

**Zoning Docket from September 18, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-57	Jamie McCutchen, CCAD Engineering for Steve McNair Old Spartanburg Road 0538030102000 R-12, Single-Family Residential to R-M10, Multifamily Residential	22	Denial	Denial 9/27/17		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 18, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Left over from Eagles Glen subdivision</li> <li>• Small area to work with</li> <li>• Wants to build 8 to 10 townhomes on the site</li> <li>• Convenient locations to school and park</li> <li>• High-end townhomes with hardy board, brick and stone</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Live in the area</li> <li>• Issues with traffic</li> <li>• Concerns of safety with people cutting through neighborhood now</li> <li>• Fells the density is too much</li> </ul> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-12, Single-Family Residential, is 1.21 acres of property located on Old Spartanburg Road approximately 0.45 miles southwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The parcel has approximately 260 feet of frontage along Old Spartanburg Road. The applicant is requesting to rezone the property to R-M10, Multifamily Residential.</p> <p>The applicant states the proposed land use is for townhomes.</p> <p>The subject site is located along Old Spartanburg Road, a four lane state maintained road. To the north of the subject site, across Old Spartanburg Road, R-M5, Multifamily Residential zoning is present with a max of 5 units per acre. On the same side of the requested rezoning along Old Spartanburg Road, a recreational facility zoned R-12, Single family Residential with a max of 3.6 units per acre is present to the west and south of the subject site. To the east of the subject site is a residential development, Eastgate Village, which is zoned PD, Planned Development with a density of 2.73 units per acre. Staff is of the opinion the requested R-M10, Multifamily Residential rezoning with a max of 10 units per acre would not be consistent with the abutting densities. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan which recommends Residential Land Use 2 with a density of 3 to 6 units per acre.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2017-57

**APPLICANT:** Jamie McCutchen, CCAD Engineering for Steve McNair

**PROPERTY LOCATION:** Old Spartanburg Road

**PIN/TMS#(s):** 0538030102000

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** R-M10, Multifamily Residential

**ACREAGE:** 1.21

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.

**EXISTING LAND USE:** vacant wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M5	single-family residential
East	PD	single-family residential
South	R-12	recreation
West	R-12	recreation (Pavilion)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 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
<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	<i>1.21</i>	<i>4 units</i>
Requested	R-M10	10 units/acre		12 units

A successful rezoning may add up to 8 dwelling units.

**ROADS:** Old Spartanburg Road: four-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2016
Old Spartanburg Road	3,850' W	19,000	17,200 -9.5%	18,200 5.8%

