

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-004	Lonnie Mack Reid for Lonnie M Reid Revocable Trust 20 Reid Wesley Court, Pelzer, SC 29669 0596020102501 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval	Approval 1/22/2025		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 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 subdivide the parcel so his niece is able to have her portion of the parcel Owned the property since 1972 and will keep both parcels in the family Applicant's Niece <ul style="list-style-type: none"> Grew up on this property and just would like to subdivide so she is able to have her portion of the land that was her fathers. <p><u>Speakers Against:</u></p> <p>None</p> <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 4.38 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. Reid Wesley Court is a two-lane State-maintained local road. The parcel has approximately 144 feet of frontage along Reid Wesley Court. The subject property is located approximately 0.08 miles north of the intersection of Old Hundred Road and Highway 418. The property is not along a bus route and there are no sidewalks in the area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-R3, Rural Residential is located along Reid Wesley Court, a two-lane State-maintained local road. Staff is of the opinion the requested rezoning to R-R1, Rural Residential District is consistent with the <u>South Greenville Area Plan</u> designation of <i>Rural Preservation</i> which is defined as "areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses. The most relevant zoning classification is the R-R1, Rural Residential Zoning District."</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2025-004

APPLICANT: Lonnie Mack Reid for Lonnie M Reid Revocable Trust

PROPERTY LOCATION: 20 Reid Wesley Ct., Pelzer, SC 29669

PIN/TMS#(s): 0596020102501

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: R-R1, Rural Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 4.38

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: These parcels were originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R3	Vacant Land
East	R-R3	Vacant Land, Single-Family Residential
South	R-R3 & Unzoned	Vacant Land, Single-Family Residential
West	R-R3	Vacant Land

WATER AVAILABILITY: Not available

SEWER AVAILABILITY: Sewer – Not available

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is part of the South Greenville Area Plan, where it is designated as *Rural Preservation*. **Please refer to the Future Land Use Map at the end of the document.**

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-R3	0.33 units/acre	4.38	1 unit
Requested	R-R1	1 units/acre		4 units

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

ROADS AND TRAFFIC: Reid Wesley Court is a two-lane State-maintained local road. The parcel has approximately 144 feet of frontage along Reid Wesley Court. The subject property is located approximately 0.08 miles north of the intersection of Old Hundred Road and Highway 418. The property is not along a bus route and there are 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. There are no schools located within one mile of the site.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential is located along Reid Wesley Court, a two-lane State-maintained local road. Staff is of the opinion the requested rezoning to R-R1, Rural Residential District is consistent with the South Greenville Area Plan designation of *Rural Preservation* which is defined as “areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses. The most relevant zoning classification is the R-R1, Rural Residential Zoning District.”

**STAFF
RECOMMENDATION:**

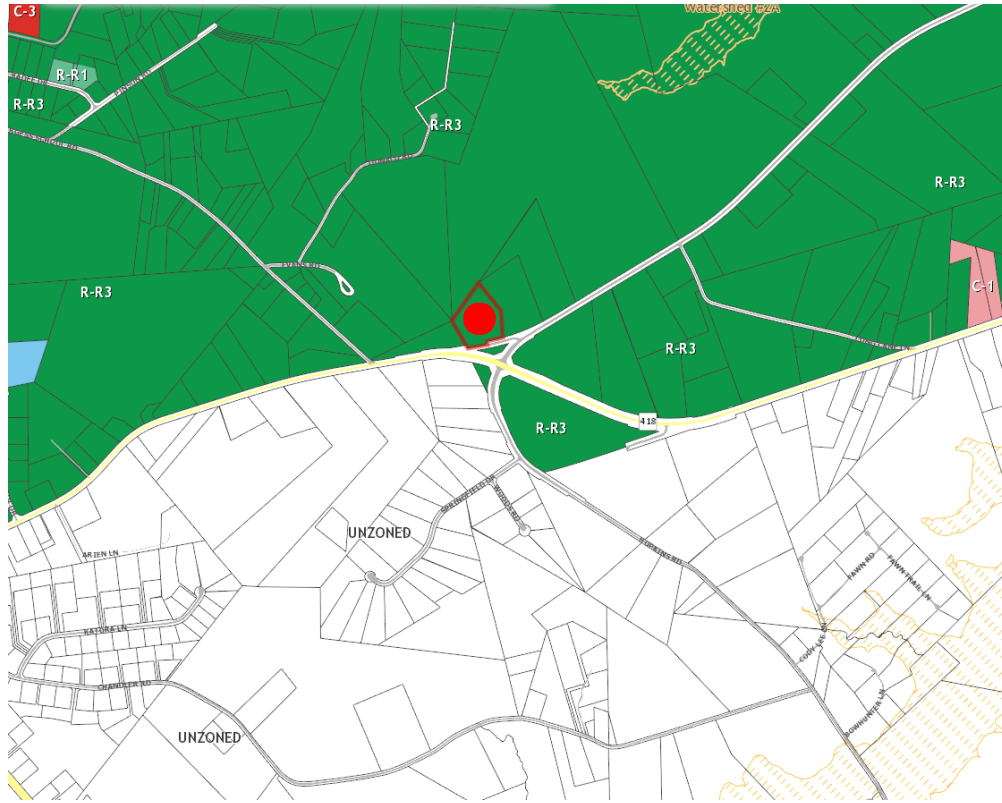
Based on these reasons, Staff recommends approval of the requested rezoning to R-R1, Rural Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map