

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-106	Joe G. Teague for Foothills Presbytery and Chandler Revocable Trust 1713 W Georgia Rd and 308 Rocky Creek Rd 0575030100412, 0575030100505, and 0575030100401 (portion) R-S, Residential Suburban District to R-M8, Multifamily Residential District	26	Denial	Denial 11-17-21	Hold 12-6-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant's Engineer <ul style="list-style-type: none"> - Requesting to rezone to allow for an attached single-family residential development of approximately 90 units - Access will only come off of Rocky Creek Rd. except possibly an emergency access off of W. Georgia Rd. - Client has committed to providing a 50-60 ft. buffer adjacent to the single-family residential development - More of a high-end for-sale product <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Lives directly adjacent to the subject parcel - Nothing provided to the adjacent neighborhood - Discussed the redistricting of Council lines and how this rezoning request will play into that - Traffic in this area cannot support the proposed rezoning - Four wrecks just this past Friday in this area - Aware of a proposal to assist traffic, but it is several years out - Likes the proposed buffer and would like to see the existing tree line to remain - Would like to see this parcel developed in line with the existing density 2) Citizen <ul style="list-style-type: none"> - Lives in the subdivision across W. Georgia from the subject parcel - Concerned with the high load of traffic that this proposed rezoning could allow on top of the existing school traffic for the middle school and the college 3) Citizen <ul style="list-style-type: none"> - Discussed significant issues with traffic in this area 4) Citizen <ul style="list-style-type: none"> - Lives down the street from the subject parcel - Does not want to see anyone else killed due to traffic and safety concerns <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Letter – 6 Petition – 203</p>

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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 site. Two schools are located within one mile of the site: Brashier Middle College Charter High School and Greenville Technical College – Brashier Campus. 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-S, Residential Suburban and is 11.48 acres of land located on W. Georgia Rd. and Rocky Creek Rd. and is approximately 1.59 miles east of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 1,136 feet of frontage along W. Georgia Rd. and 711 feet of frontage along Rocky Creek Rd. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.</p> <p>The applicant states that the proposed land use is a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcels, zoned R-S, Residential Suburban, are located along West Georgia Road, a two-lane, State-maintained arterial road, and Rocky Creek Road, a two-lane, State-maintained collector road. 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 and is not consistent with the density recommended for this area in the <u>Plan Greenville County</u> Comprehensive Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning R-M8, Multifamily Residential.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-106

APPLICANT: Joe G. Teague for Foothills Presbytery and Chandler Revocable Trust

PROPERTY LOCATION: 1713 W Georgia Rd and 308 Rocky Creek Rd

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

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M8, Multifamily Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 11.48

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been two rezoning requests for this property: CZ-2008-035, from R-S, Residential Suburban to P-D, Planned Development, which was withdrawn; and CZ-2021-30, from R-S, Residential Suburban to R-MA, Multifamily Residential, which was denied. There have been no additional rezoning requests.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	R-15	Single-Family Residential
South	R-S, R-15	Single-Family Residential
West	PD, R-S	Single-Family Residential, vacant land

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-S	1.7 units/acre	11.48	19 units
Requested	R-M8	8 units/acre		91 units

A successful rezoning would allow for 72 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

West Georgia Road is a two-lane State-maintained arterial road. Rocky Creek Road is a two-lane State-maintained collector road. The parcel has approximately 1,136 feet of frontage along West Georgia Road and 711 feet of frontage along Rocky Creek Road. The parcel is approximately 1.59 miles east of the intersection of West Georgia Road and Fork Shoals Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
W Georgia Rd	10,686' E	14,000	12,400 -11.4%	19,000 +53.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Brashier Middle College Charter High School and Greenville Technical College – Brashier Campus.

CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map