

ZONING DOCKET FROM MARCH 26 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-6	Bryan Schumpert with Arbor Engineering for Camperdown Academy, Inc. 501 Howell Road, Greenville, SC 29615 0541030100303 (portion) R-20 to R-M20	22	Denial	Approval 3-26-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 17, 2014 were:</p> <p><u>Speakers For:</u></p> <p>Property had multiple projects, including an assisted living facility, fall through. There are flooding issues with Brushy Creek. No habitable structures in the flood plain. Camperdown owns all the property shown. Their plan is to sell the property and look for larger property, to sell off parcels A, C , and D. Apartment complex to consist of 12.65 acres = 252 units. All units will be built on parcel C. Parcel D needed to gain density. Will be called Howell Preserve, a gated community. Traffic study completed, Phase One ES completed. Could potentially be part of Greenville County Long Range Greenway Plan. In response to Councils' questions, mentioned the drop in elevation from R-M20 to flood plain and that the exit onto Vaughn Square has not been looked at by an engineer. Project would consist of a mix of one, two, and three bedroom units.</p> <p><u>Speakers Against:</u></p> <p>Should stick with 11 buildings. Too large of an elevation drop to consider 2nd exit to Bi-Lo. Retaining wall is old, has concerns.</p> <p>Has concerns about traffic.</p> <p>Traffic issues. Bridge cannot handle additional traffic. No sidewalks to accommodate foot traffic.</p> <p>Has flood plain issues along Imperial Drive and Brushy Creek. Has issues with traffic. Feels this rezoning is not a wise choice, would have a negative impact.</p> <p>Has traffic concerns. Howell Road backs up already.</p>					<p>Petition/Letter</p> <p>For - None</p> <p>Against - None</p>
Staff Report	<p>The subject property is a partially developed parcel of land located on the east side of Howell Road, approximately 1,750 feet north of E. North Street. This request is to rezone a 1.25-acre portion of the 8-acre site and leave the remaining 6.75+/- acres zoned R-20.</p> <p>The portion of the subject site to be rezoned has no frontage on Howell Road, but staff understands the intent of the property owner is to combine this 1.25-acre portion with the abutting parcel to the south. According to County records, the abutting property to the south is also owned by Camperdown Academy, Inc. This parcel is approximately 11.4 acres and zoned R-M20. Staff understands the project intent is to unify the 1.25-acre portion of the subject site with the property to south (all buildings would be constructed on the property to the south and the subject site would remain undeveloped).</p>					

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	<p>If approved, this rezoning application would allow the property owner to construct an additional 25 dwelling units. When combined with the property to the south, the unified project would yield a maximum of 252 dwelling units (based on the maximum density allowed by the R-M20 and the total acreage according to County records and/or information submitted by the applicant). A survey of both properties will help in determining the true number of dwelling units that may be constructed. Regardless, because the requested zoning is R-M20, which is a conventional multifamily district, there is no guarantee that development will occur in the future as it is understood (or presented) today. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning could potentially have a negative impact, due to the fact there is too much uncertainty associated with a conventional multifamily district and because this application is essentially creating a dual zoned (and possibly a land-locked lot). Based on these reasons, staff recommends denial of the application to rezone from the R-20 district to the R-M20 district.</p>
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Planning Report

DOCKET NUMBER: CZ-2014-6

APPLICANT: Bryan Shumpert with Arbor Engineering for Camperdown Academy, Inc.

PROPERTY LOCATION: 501 Howell Road

PIN/TMS#(s): 0541030100303 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 1.25

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20 in May of 1970 (Area 1)

EXISTING LAND USE: Partially developed property (Camperdown Academy)

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-20	Undeveloped single-family residential
East	R-M20 PD	Undeveloped single-family residential
South	R-M20	Undeveloped multifamily residential
West	R-20	Right-of-way for Howell Road; then farther west is a neighborhood of single-family detached homes

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Fire and Sewer District

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (RLU2)

ROADS: Howell Road: 2-lane State-maintained minor arterial

TRAFFIC IMPACT: Traffic generated from the site is expected to increase. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Richbourg Road in 2012, approximately 3,650 feet southwest of the subject site. The station counted 2,300 average daily traffic trips, which represented no change from the previous year and an overall 11.53% decrease over the last five (5) years. Another traffic count was conducted on Edwards Road, approximately 1.25 miles north

of the subject site. This station counted 10,400 ADT, which represented a 1.96% increase from the previous year, but a 12.6% decrease over the last five (5) years.

