

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-89	Joanne M. Armstrong 456 Crosby Cir. M015030403800 R-10, Single-Family Residential to R-6, Single-Family District	25	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></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Intent of this application is to provide an opportunity to address an affordable housing shortage in Greenville County • New homes are being built on the street currently <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 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 Neighborhood</i>. Floodplain is not present on the overall site. There are several schools located within a mile of the site: Washington Center at approximately 0.66 miles away, Sara Collins Elementary at approximately 0.66 miles away, Our Lady of the Rosary at approximately 0.69 miles away, and Blythe Academy at approximately 0.85 miles away. The property is not along a bus route; however, Route 507 is approximately 0.4 miles away at the intersection of S. Pleasantburg Dr. and Mauldin Rd. There are also no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-10, Single-Family Residential and is 0.302 acres of land located on Crosby Cir., and is approximately 0.38 miles east of the intersection of Mauldin Rd and S. Pleasantburg Dr. The subject parcel has approximately 90 feet of frontage along Crosby Cir. The applicant is requesting to rezone the property to R-6, Single-Family Residential</p> <p>The applicant states that the proposed land use is for an additional single-family residence on site.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-10, Single-Family Residential, is located along Crosby Cir., a two-lane County-maintained Residential road. The subject parcel is surrounded on all sides by R-10, Single-Family Residential and is a part of an existing subdivision. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-6, Single-Family Residential.</p>					

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-89

APPLICANT: Joanne M. Armstrong

PROPERTY LOCATION: 456 Crosby Cir

PIN/TMS#(s): M015030403800

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

REQUESTED ZONING: R-6, Single-Family Residential District

PROPOSED LAND USE: Additional Single-Family Residence

ACREAGE: 0.302

COUNCIL DISTRICT: 25 – Fant

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ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential in May 1971 as part of Area 2. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-10	Single-Family Residential
South	R-10	Single-Family Residential
West	R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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-10	4.4 units/acre	0.302	1 unit
Requested	R-6	7.3 units/acre		2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Crosby Cir. is a two-lane County-maintained Residential road. The parcel has approximately 90 feet of frontage along Crosby Cir. The parcel is approximately 0.38 miles east of the intersection of Mauldin Rd. and S. Pleasantburg Dr. The property is not along a bus route; however, Route 507 is approximately 0.4 miles away at the intersection of S. Pleasantburg Dr. and Mauldin Rd. There are also no sidewalks in the area.

There are no relevant traffic counts in the area of Crosby Cir.

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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. There are several schools located within a mile of the site: Washington Center at approximately 0.66 miles away, Sara Collins Elementary at approximately 0.66 miles away, Our Lady of the Rosary at approximately 0.69 miles away, and Blythe Academy at approximately 0.85 miles away.

CONCLUSION:

The subject parcel, zoned R-10, Single-Family Residential, is located along Crosby Cir., a two-lane County-maintained Residential road. The subject parcel is surrounded on all sides by R-10, Single-Family Residential and is a part of an existing subdivision. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.

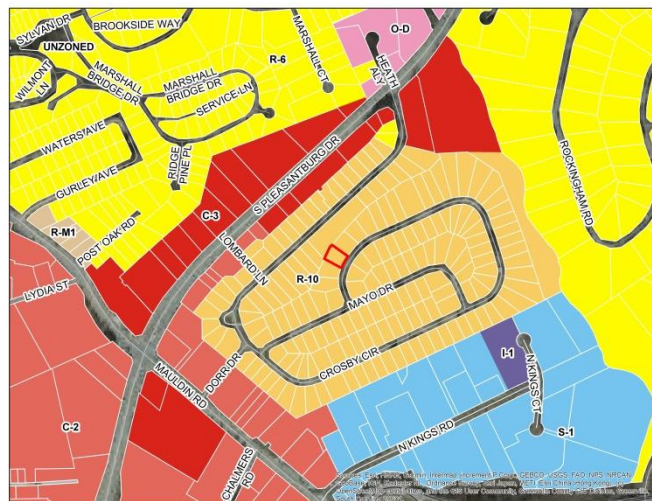
STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-6, Single-Family Residential.

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Aerial Photography, 2021



Zoning Map

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Plan Greenville County, Future Land Use Map