

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-49	Charles Timmons McDonald, III for Central Realty Holdings, LLC Claremont Drive P009020201300 R-20, Single-Family Residential to R-M8, Multifamily Residential	20	Approval	Denial 8/23/17	Held 8/28/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Asking for 43 units • May use existing road to access the project off of N. Pleasantburg Drive • Access could be on Claremont Drive but do not plan on using it • Wants to build townhomes on the site <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about lite pollution • Believes the development is detrimental to the surrounding R-20 zoning • Wants it to remain single-family <p>2) Resident</p> <ul style="list-style-type: none"> • Creek on property and concerned of runoff • Neighborhood has been single-family since the 1940's • Wants it to remain single-family residential <p>3) Resident</p> <ul style="list-style-type: none"> • Opposed to rezoning • Thinks current zoning is appropriate <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 2 Present</p> <p>Against: 14 Present 15 Petitions</p>
Staff Report	<p>The subject parcel zoned R-20, Single-Family Residential, is 5.1 acres of property located on Claremont Drive approximately 0.65 miles northwest of the intersection of North Pleasantburg Drive and Rutherford Road. The parcel has approximately 375 feet of frontage along Claremont Drive. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.</p> <p>The applicant states the proposed land use is for a neighborhood.</p> <p>The subject site abuts both single-family residential and commercial zoning. Staff is of the opinion rezoning this parcel to R-M8, Multifamily Residential would allow for a transition area from commercial to single-family residential zoning and land uses. The requested rezoning is also consistent with the Greenville County Imagine Greenville Comprehensive Plan which recommends six or more units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential.</p>					
GCPC	<p>At the August 23, 2017 Planning Commission meeting the Commissioners denied the request based on the topography of the area and because of the inability to support the number of units proposed.</p>					
P&D Committee	<p>At the August 28, 2017 Planning and Development meeting, the Committee placed a hold on CZ-2017-49 per the applicants request.</p>					

DOCKET NUMBER: CZ-2017-49

APPLICANT: Charles McDonald Timmons, III for Central Realty Holdings, LLC

PROPERTY LOCATION: Claremont Drive

PIN/TMS#(s): P009020201300

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M8, Multifamily Residential

ACREAGE: 5.1

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential and vacant wooded land
East	R-20	single-family residential
South	R-20 and C-2	vacant wooded land
West	R-20 and C-2	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

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	5.1	11 units
Requested	R-M8	8 units/acre		40 units

A successful rezoning may add up to 29 dwelling units.

ROADS: Claremont Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Piney Mountain Road	3,500' N	4,100	3,200 -22%	2,400 -25%
North Pleasantburg Drive	5,000' S	29,400	26,400 -10.2%	23,000 -12.9%

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 5.1 acres of property located on Claremont Drive approximately 0.65 miles northwest of the intersection of North

