

**Zoning Docket from August 17, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-57	Larry E. McNair Development for Bishop Charleston Brushy Creek Road and Strange Road 0538030101801 R-10, Single-Family Residential to R-M7, Multi-Family Residential	20	Denial	Denial 8-26-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>• R-M zoning is located in the surrounding area, although not immediately adjacent to subject parcel.</li> <li>• This parcel could handle 50 townhomes.</li> <li>• A detention pond will be installed on site.</li> <li>• Townhomes fall under affordable housing.</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</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 overhead power lines. 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><b>SUMMARY</b></p> <p>The subject parcel zoned R-10, Single-Family Residential is 7.7 acres of property located on Brushy Creek Road and Strange Road, approximately 0.5 miles northwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The parcel has approximately 445 feet of frontage along Brushy Creek Road and approximately 624 feet of frontage along Strange Road. The applicant is requesting to rezone the property to R-M7, Multi-Family Residential.</p> <p>The applicant states that the proposed land use is for Multi-Family Residential Development.</p> <p><b>CONCLUSION</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. Areas with this Future Land Use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Primary uses in these areas include single-family detached and attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. Additionally this Future Land Use designation also suggests a gross density of 3 to 5 dwelling units per acre.</p> <p>Because R-M7, Multifamily Residential allows for a gross density of 7 dwelling units per acre, this request for rezoning does not align with the future land use designation for this parcel. Staff is of the opinion that this density is additionally not compatible with the surrounding single-family residential zoning districts, as well.</p>					

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	Based on these reasons, staff recommends denial of the requested rezoning to R-M7, Multifamily Residential.
<b>GCPC</b>	At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the applicant's request for R-M7, Multifamily Residential.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**RE:** CZ-2020-57

**APPLICANT:** Larry E. McNair of McNair Development for Bishop of Charleston

**PROPERTY LOCATION:** Brushy Creek Road and Strange Road

**PIN/TMS#(s):** 0538030101801

**EXISTING ZONING:** R-10, Single-family Residential

**REQUESTED ZONING** R-M7, Multifamily Residential

**PROPOSED LAND USE** Multifamily Residential Development

**ACREAGE:** 7.7

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-family Residential in May 1970 as part of Area 1. There have been two previous rezoning requests for this parcel. The first was in 1996, CZ-1996-008, which requested to rezone this property from R-20, Single-family Residential to RM-1, Multifamily Residential. This request was approved as amended to R-10, Single-family Residential. The second rezoning request, CZ-2004-84, requested to rezone the property from R-10, Single-family Residential to R-M1, Multifamily Residential. This request was denied.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-12 and R-15	single-family residential
South	R-20	single-family residential
West	R-20	church and school

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **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-10	4.4 units/acre	7.7	33 units
Requested	R-M7	7 units/acre		53 units

A successful rezoning would add 20 dwelling units

**ROADS AND TRAFFIC:**

Brushy Creek Road is a two-lane State-maintained Major Arterial road, while Strange Road is a two-lane State-maintained Major Collector road. The parcel has approximately 445 feet of frontage along Brushy Creek Road and approximately 624 feet of frontage along Strange Road. The parcel is approximately 0.5 miles northwest of the intersection of

Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route and there are sidewalks across from the subject parcel.

Location of Traffic Count	Distance to Site	2011	2014	2019
Strange Road	1,070' N	2,500	2,200 -12.0%	2,600 +18.18%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however there is a significantly wooded area along the northern property line. There are four schools located within a mile of the site: Eastside High School, Prince of Peace Catholic School, Brushy Creek Elementary, and Northwood Middle School.

**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Areas with this Future Land Use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Primary uses in these areas include single-family detached and attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. Additionally this Future Land Use designation also suggests a gross density of 3 to 5 dwelling units per acre.

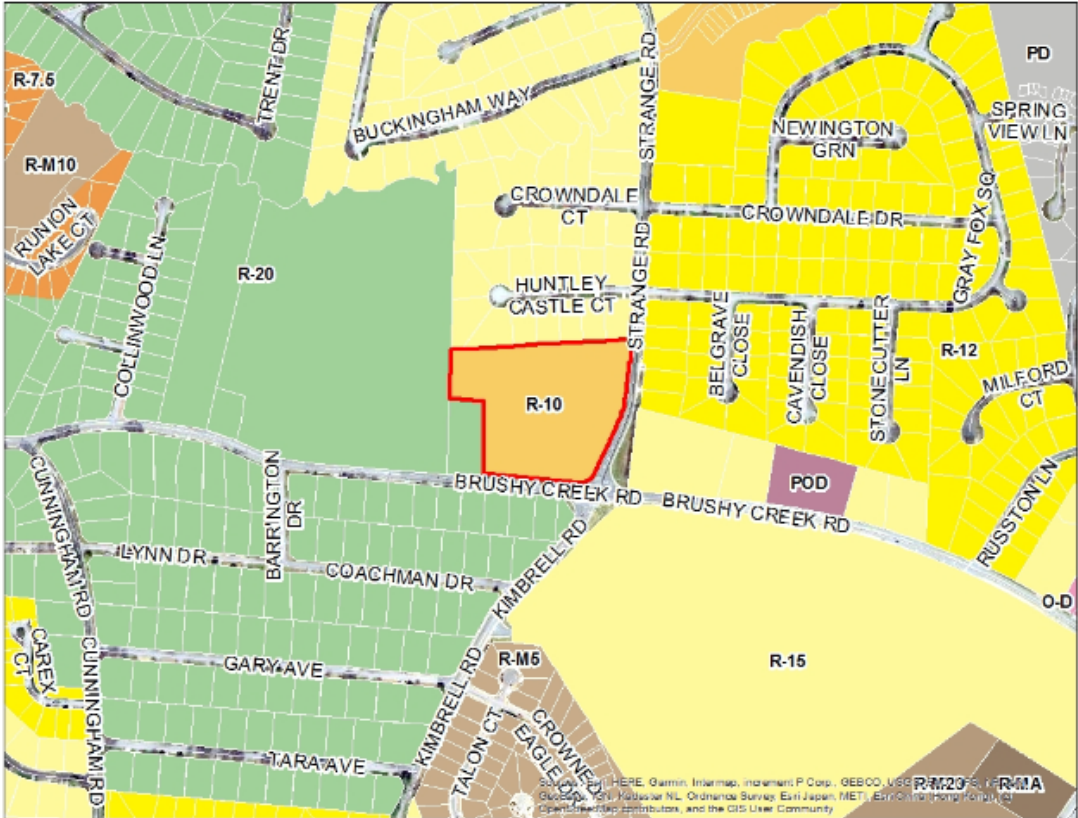
Because R-M7, Multifamily Residential allows for a gross density of 7 dwelling units per acre, this request for rezoning does not align with the future land use designation for this parcel. Staff is of the opinion that this density is additionally not compatible with the surrounding single-family residential zoning districts, as well.

**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to R-M7, Multifamily Residential.



Aerial Photography, 2019



Zoning Map



