

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-29	Stephen T. Mack, Jr. of STM Acquisition & Development, Inc. for Immanuel Lutheran Church, Inc. 2820 and 2824 Woodruff Road 0548020103209 and 0548020103200 (portion) R-S, Residential Suburban District to R-M16, Multifamily Residential District	27	Approval	Approval 4-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Developed the first phase in 2014 • Adding 4 buildings with approximately 96 additional units • Emergency access on Woodruff Rd. with a Knox Box lock with a gate • Had a Zoom meeting with the local HOA • Proposing a 6' fence and evergreen along development adjacent to single-family residential • This will be a traditional apartment development • Discussion with the fire department will be had after rezoning of property • The furthest setback of the closest building to the rear property line is over 200'. Proposing taller trees, evergreens, and a fence to help screen from adjacent single-family residential parcels • The current amenities will be use by the proposed development • There are three new garages being proposed • Do not build to sell • There are 144 units in the first phase <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Not opposed to apartments in this location • Biggest concern that there not be another access (other than the emergency access) • Concerns with traffic in close proximity to the entrance of the existing development <p>List of meetings with staff: 01-15-21</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</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Greenville Classical Academy. The property is also no along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 6.46 acres of land located on Woodruff</p>					

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Road, and is approximately 0.24 miles XXXX of the intersection of Scuffle Town Road and Woodruff Road. The subject parcel has approximately 330 feet of frontage along Woodruff Road. The applicant is requesting to rezone the property to R-M16, Multifamily Residential.

The applicant states that the proposed land use is for Multifamily Development.

CONCLUSION

The subject parcel, zoned R-S, Residential Suburban, is located along Woodruff Road, a State-maintained arterial road, which features a mix of commercial and residential uses. A successful rezoning to R-M16, Multifamily Residential would achieve the applicant's goal expanding an existing multifamily development and would align with the density called for in the Plan Greenville County comprehensive plan.

Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-29

APPLICANT: Stephen T. Mack, Jr. of STM Acquisition &
Development, Inc. for Immanuel Lutheran Church, Inc.

PROPERTY LOCATION: 2820 and 2824 Woodruff Road

PIN/TMS#(s): 0548020103209 and 0548020103200 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M16, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 6.46

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1991 as part of Area 7. There have been no other rezoning requests.

EXISTING LAND USE: Church and Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Church
East	R-7.5	Single-family detached
South	R-M10 & R-12	Single-family detached
West	R-M16	Multifamily residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

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 subject property is not a part of any adopted area or community 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	6.46	10 units
Requested	R-M16	16 units/acre		103 units

A successful rezoning would allow for 93 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Woodruff Road is a Three-lane State-maintained arterial road. The parcel has approximately 330 feet of frontage along Woodruff Road. The parcel is approximately 0.24 miles east of the intersection of Scuffletown Road and Woodruff Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Woodruff Rd	100' W	17,400	18,500 +6.3%	23,600 +35.6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Greenville Classical Academy.

CONCLUSION:

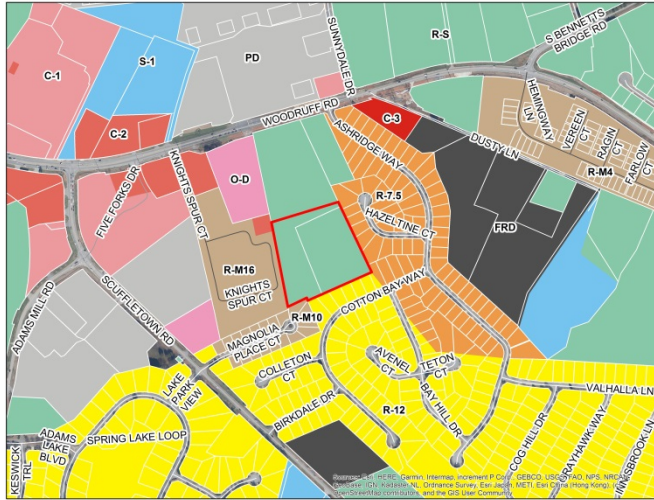
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.



Aerial Photography, 2020



Zoning Map

