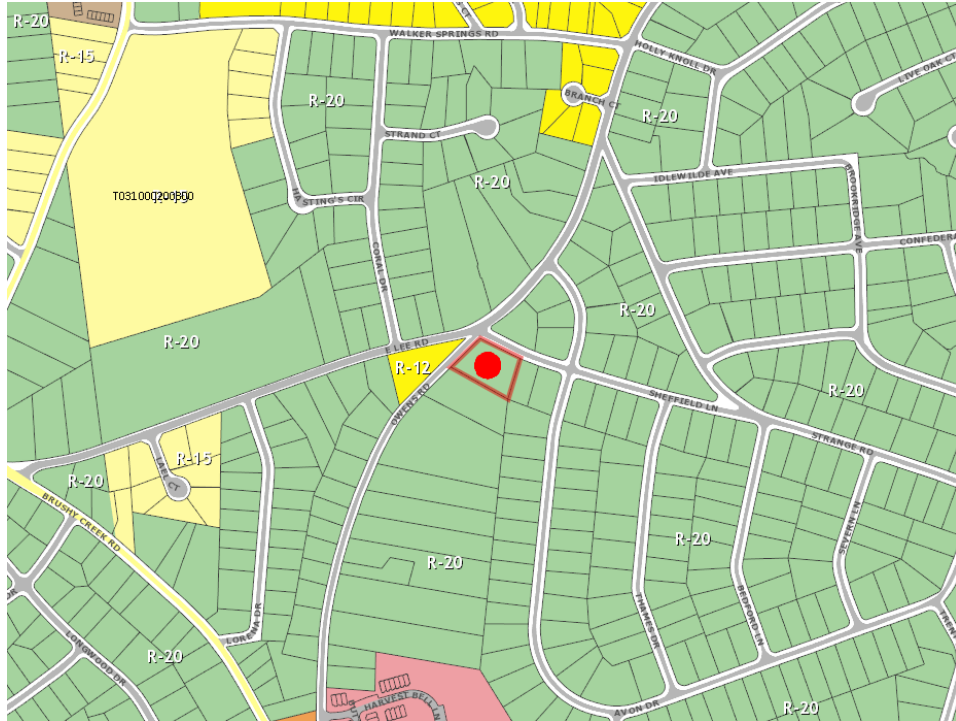
Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.



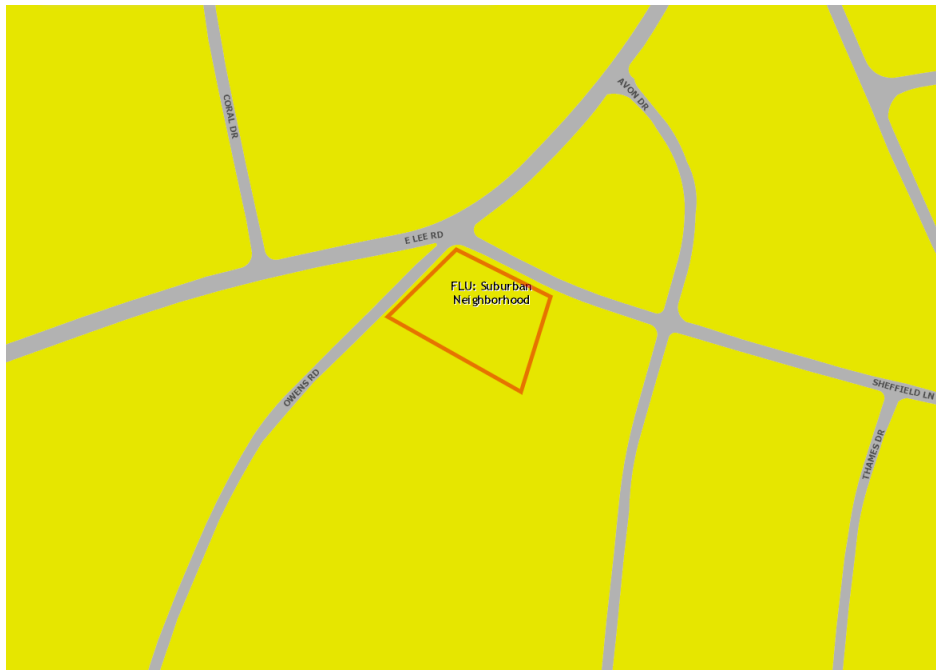
Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map