

Zoning Docket from September 18, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC 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-M5, Multifamily Residential	22	Approval	Denial 9/27/17 Next: 3/28/18 Approved As amended to R-M5 3-28-18	Denial 10/2/17 Denial 11/6/17; Remanded to Planning Commission 3/19/18	Remanded to P&D Committee 10/17/17 Remanded to P&D Committee 12/5/17
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 18, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Left over from Eagles Glen subdivision • Small area to work with • Wants to build 8 to 10 townhomes on the site • Convenient locations to school and park • High-end townhomes with hardy board, brick and stone <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Live in the area • Issues with traffic • Concerns of safety with people cutting through neighborhood now • Fells the density is too much <p>List of meetings with staff: None</p>					<p><u>Petition/Letter 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 acres 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 acres. Staff is of the opinion the requested R-M10, Multifamily Residential rezoning with a max of 10 units per acres 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>					
Staff Report	<p>On October 16, 2017, the applicant requested an amendment to the requested zoning from R-M10 to R-M6 and that the docket be sent back to Planning Commission.</p>					

Zoning Docket from September 18, 2017 Public Hearing

County Council	On October 17, 2017, County Council returned the docket back to P&D Committee.
P&D Committee	On November 6, 2017 Planning and Development Committee recommended denial.
Staff Report	On March 2, 2018, the applicant requested to amend the zoning request from R-M10 to R-M5, Multifamily Residential.
P&D Committee	On March 19, 2018 Planning and Development Committee remanded CZ-2017-57 back to Planning Commission for consideration of R-M5, Multifamily Residential amended rezoning request.
Staff Report (Updated Plan)	<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-M5, 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. There is single-family residential zoning and land uses around the subject site. Staff is of the opinion the requested R-M5, Multifamily Residential rezoning with a max of 5 units per acre would be consistent with the abutting densities. The requested rezoning is also 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 approval of the requested rezoning to R-M5, Multifamily Residential.</p>

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-M5, 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
Current	R-12	3.6 units/acre	1.21	4 units
Requested	R-M5	5 units/acre		6 units

A successful rezoning may add up to 2 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: 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

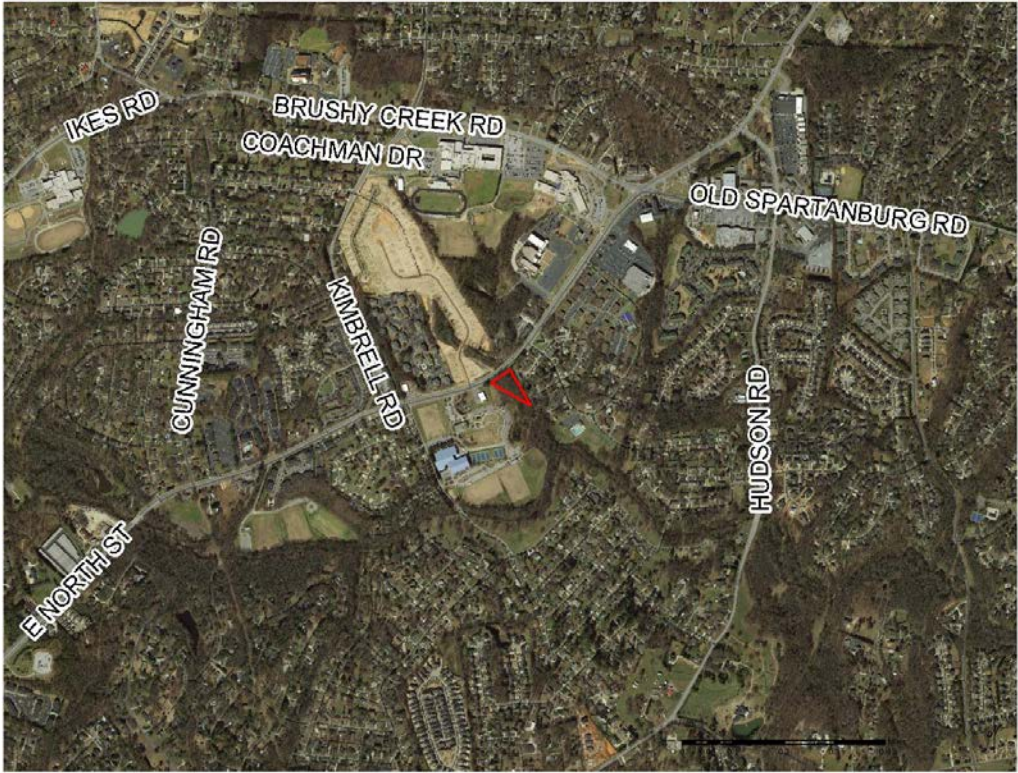
intersection of Old Spartanburg Road and Brushy Creek Road. The parcel has approximately 260 feet of frontage along Old Spartanburg Road. The applicant is requesting to rezone the property to R-M5, Multifamily Residential.