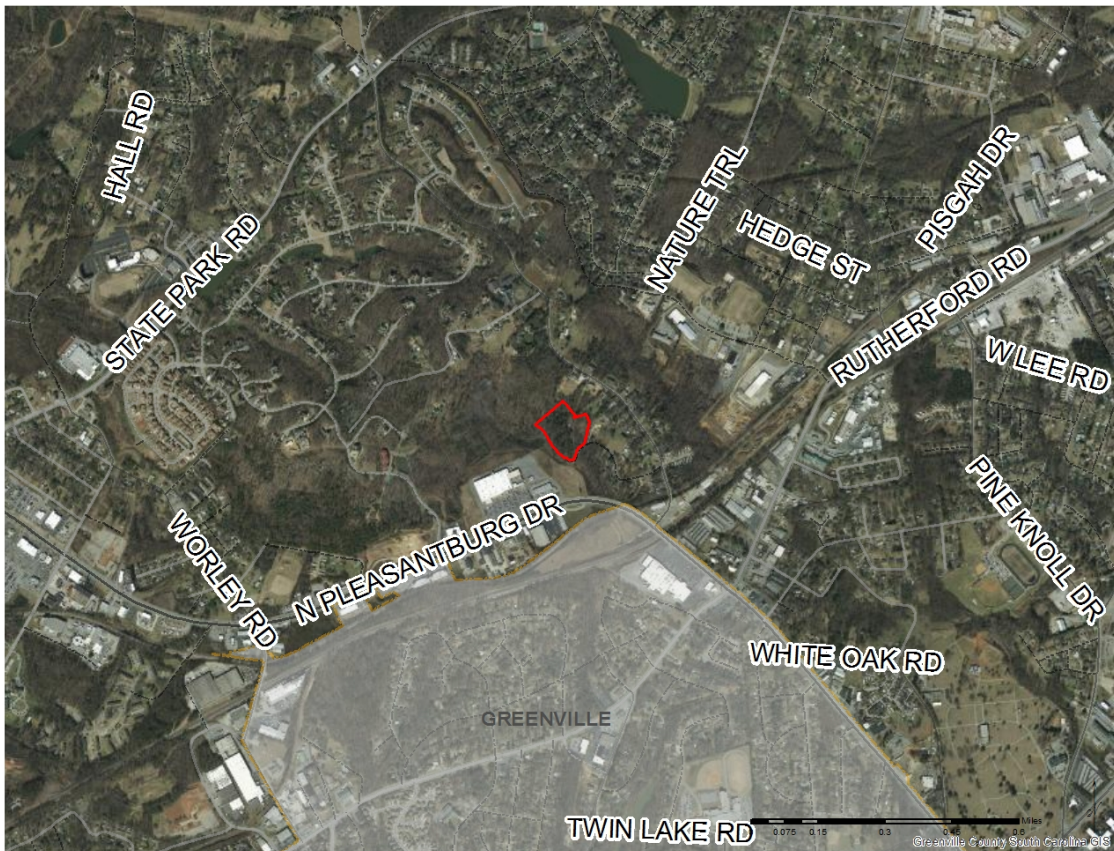
Pleasantburg Drive and Rutherford Road. The parcel has approximately 375 feet of frontage along Claremont Drive. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.

