

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-49	Philip R. Dean McCall Road and Bannerbrook Drive 0574010102716, 0574010102718 R-S, Residential Suburban to R-15, Single-Family Residential	28	Approval	Approval 8-26-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • R-15 request is the same as the adjoining parcel. • Existing pond and home will be incorporated into proposed development. • Future Land Use calls for Suburban Mixed-Use which designates a density greater than they are requesting. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • Traffic safety concerns due to infrastructure, speed limit, and traffic counts. • Land typography not suitable for construction vehicles. • Construction noises will be a nuisance and change the characteristics the current rural nature sounds. • Proposing too many homes. • Natural Beauty and screening will be destroyed, they would like the screening between subdivisions to be preserved. • Citizens need to be able to review development plan. • Violates the lifestyle and characteristics of the area. <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 2 letters</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site; however the rear of the property does contain a significantly wooded area, along with a pond. There are additionally no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 45.3 acres of property located on McCall Road, The subject site is approximately 1.2 miles northwest of the intersection of W. Georgia Road and N. Moore Road The subject site has approximately 1,925.8 feet of frontage along McCall Road and approximately 35 feet of frontage along Bannerbrook Drive. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject site is included in the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Mixed-Use</i>. This future land use designation allows for a variety of single-family and multi-</p>					

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	<p>family building types. Housing types in these areas are expected to be designed as a cohesive, connected neighborhood rather than isolated subareas. Primary uses for these areas are listed as regional or neighborhood commercial office, institutional, or mixed-use residential, with secondary uses listed to include townhomes.</p> <p>While the Comprehensive Plan designates this parcel as <i>Suburban Mixed-Use</i> the surrounding area is made up of larger and smaller lot residential developments. Additionally, R-15 zoning is adjacent to the subject parcels and the Future Land Use of <i>Suburban Neighborhood</i> is in the immediate area. The proposed density is in keeping with this Future Land Use.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>
GCPC	At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for R-15, Single-family Residential.



Greenville County Planning Division
Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-49

APPLICANT: Philip R. Dean

PROPERTY LOCATION: McCall Road and Bannerbrook Drive

PIN/TMS#(s): 0574010102716 and 0574010102718

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING R-15, Single-family Residential

PROPOSED LAND USE Single-Family Residential Development

ACREAGE: 45.3

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	R-15	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	45.3	77 units
Requested	R-15	2.9 units/acre		131 units

A successful rezoning would add 54 dwelling units

ROADS AND TRAFFIC:

McCall Road is a two-lane County-maintained Minor Collector and Bannerbrook Drive is a two-lane County-maintained Residential Road. The subject site has approximately 1,925.8 feet of frontage along McCall Road and approximately 35 feet of frontage along Bannerbrook Drive. The subject site is approximately 1.2 miles northwest of the intersection of W. Georgia Road and N. Moore Road. The property is not along a bus route and there are no sidewalks in the area.

There are no traffic counts in the vicinity of McCall Road and Bannerbrook Drive.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however, a portion of the site is heavily wooded, and the northern portion of the site does include a pond. There are no schools located within a mile of the site.

CONCLUSION:

The subject site is included in the Plan Greenville County Comprehensive Plan, designated as *Suburban Mixed-Use*. This future land use designation allows for a variety of single-family and multi-family building types. Housing types in these areas are expected to be designed as a cohesive, connected neighborhood rather than isolated subareas. Primary uses for these areas are listed as regional or neighborhood commercial office, institutional, or mixed-use residential, with secondary uses listed to include townhomes.