SUMMARY

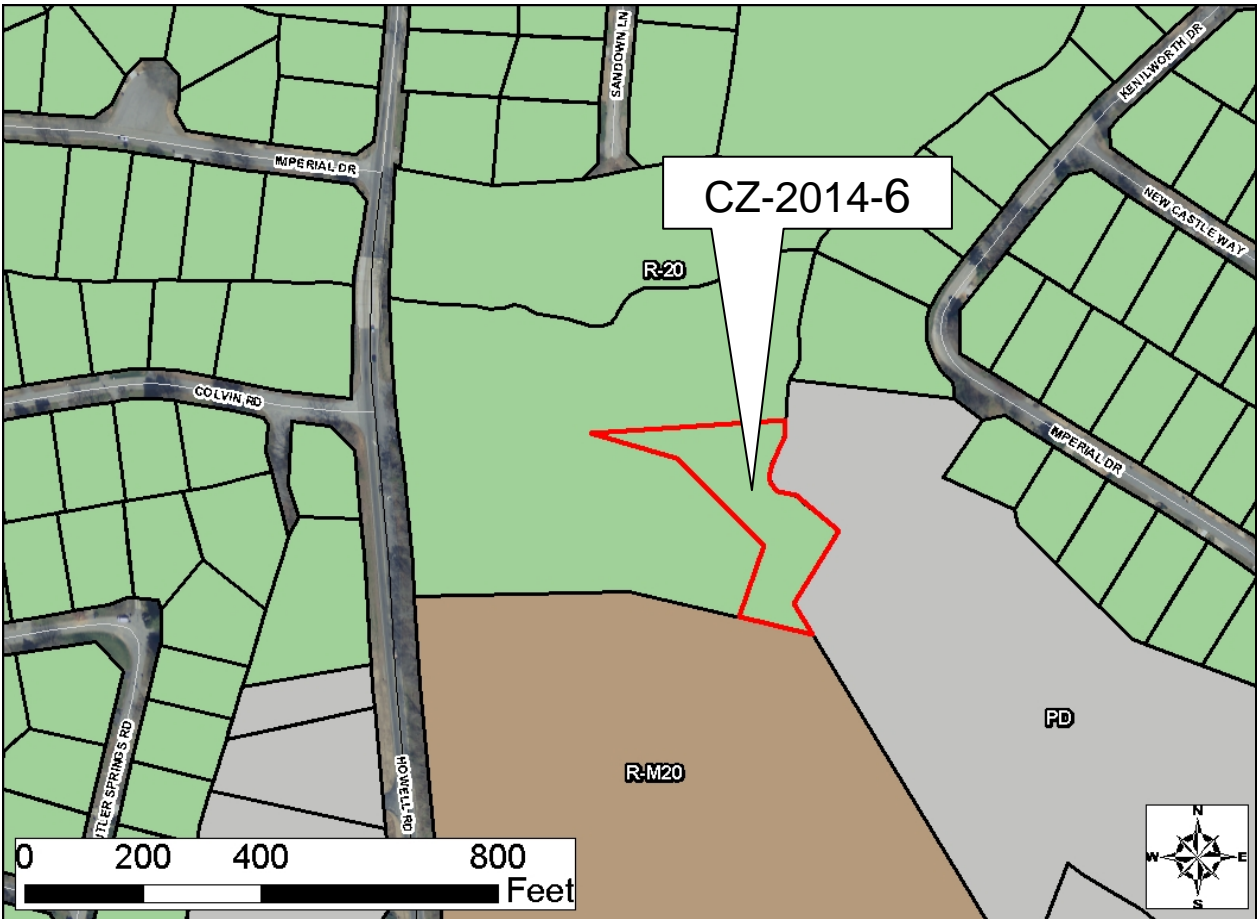
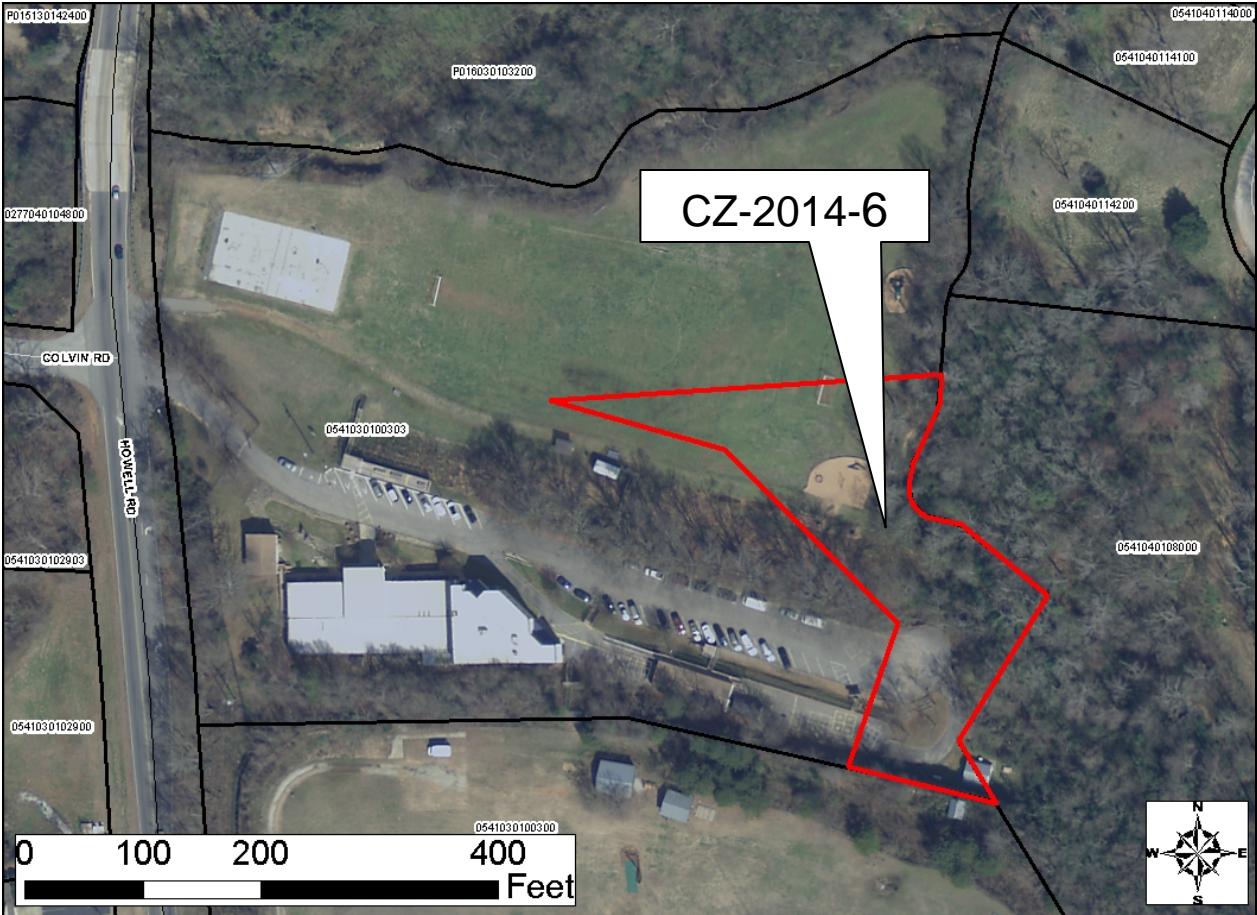
The subject property is currently zoned R-20, Single-Family Residential. The applicant is requesting to rezone a portion of it to R-M20, Multifamily Residential. The R-M20 zoning district was established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

