

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-85	Bill Fitzgerald of Beverage South, Inc. dba Pepsi Cola of Greenville for Beverage South, Inc. Crestwood Dr, Crestwood Forest Dr, and Central Ct 0441000100700 (portion) R-15, Single-Family Residential District to R-10, Single-Family Residential District	23	Approval	Approval 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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Parcel is a portion of a parcel where the remaining is zoned S-1 • Out of the acreage being requested, only about 9 acres is buildable due to floodplain • Surrounding parcels are currently zoned R-10 • Driveway access will come off of Crestwood Dr. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>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>Floodplain, Open Space, and Suburban Neighborhood</i>. Floodplain is present on the site. There is one school located within one mile of the site: Hampton Park Christian School. The property is 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-15, Single-Family Residential and is 12.79 acres of land located on Crestwood Dr., Crestwood Forest Dr., and Central Ct., and is approximately 0.58 miles northeast of the intersection of Poinsett Hwy. and N Pleasantburg Dr. The parcel has approximately 532 feet of frontage along Crestwood Dr., 1,008 feet of frontage along Crestwood Forest Dr., and 36 feet of frontage along Central Ct. The applicant is requesting to rezone the property to R-10, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-15, Single-Family Residential, is located along Crestwood Drive, a two-lane, State-maintained collector road; Crestwood Forest Drive, a two-lane, County-maintained residential road; and Central Court, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-85

APPLICANT: Bill Fitzgerald of Beverage South, Inc. dba Pepsi Cola of Greenville for Beverage South, Inc.

PROPERTY LOCATION: Crestwood Dr, Crestwood Forest Dr, and Central Ct

PIN/TMS#(s): 0441000100700 (portion)

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

REQUESTED ZONING: R-10, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential development

ACREAGE: 12.79

COUNCIL DISTRICT: 23 – Norris

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ZONING HISTORY: This parcel was originally zoned R-M, Multifamily Residential in April 1972 as part of Area 3. There has been one successful rezoning request for this property, CZ-1978-29, from R-M, Multifamily Residential to R-15, Single-Family Residential. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20, R-15	Multifamily Residential, vacant land
East	S-1	Warehouse
South	R-10	Church, Single-Family Residential
West	C-2	Vacant land

WATER AVAILABILITY: Pending confirmation from Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Floodplain, Open Space, 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 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-15	2.9 units/acre	12.79	37 units
Requested	R-10	4.4 units/acre		56 units

A successful rezoning would allow for 19 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Crestwood Drive is a two-lane State-maintained collector road. Crestwood Forest Drive is a two-lane County-maintained residential road. Central Court is a two-lane County-maintained residential road. The parcel has approximately 532 feet of frontage along Crestwood Drive, 1,008 feet of frontage along Crestwood Forest Drive, and 36 feet of frontage along Central Court. The parcel is approximately 0.58 miles northeast of the intersection of Poinsett Highway and N Pleasantburg Drive. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

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CULTURAL AND ENVIRONMENTAL:

Floodplain is 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: Hampton Park Christian School.

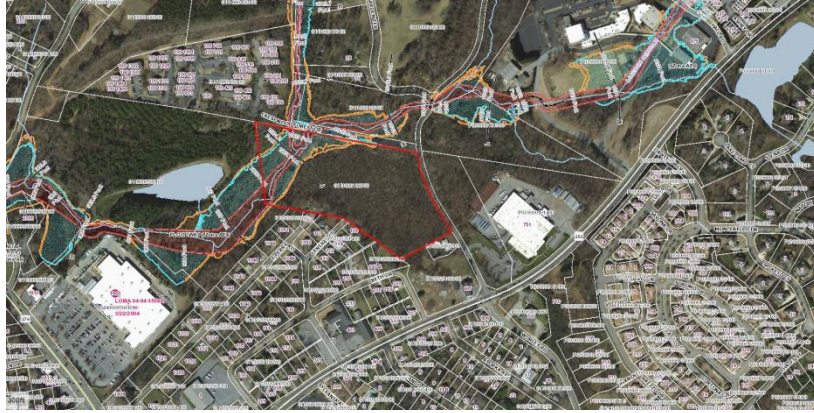
CONCLUSION:

The subject parcel, zoned R-15, Single-Family Residential, is located along Crestwood Drive, a two-lane, State-maintained collector road; Crestwood Forest Drive, a two-lane, County-maintained residential road; and Central Court, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.

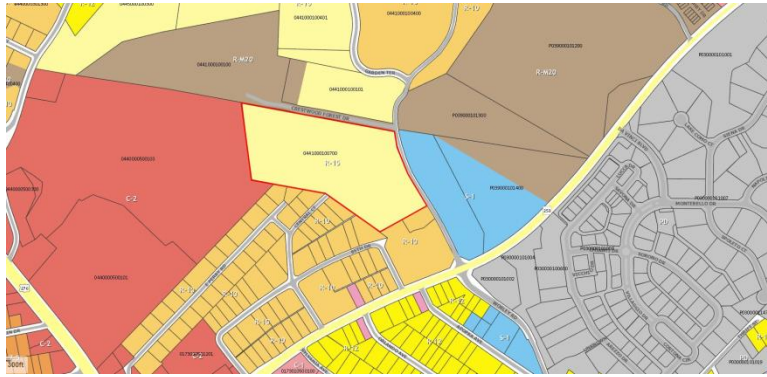
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential.

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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map