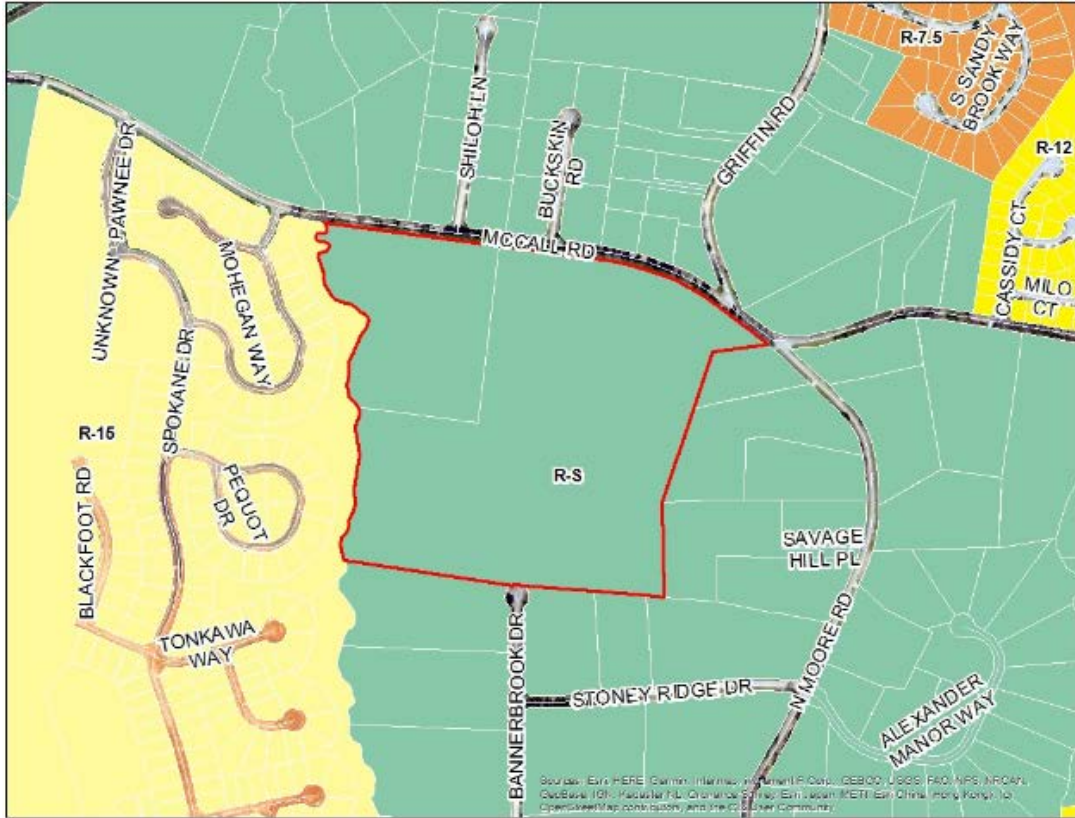
While the Comprehensive Plan designates this parcel as *Suburban Mixed-Use* the surrounding area is made up of larger and smaller lot residential developments. Additionally, R-15 zoning is adjacent to the subject parcels and the Future Land Use of *Suburban Neighborhood* is in the immediate area. The proposed density is in keeping with this Future Land Use.

STAFF RECOMMENDATION:

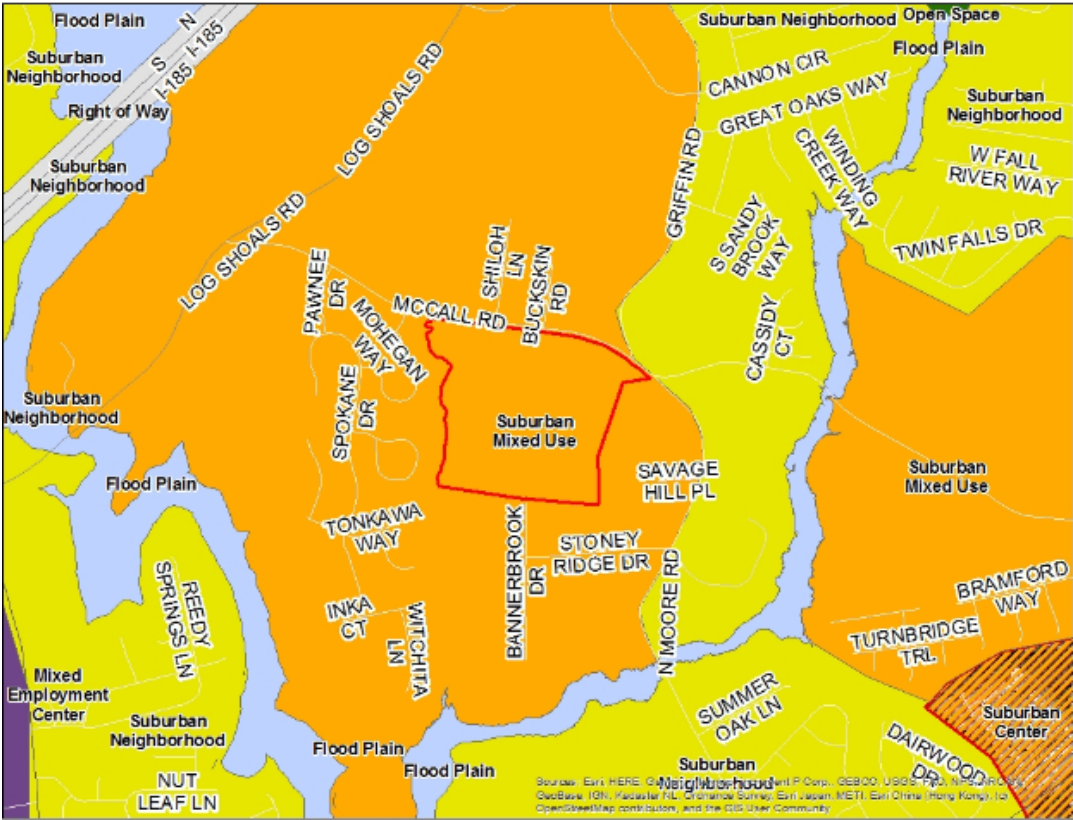
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



SMU SUBURBAN MIXED-USE

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
Secondary Uses	Townhomes, surface and structured parking, park-and-rides lots, transit stations
Gross Density	6 to 20 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card