

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-78	Charles C. Mitchell of RM Capital, LLC for RM Capital, LLC Bracken Rd 0408000100300 R-S, Residential Suburban District to R-MA, Multifamily Residential District	26	Denial	Denial 9-22-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter For: 5 - Petition</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>Industrial</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Grove Elementary. The property is also not 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 District and is 0.98 acres of land located on Bracken Road, and is approximately 0.23 miles east of the intersection of Old Grove Road and Bracken Road. The subject parcel has approximately 202 feet of frontage along Bracken Road. The applicant is requesting to rezone the property to R-MA, Multifamily Residential District.</p> <p>The applicant states that the proposed land use is for Single-Family Residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Bracken Road a two-lane county-maintained collector road. Staff is aware that a successful rezoning to R-MA, Multifamily Residential would allow for the applicant's proposed use of Single-Family and be consistent with surrounding properties' zones; however, staff is of the opinion that some permitted uses in R-MA are not appropriate for the subject property due to site constraints and road improvements in the immediate 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-2021-78

APPLICANT: Charles C. Mitchell of RM Capital, LLC for RM Capital, LLC

PROPERTY LOCATION: Bracken Rd

PIN/TMS#(s): 0408000100300

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.98

COUNCIL DISTRICT: 26 – Ballard

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	Single-Family
East	R-M10	Single-Family
South	I-2	Industrial Park
West	I-2	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – Not Available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *High Density Residential*.

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	0.98	1 units
Requested	R-MA	20 units/acre		19 units

A successful rezoning would allow for 18 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Bracken Road is a two-lane county-maintained collector road. The parcel has approximately 202 feet of frontage along Bracken Road. The parcel is approximately 0.23 miles east of the intersection of Old Grove Road and Bracken 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 vicinity.

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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: Grove Elementary.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Bracken Road a two-lane county-maintained collector road. Staff is aware that a successful rezoning to R-MA, Multifamily Residential would allow for the applicant's proposed use of Single-Family and be consistent with surrounding properties' zones; however, staff is of the opinion that some permitted uses in R-MA are not appropriate for the subject property due to site constraints and road improvements in the immediate area.

STAFF'S RECOMMENDATION:

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

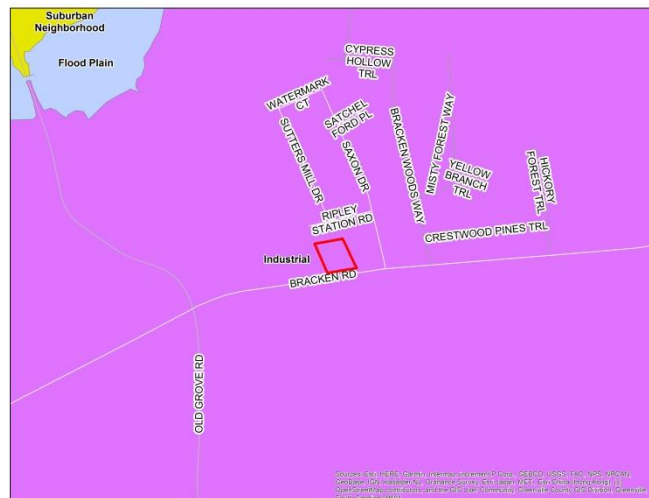
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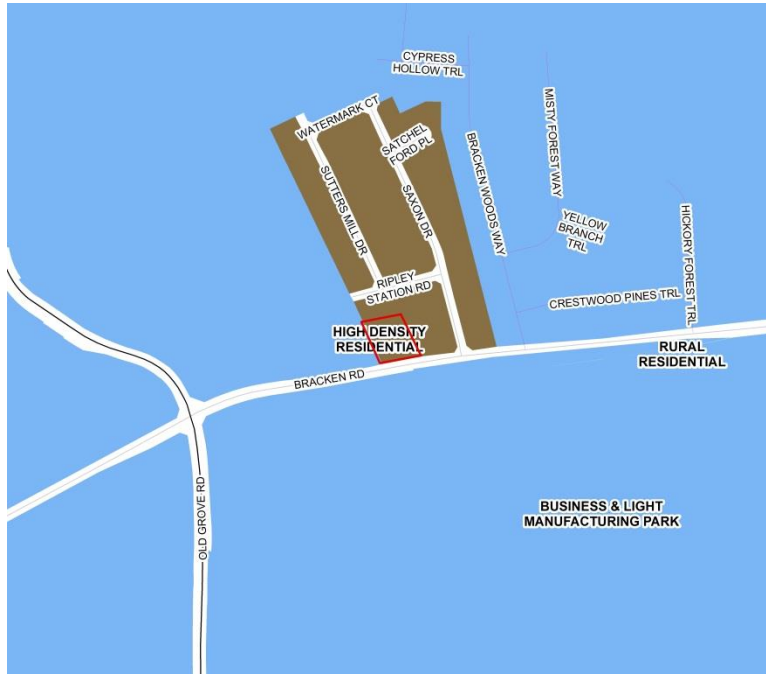
Aerial Photography, 2021



Zoning Map



Zoning Docket from September 20, 2021 Public Hearing
Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map