

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		
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</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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>					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-14

APPLICANT: Nick Franchina and Zach Roberts for Crown Properties, LLC

PROPERTY LOCATION: 1305 Brushy Creek Road

PIN/TMS#(s): 0538040101400

EXISTING ZONING: R-15, Single-Family Residential District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 2.52

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: The parcel was originally zoned R-15, Single-family Residential in May 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residence(s)

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-Family Residential
East	R-15	single-Family Residential
South	R-15	school
West	R-M7	vacant land

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 subject property is not a part of any area or community plans.

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-15	2.9 units/acre	2.52	7.3 units
Requested	R-MA	20 units/acre		50 units

A successful rezoning would allow for 43 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Brushy Creek Road is a two-lane State-maintained minor arterial road. The parcel 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.

Location of Traffic Count	Distance to Site	2011	2014	2019
Brushy Creek Road	673' W	10,800	8,900	11,200 +26%

CULTURAL AND ENVIRONMENTAL:

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, Brush Creek Elementary School, and Northwood Middle School.

CONCLUSION:

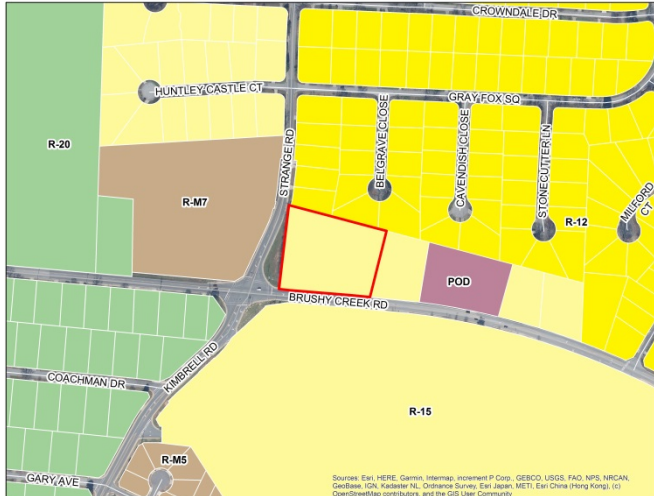
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STAFF RECOMMENDATION:

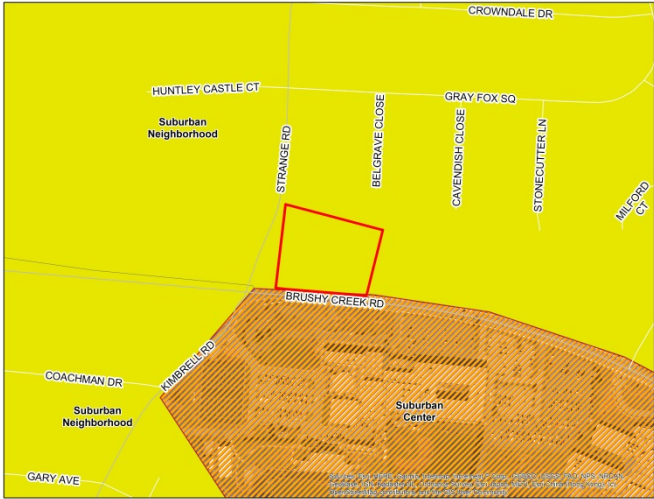
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map