

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-23	Philip B. Plumbley for Lisa K. Plumbley 3424 Brushy Creek Road G005000200204 R-12, Single-Family Residential to C-2, Commercial	18	Approval	Approval 4-25-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rezoning to establish a business on the site • The business will be for the food industry – short orders • Will not serve alcohol on site <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned R-12, Single-Family Residential, is 0.25 acres of property located on Brushy Creek Road approximately 0.15 miles east of the intersection of South Buncombe Road and Brushy Creek Road. The parcel has approximately 90 feet of frontage along Brushy Creek Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant did not state the proposed land use.</p> <p>The subject site is located next to the City of Greer with C-2 zoning to the south and west of the subject site. The surrounding land uses and zoning in this area, especially near the intersection of Brushy Creek Road and Old Buncombe Road are made up of mostly office and commercial zoning with multifamily residential throughout this area. Staff is of the opinion rezoning this parcel to C-2, Commercial would have minimal impact on the surrounding community and would be consistent with the surrounding zoning. It would also be in accordance with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial</p>					

DOCKET NUMBER: CZ-2018-23

APPLICANT: Philip B. Plumbly for Lisa K. Plumbly

PROPERTY LOCATION: 3424 Brushy Creek Road

PIN/TMS#(s): G005000200204

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.25

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	DRD	apartments (City of Greer)
East	R-12	single-family residential
South	C-2	vacant land (City of Greer)
West	C-2	single-family residential (City of Greer)

WATER AVAILABILITY: CPW of Greer

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Community Corridor*.

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	0.25	1 units
Requested	C-2	16 units/acre		4 units

A successful rezoning may add up to 3 dwelling units.

ROADS: Brushy Creek Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Brushy Creek Road.

SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 0.25 acres of property located on Brushy Creek Road approximately 0.15 miles east of the intersection of South Buncombe Road and Brushy Creek Road. The parcel has approximately 90 feet of

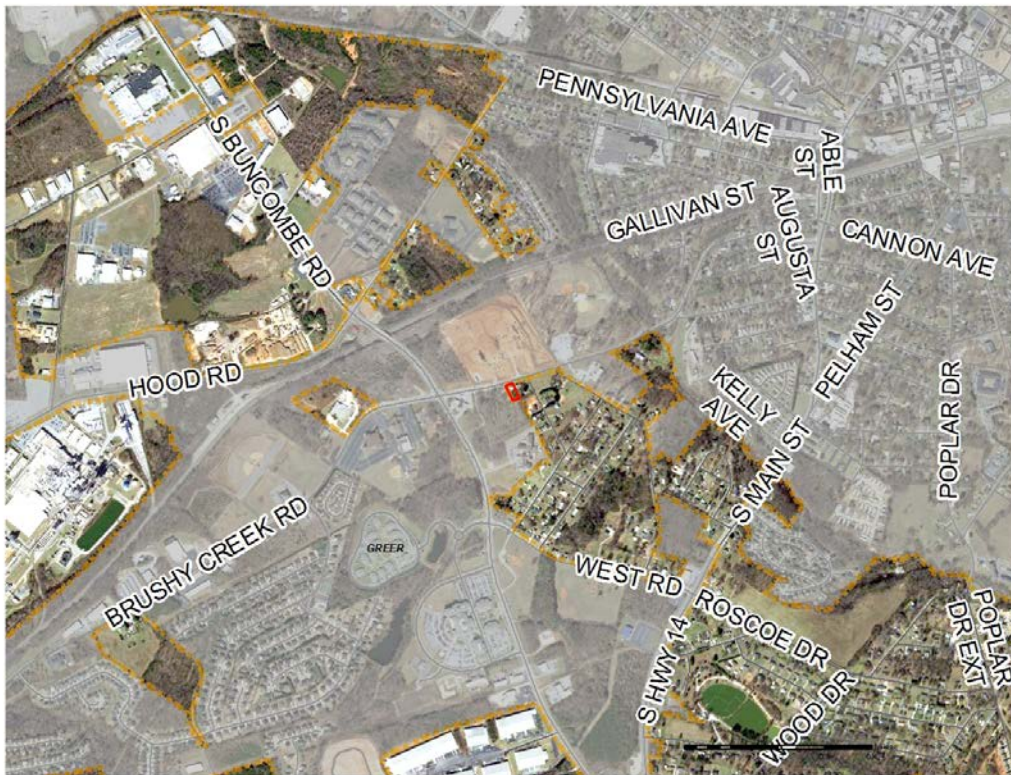
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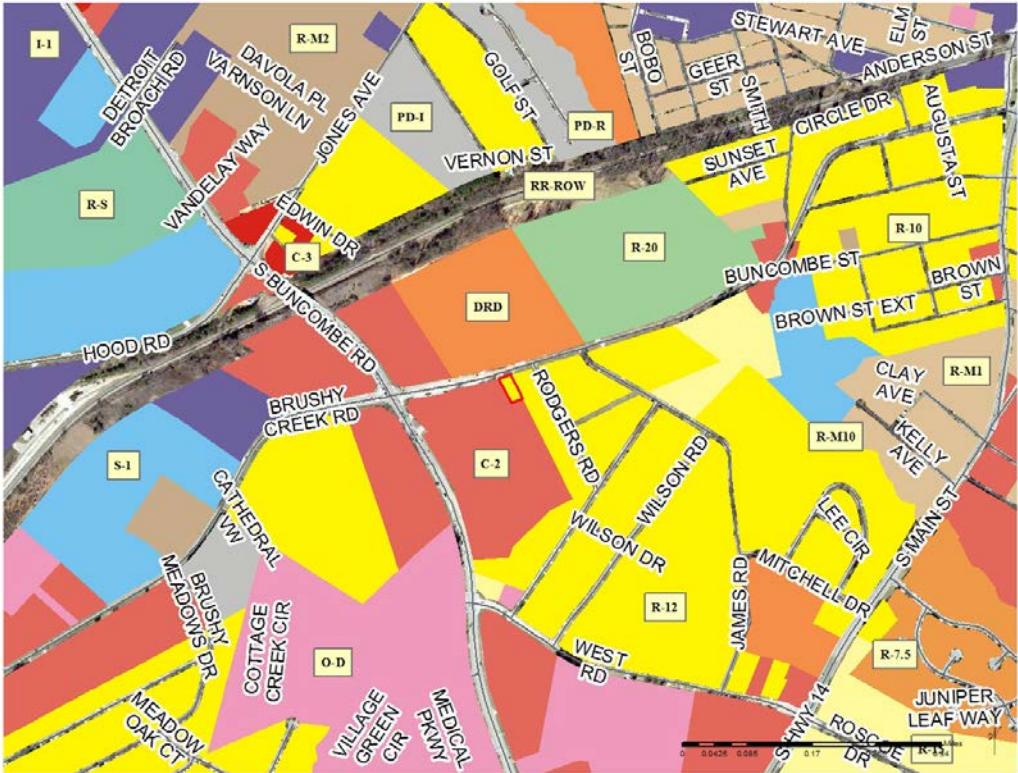
CONCLUSION:

