

Zoning Docket from March 17th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-016	Daniel Owen Casillas of Table Rock Partners, LLC for Rocky Creek, LLC 847 Fairview Rd. & Wilson Bridge Rd., Simpsonville, SC 29680 0566010102600 R-S, Residential Suburban District to R-10, Single-Family Residential District	26	Approval	Approval 3/26/25		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on March 17, 2025 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Evaluating the feasibility of developing this property With the issue of sewer, may only be able to build 3 single-family residential dwellings once subdivided <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 1.562 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. Fairview Road is a two-lane State-maintained arterial road and the property has approximately 385 feet of frontage along it. Wilson Bridge Road is a two-lane County-maintained local road and the property has approximately 200 feet of frontage along it. The property is approximately 1.35 miles south of the intersection of Fairview Road and Harrison Bridge 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 no schools located within a mile of the site. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing create a single-family minor subdivision. CONCLUSION and RECOMMENDATION: The subject property, zoned R-S, Residential Suburban District, is located along Fairview Road, a two-lane State-maintained arterial road and Wilson Bridge Road, 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 <i>Suburban Neighborhood</i> and would not have an adverse impact on the surrounding area. Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2025-016

APPLICANT: Daniel Owen Casillas of Table Rock Partners, LLC for
Rocky Creek, LLC

PROPERTY LOCATION: 847 Fairview Rd. & Wilson Bridge Rd., Simpsonville, SC
29680

PIN/TMS#(s): 0566010102600

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.562

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban District in December, 1994 as part of Area 10. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Single-Family Residential
South	R-S	Single-Family Residential, Vacant Land
West	R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is accessible (easement(s) required)

**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-S	1.7 units/acre	1.562	2 units
Requested	R-10	4.4 units/acre		6 units

A successful rezoning would allow for 4 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Fairview Road is a two-lane State-maintained arterial road and the property has approximately 385 feet of frontage along it. Wilson Bridge Road is a two-lane County-maintained local road and the property has approximately 200 feet of frontage along it. The property is approximately 1.35 miles south of the intersection of Fairview Road and Harrison Bridge 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
Fairview Road	7,520' SW	10,600	10,500 -1%	10,600 +1%

**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 a mile of the site.

CONCLUSION:

The subject property, zoned R-S, Residential Suburban District, is located along Fairview Road, a two-lane State-maintained arterial road and Wilson Bridge Road, 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.

**STAFF
RECOMMENDATION:**

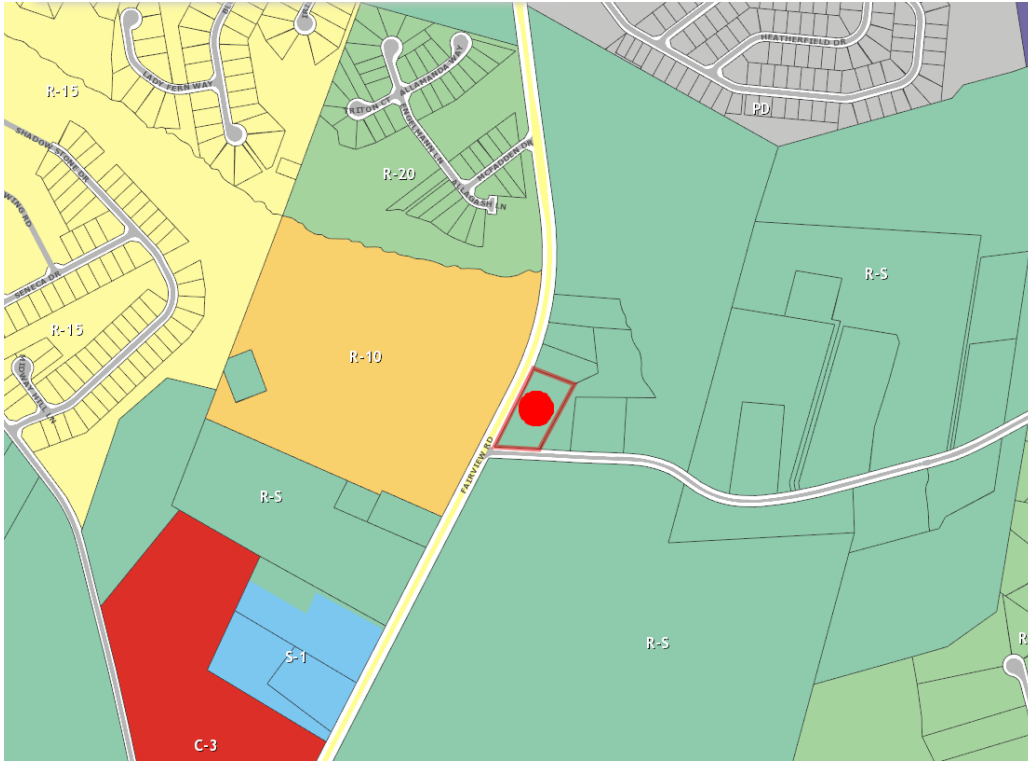
Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map