

**Zoning Docket from September 20, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-81	Nick Franchina of Crown Properties, LLC for CJN, LLC Emily Ln and Old Pelzer Rd 0610070100500 and 0610070100800 I-1, Industrial District and R-S, Residential Suburban District to R-12, Single-Family Residential District	26	Denial	Denial 9-22-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Two separate parcels with two different zonings; the R-S portion of the parcel is mostly within the flood zone</li> <li>• Adjacent parcel is also zoned R-12</li> <li>• The Comprehensive Plan lists this as Suburban Mixed Use in the Future Land Use</li> <li>• One entrance on Old Pelzer Rd., but will work with the fire department to make sure it is safe for fire trucks</li> <li>• If a TIS is warranted, then they are willing to provide that</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p><b>ANALYSIS</b></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> and <i>Suburban Neighborhood</i>. Floodplain is present on the site. No schools are located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned I-1, Industrial District and R-S, Residential Suburban District and is 66.52 acres of land located on Emily Ln and Old Pelzer Rd, and is approximately 0.54 miles north of the intersection of Emily Ln and Old Pelzer Rd. The subject parcel has approximately 279 feet of frontage along Emily Ln and approximately 269 feet of frontage along Old Pelzer Rd. The applicant is requesting to rezone the property to R-12, Single-Family Residential</p> <p>The applicant states that the proposed land use is for a Single-Family Residential Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban and I-1, Industrial, is located along Old Pelzer Road, a two-lane state-maintained Collector road, and Emily Lane, a two-lane state-maintained Collector road. Staff is of the opinion that the current zoning for both parcels is appropriate given the site constraints and the surrounding area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.</p>					

**Zoning Docket from September 20, 2021 Public Hearing**

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Megan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-81

**APPLICANT:** Nick Franchina of Crown Properties, LLC for CJN, LLC

**PROPERTY LOCATION:** Emily Ln and Old Pelzer Rd

**PIN/TMS#(s):** 0610070100500 and 0610070100800

**EXISTING ZONING:** I-1, Industrial District and R-S, Residential Suburban District

**REQUESTED ZONING:** R-12, Single-Family Residential District

**PROPOSED LAND USE:** Single-Family Residential Development

**ACREAGE:** 66.52

**COUNCIL DISTRICT:** 26 – Ballard

**Zoning Docket from September 20, 2021 Public Hearing**

**ZONING HISTORY:** These parcels were originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been one successful rezoning request for the property located at 0610070100500, CZ-1975-02, from R-S, Residential Suburban to I-1, Industrial. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1 and R-12	Manufacturing and single-family residences
East	R-S and FRD	Single-family residences and future single-family residences
South	R-S and S-1	Junkyard and vacant wooded land
West	Unzoned	Vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** ReWa Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the South Greenville Area Plan, where it is designated as *Transitional 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	I-1 (52.22 acres) and R-S (14.3 acres)	0 units/acre and 1.7 units/acre	66.52	24 units
Requested	R-12	3.6 units/acre		239 units

A successful rezoning would allow for 215 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Emily Lane is a two-lane State-maintained Collector road. Old Pelzer Road is a two-lane State-maintained Collector road. The parcel has approximately 279 feet of frontage along Emily Lane. The parcel has approximately 269 feet of frontage along Old Pelzer Rd. The parcel is approximately 0.54 miles north of the intersection of Old Pelzer Rd and

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Bessie Rd. The property is not along a bus route. There are also no sidewalks in the area.

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Griffin Mill Rd	26,700' E	1,150	1,350 +17.3%	1,700 +25.9%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site, however the site is heavily wooded and bound by the Emily Branch. No schools are located within a mile of the site.

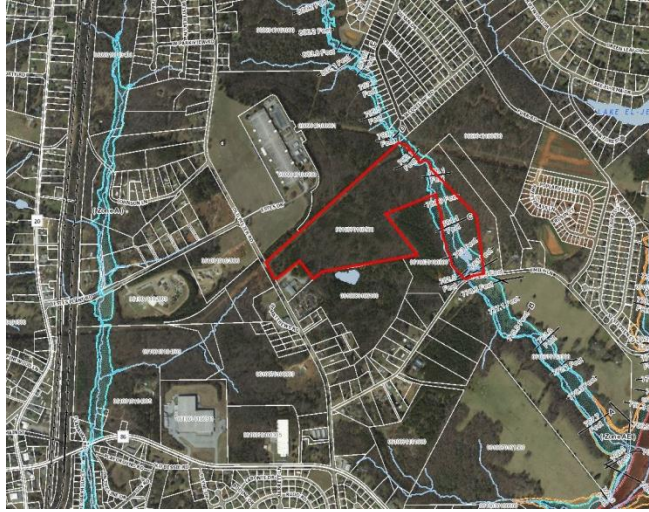
**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban and I-1, Industrial, is located along Old Pelzer Road, a two-lane state-maintained Collector road, and Emily Lane, a two-lane state-maintained Collector road. Staff is of the opinion that the current zoning for both parcels is appropriate given the site constraints and the surrounding area.

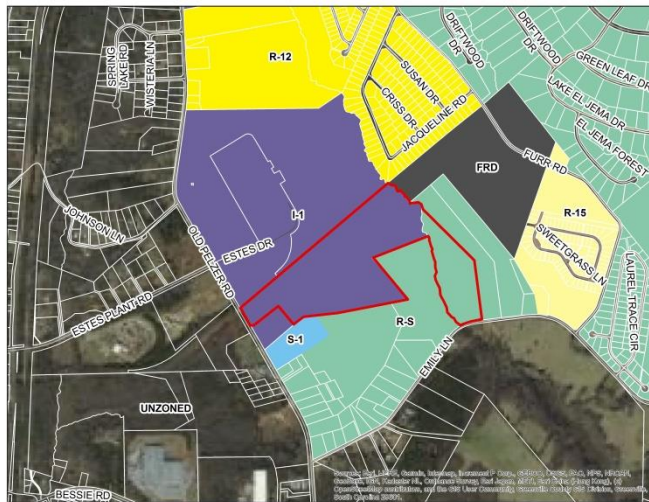
**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family 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