The subject site is located next to the City of Greer with C-2 zoning to the south and west of the subject site. The surrounding land uses and zoning in this area, especially near the intersection of Brushy Creek Road and Old Buncombe Road are made up of mostly office and commercial zoning with multifamily residential throughout this area. Staff is of the opinion rezoning this parcel to C-2, Commercial would have minimal impact on the surrounding community and would be consistent with the surrounding zoning. It would also be in accordance with the Greenville County Comprehensive Plan.

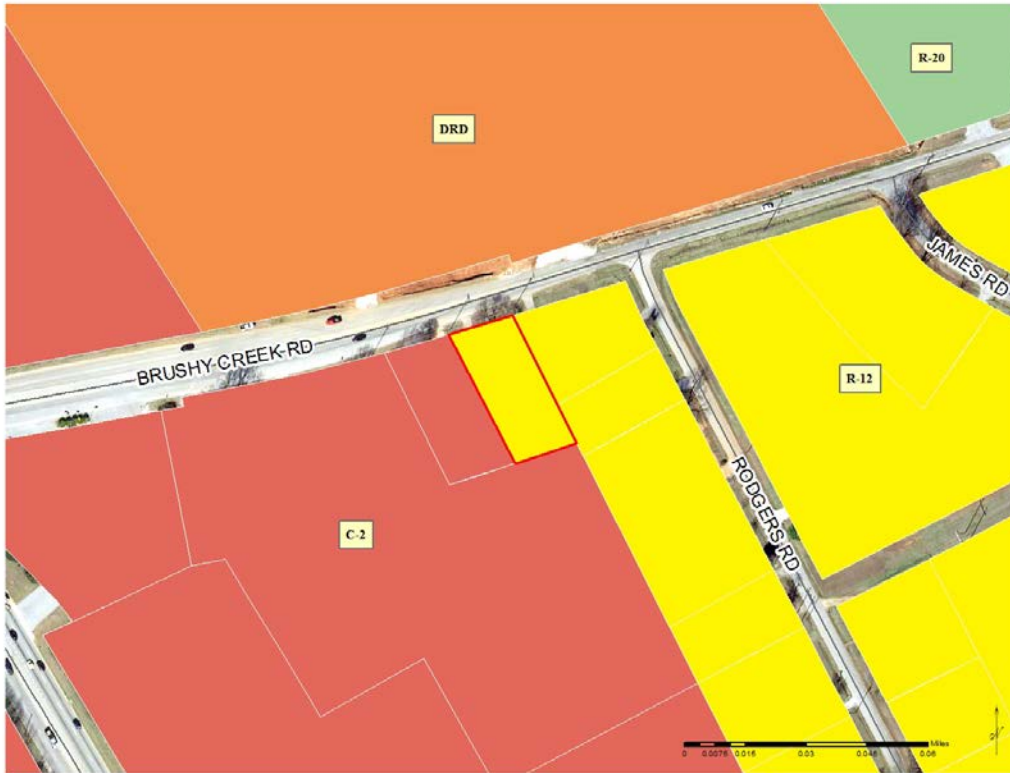
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Aerial Photography, 2017



Zoning Map



Future Land Use Map