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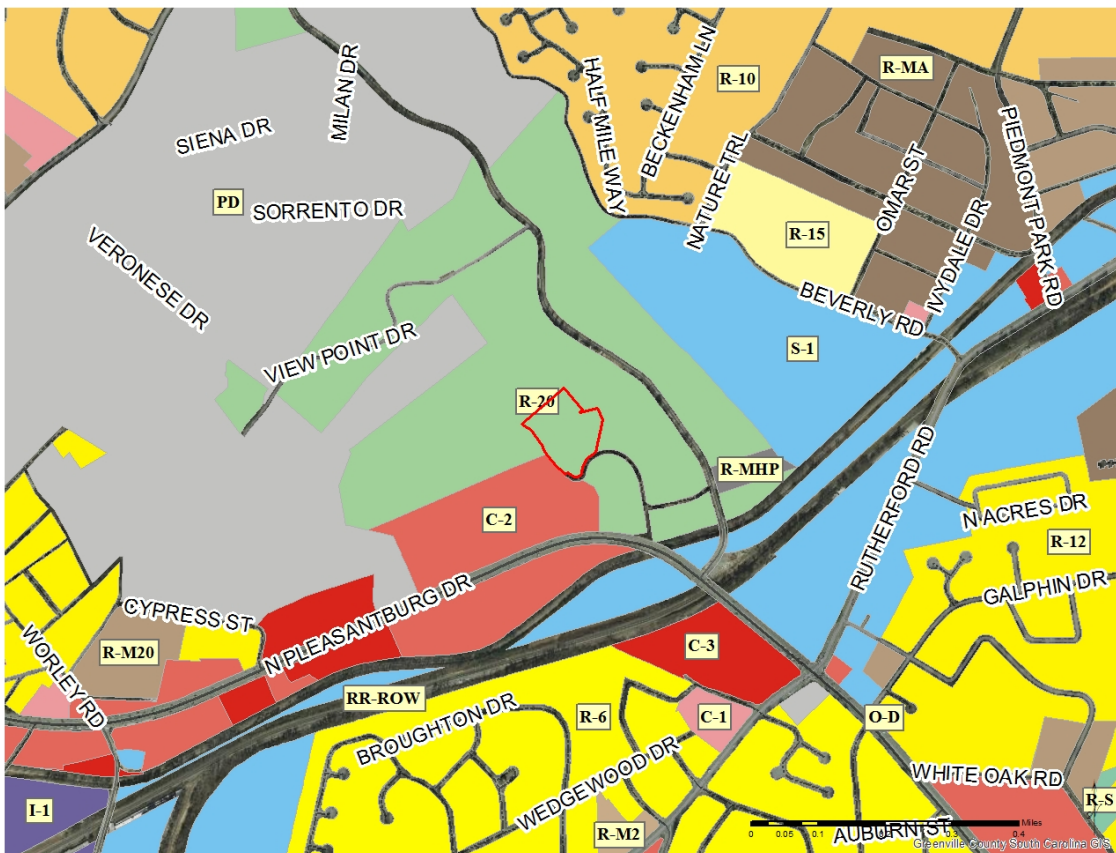
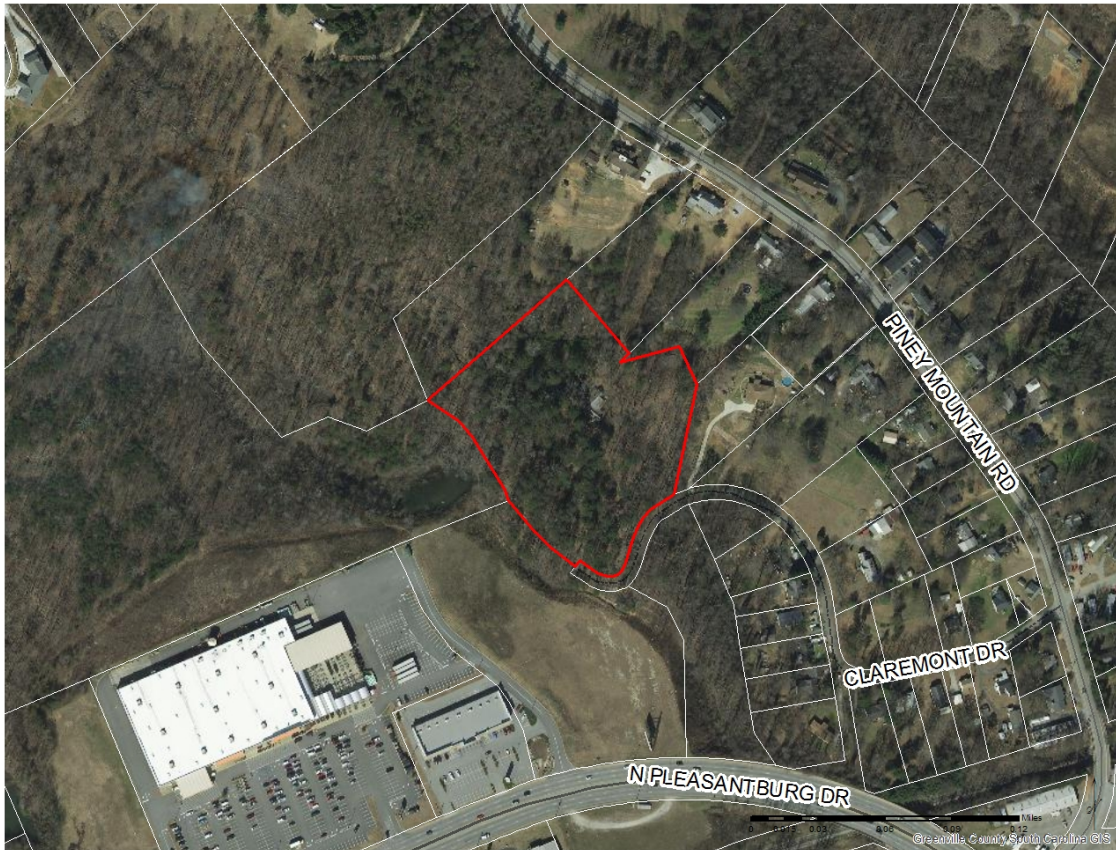
CONCLUSION:

