

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-14	Nick Franchina and Zach Roberts for Crown Properties, LLC Brushy Creek Road and Strange Road 0538040101400 R-15, Single-Family Residential To R-MA, Multifamily Residential District	20	Approval	Approval 2/24/21	Approval 3/1/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to do a townhome subdivision on site. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</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>. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Eastside High School, Prince of Peace Catholic School, Brushy Creek Elementary School, and Northwood Middle School.</p> <p>SUMMARY</p> <p>The subject parcel, zoned R-15, Residential Suburban, has approximately 369 feet of frontage along Brushy Creek Road and 341 feet along Strange Road. The intersection of Brushy Creek Road and Strange Road, adjacent to the site, was recently improved to add turning lanes. The parcel is approximately 0.39 miles west of the intersection of Brushy Creek Road and Old Spartanburg Road. The property is not along a bus route. A sidewalk exists across the street from the subject property. The applicant states that the proposed land use is for a Multifamily Development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-15, Single-Family Residential, is located along Brushy Creek Road, a two-lane State-maintained minor arterial road, and Strange Road, a two-lane State-maintained residential collector road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would allow for additional housing opportunities in the area, would not have an adverse impact on the surrounding uses, and would match the number of units allowed on an adjacent property previously approved for rezoning by Council.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to R-MA, Multifamily Residential.</p>					