CONCLUSION

The subject property is a partially developed parcel of land located on the east side of Howell Road, approximately 1,750 feet north of E. North Street. This request is to rezone a 1.25-acre portion of the 8-acre site and leave the remaining 6.75+/- acres zoned R-20.

The portion of the subject site to be rezoned has no frontage on Howell Road, but staff understands the intent of the property owner is to combine this 1.25-acre portion with the abutting parcel to the south. According to County records, the abutting property to the south is also owned by Camperdown Academy, Inc. This parcel is approximately 11.4 acres and zoned R-M20. Staff understands the project intent is to unify the 1.25-acre portion of the subject site with the property to south (all buildings would be constructed on the property to the south and the subject site would remain undeveloped).

If approved, this rezoning application would allow the property owner to construct an additional 25 dwelling units. When combined with the property to the south, the unified project would yield a maximum of 252 dwelling units (based on the maximum density allowed by the R-M20 and the total acreage according to County records and/or information submitted by the applicant). A survey of both properties will help in determining the true number of dwelling units that may be constructed. Regardless, because the requested zoning is R-M20, which is a conventional multifamily district, there is no guarantee that development will occur in the future as it is understood (or presented) today. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning could potentially have a negative impact, due to the fact there is too much uncertainty associated with a conventional multifamily district and because this application is essentially creating a dual zoned (and possibly a land-locked lot). Based on these reasons, staff recommends denial of the application to rezone from the R-20 district to the R-M20 district. The Planning Commission recommends approval of the request.





Box 263 Greenville S.C. 29602
 Telephone: (864) 233-8289 Fax: (864) 233-8274
 E-mail: jacob@arbor-engineering.com

1703 W. MAIN ST. 2ND FLOOR
 GREENVILLE, SOUTH CAROLINA 29601

**501
CAMPERDOWN**

GREENVILLE SOUTH CAROLINA

**CZ-2014-6
REVISED
ACREAGE**

DATE	EPS	DATE	01/06/14
BY	JACOB	DATE	1/13/14
BY	IND	DATE	1/13/14
BY	IND	DATE	1/13/14

13075

EX-1