The applicant states the proposed land use is for townhomes.

CONCLUSION:

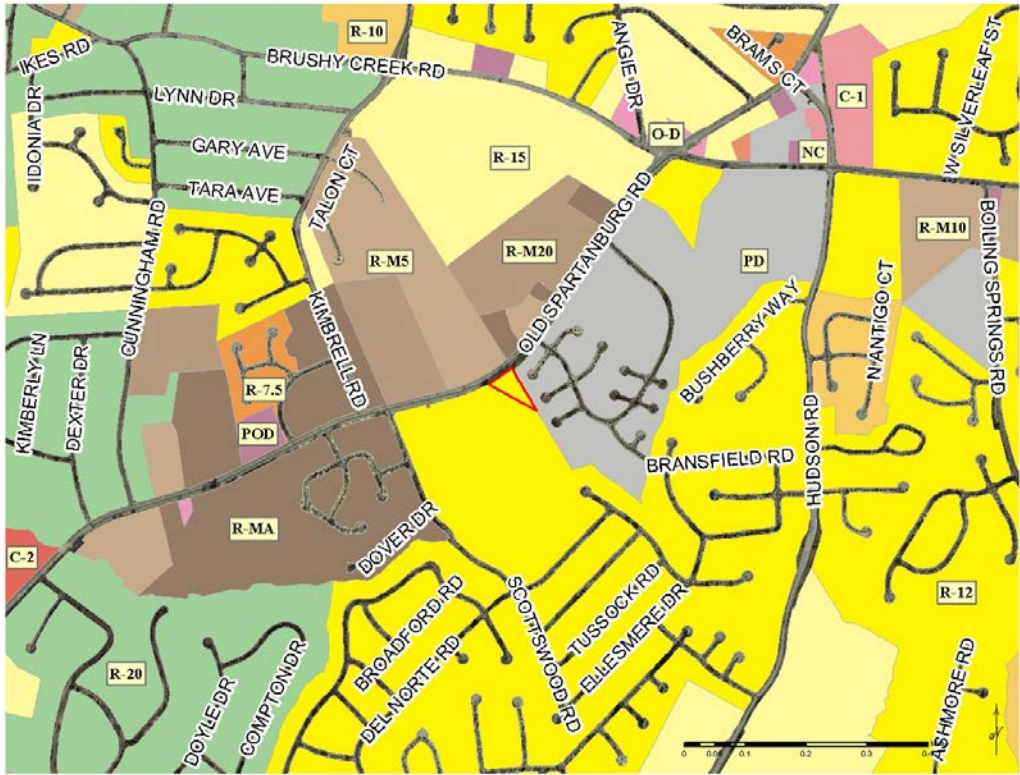
The subject site is located along Old Spartanburg Road, a four lane state maintained road. There is single-family residential zoning and land uses around the subject site. Staff is of the opinion the requested R-M5, Multifamily Residential rezoning with a max of 5 units per acre would be consistent with the abutting densities. The requested rezoning is also 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 approval of the requested rezoning to R-M5, Multifamily Residential.



Aerial Photography, 2017





Zoning Map





Future Land Use Map