**SUMMARY:**

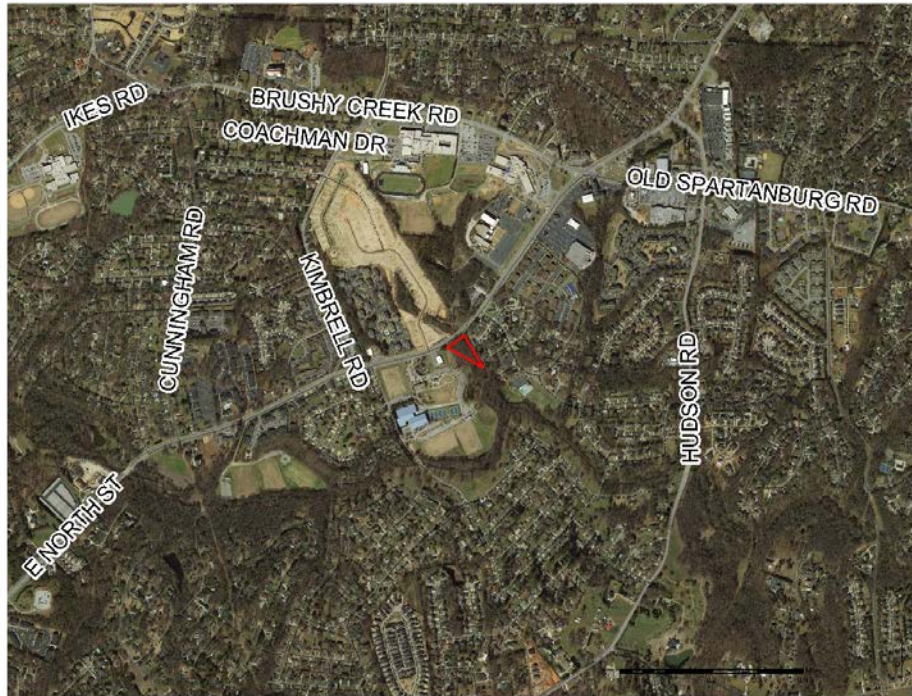
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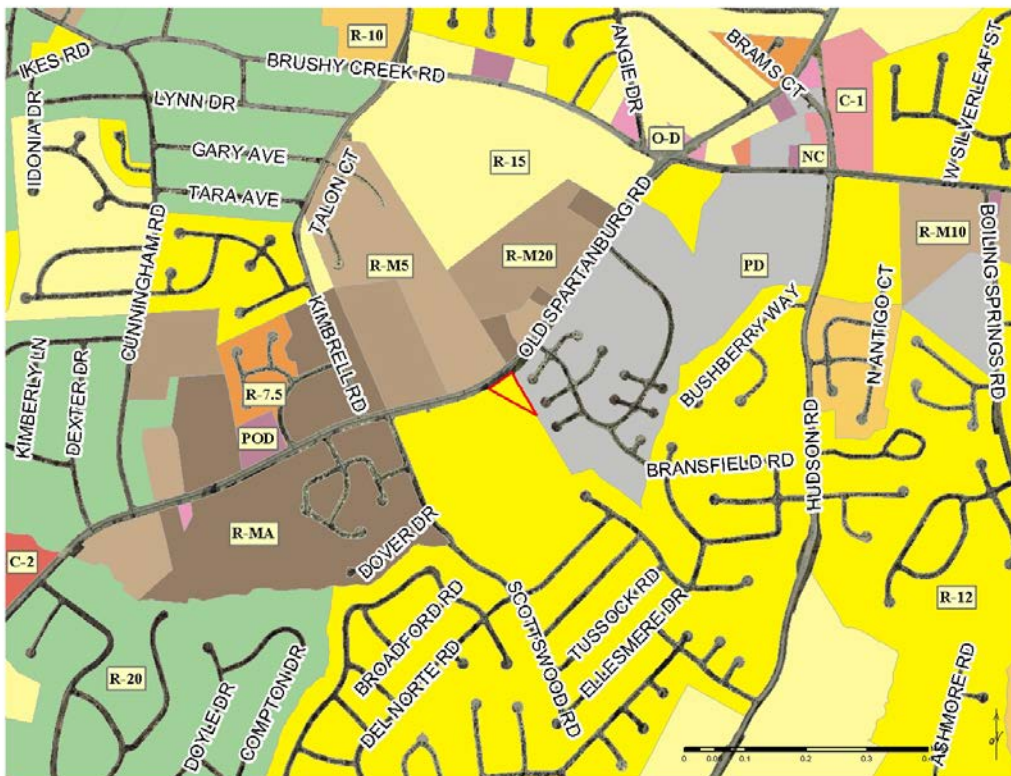
**CONCLUSION:**

The subject site is located along Old Spartanburg Road, a four lane state maintained road. To the north of the subject site, across Old Spartanburg Road, R-M5, Multifamily Residential zoning is present with a max of 5 units per acre. On the same side of the requested rezoning along Old Spartanburg Road, a recreational facility zoned R-12, Single family Residential with a max of 3.6 units per acre is present to the west and south of the subject site. To the east of the subject site is a residential development, Eastgate Village, which is zoned PD, Planned Development with a density of 2.73 units per acre. Staff is of the opinion the requested R-M10, Multifamily Residential rezoning with a max of 10 units per acre would not be consistent with the abutting densities. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan which recommends Residential Land Use 2 with a density of 3 to 6 units per acre.

Based on these reasons staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.



Aerial Photography, 2017



Zoning Map



Future Land Use Map