The subject site abuts both single-family residential and commercial zoning. Staff is of the opinion rezoning this parcel to R-M8, Multifamily Residential would allow for a transition area from commercial to single-family residential zoning and land uses. The requested rezoning is also consistent with the Greenville County Imagine Greenville Comprehensive Plan which recommends six or more units per acre.

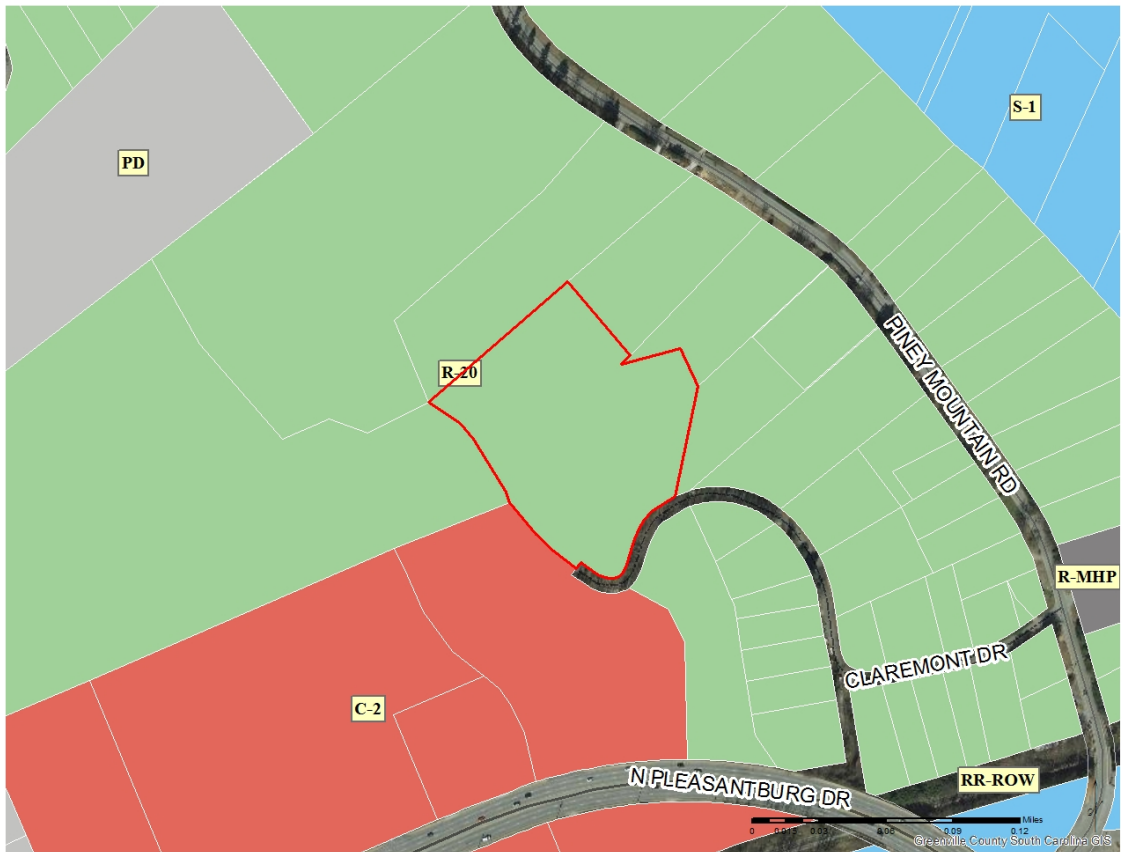
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Aerial Photography, 2016



Zoning Map



Future Land Use Map