

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-30	Jesse A. Carter of Anderson Ridge Development, LLC for Chandler Revocable Trust and Linda Gayle Porter, and Deborah Foster for Foothills Presbytery W. Georgia Road and Rocky Creek Road 0575030100403, 0575030100412, 0575030100505, and 0575030100401 (portion) R-S, Residential Suburban District to R-MA, Multifamily Residential District	26	Denial	Denial 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"> • This will consist of 10 buildings • Several amenity areas with garages • There will be two access points; one off of W. Georgia Rd. and one on Rocky Creek Rd. • Providing more parking than what the Zoning Ordinance requires. • Recently had a meeting with HOAs in the area • Has spoken with the Fire Chief and given word that they can service the development • Only 10 percent of the housing stock in the area is rental • Has developed several commercial developments in Greenville • Discussed concerns that were discussed with them from surrounding single-family residential land owners (parking, traffic, lighting, etc.) • Going to install a large landscape buffer along the street and adjacent to single-family residential properties • Proposing a fence along single-family residential properties • Working with SCDOT on traffic concerns <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Would like to see development consistent with the current R-S, Residential Suburban zone • Concerned with traffic, safety, crime, light pollution, privacy • Wants to keep the existing tree line and not have the existing landscape disturbed 2) Citizen <ul style="list-style-type: none"> • Has sent in over 550 signatures opposing this rezoning • Called attention to those in audience in opposition 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Petitions – 779 Letters – 33</p>

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	<ul style="list-style-type: none"> • Concerns on safety • Stated that there have 89 accidents within a fourth tenth of a mile from the site in question in the last 4 years <p>3) Citizen</p> <ul style="list-style-type: none"> • Concerns with traffic at the intersection • Not a lot of bus ridership in this area for school <p>List of meetings with staff: None</p>	
<p>Staff Report</p>	<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 Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Brashier Middle College Charter School. 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 12.37 acres of land located on W. Georgia Road and Rocky Creek Road, and is approximately 0.1 miles southeast of the intersection of W. Georgia Road and Rocky Creek Road. The subject parcel has approximately 747 feet of frontage along W. Georgia Road and approximately 822 feet of frontage along Rocky Creek Road. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for Multifamily Development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along W. Georgia Road, a State-maintained Arterial Road, and Rocky Creek Road, a State-maintained Collector Road. A successful rezoning to R-MA, Multifamily Residential would allow for a density up to 20 units per acre. Staff is of the opinion that the density allowed within the requested district would be too intense for the existing predominantly single-family residential area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential.</p>	



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny – Planner

RE: CZ-2021-30

APPLICANT: Jesse A. Carter of Anderson Ridge Development, LLC
for Chandler Revocable Trust and Linda Gayle Porter,
and Deborah Foster for Foothills Presbytery

PROPERTY LOCATION: W. Georgia Road and Rocky Creek Road

PIN/TMS#(s): 0575030100403, 0575030100412, 0575030100505,
and 0575030100401 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 12.37

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There has been one rezoning request for this property: CZ-2008-035, from R-S, Residential Suburban to P-D, Planned Development, which was withdrawn. There have been no additional rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-family residential
East	R-S & R-15	Vacant land & single-family residential
South	PD	Single-family residential
West	R-S & PD & R-12	Vacant land & single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Not available

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 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	12.37	21 units
Requested	R-MA	20 units/acre		247 units

A successful rezoning would allow for 226 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

W. Georgia Road is a two-lane State-maintained arterial road, and Rocky Creek Road is a two-lane State-maintained collector road. The parcel has approximately 747 feet of frontage along W. Georgia Road, and the parcel has approximately 822 feet of frontage along Rocky Creek Road. The parcel is approximately 0.1 miles southeast of the intersection of W. Georgia Road and Rocky Creek Road. The property is not along a bus route. There are also no sidewalks in the area.
There are no traffic counts in the immediate area.

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: Brashier Middle College Charter School.

CONCLUSION:

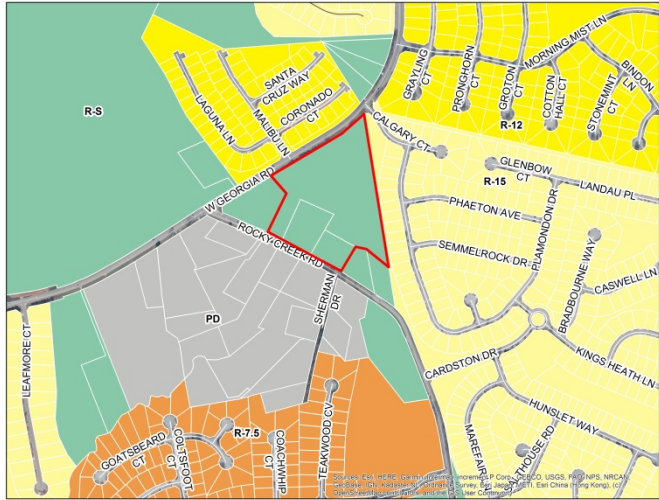
The subject parcel, zoned R-S, Residential Suburban, is located along W. Georgia Road, a State-maintained Arterial Road, and Rocky Creek Road, a State-maintained Collector Road. A successful rezoning to R-MA, Multifamily Residential would allow for a density up to 20 units per acre. Staff is of the opinion that the density allowed within the requested district would be too intense for the existing predominantly single-family residential area.

STAFF RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map