

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-013	Erin Means Mellen for Elaine Means Haugabook & Erin Means Mellen Old Bramlett Rd and Frady Rd. B001000100200 & 0238010100200 S-1, Services District to R-15, Single-Family Residential District	19	Approval	Approval 1-26-22	Held 1-31-22 Held 2-28-22 Held 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Intend to build a residential subdivision • Enlisted traffic and environmental engineers • Proposing 2.3 units per acre <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Concerns for 515 houses in an already congested area • Concerns about home value in the proposed area and the surrounding area <p>2) Citizen</p> <ul style="list-style-type: none"> • Concerns for traffic and infrastructure • Doesn't want the development right next to her house <p>3) Citizen</p> <ul style="list-style-type: none"> • Believes a better plan could be proposed <p>3 in favor, 6 in opposition</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: Letter – 2</p> <p>At the meeting: In favor – 3 In opposition – 6</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>Suburban Edge & Floodplain</i>. Floodplain is present on the site. One school is located within one mile of the site: Westcliffe Elementary. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services District and is 177.9 acres of land located on Old Bramlett Rd. and Frady Rd. and is approximately 0.30 miles northwest of the intersection of West Blue Ridge Dr. and Old Easley Highway. The parcel has approximately 1225 feet of frontage along Old Bramlett Rd. and 50 feet of frontage along Frady Rd. The applicant is requesting to rezone the property to R-15 Single-Family Residential District.</p> <p>The applicant states that the proposed land use is a Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned S-1, Services is located along Old Bramlett Rd., a two-lane State-maintained local road and Frady Rd., a two-lane County-maintained local road. Staff is of the opinion that while</p>					

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	<p>the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcels, however, are surrounded by similar zoning and density.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>
P&D	<p>At the January 31, 2022 Planning & Development Committee meeting, the Committee voted to accept the applicant's request to hold this docket for one month to allow them more time to make necessary revisions and have further discussion with their Councilmember.</p>



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Dean Miller, Planner

RE: CZ-2022-013

APPLICANT: Erin Means Mellen for Elaine Means Haugabook & Erin Means Mellen

PROPERTY LOCATION: Old Bramlett Road and Frady Road.

PIN/TMS#(s): B001000100200 & 0238010100200

EXISTING ZONING: S-1, Services District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 177.9

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: This parcel was originally zoned S-1, Services District in June 1973 as part of Area 4-A. There has been one rezoning request for this property, CZ-2020-65, from S-1, Services District to R-M10, Residential Multifamily which was Withdrawn by the applicant. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MHP, R-MA, R-S R-15	manufactured home park and vacant wooded land
East	R-S, R-M20, R-15	single family residence and vacant wooded land
South	R-15	single family residences
West	R-S, R-MA	single family residences and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer – *Sewer availability is not known at this point*

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is included in the Riverdale-Tanglewood Community Plan designated as *Recreation & Medium 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	S-1	0 units/acre	177.9	0 units
Requested	R-15	2.9 units/acre		515 units

A successful rezoning would allow for 515 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Bramlett Road is a two-lane State-maintained local road. The parcel has approximately 1225 feet of frontage along Old Bramlett Road. Frady Rd. is a two-lane County-maintained local road. The parcel has approximately 50 feet of frontage along Frady Road. The parcel is approximately .30 miles northwest of the intersection of West Blue

Ridge Drive and Old Easley Highway. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Old Easley Highway	2200' S	10,000	11,900 +19%	10,300 -15.5%

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: Westcliffe Elementary.

CONCLUSION:

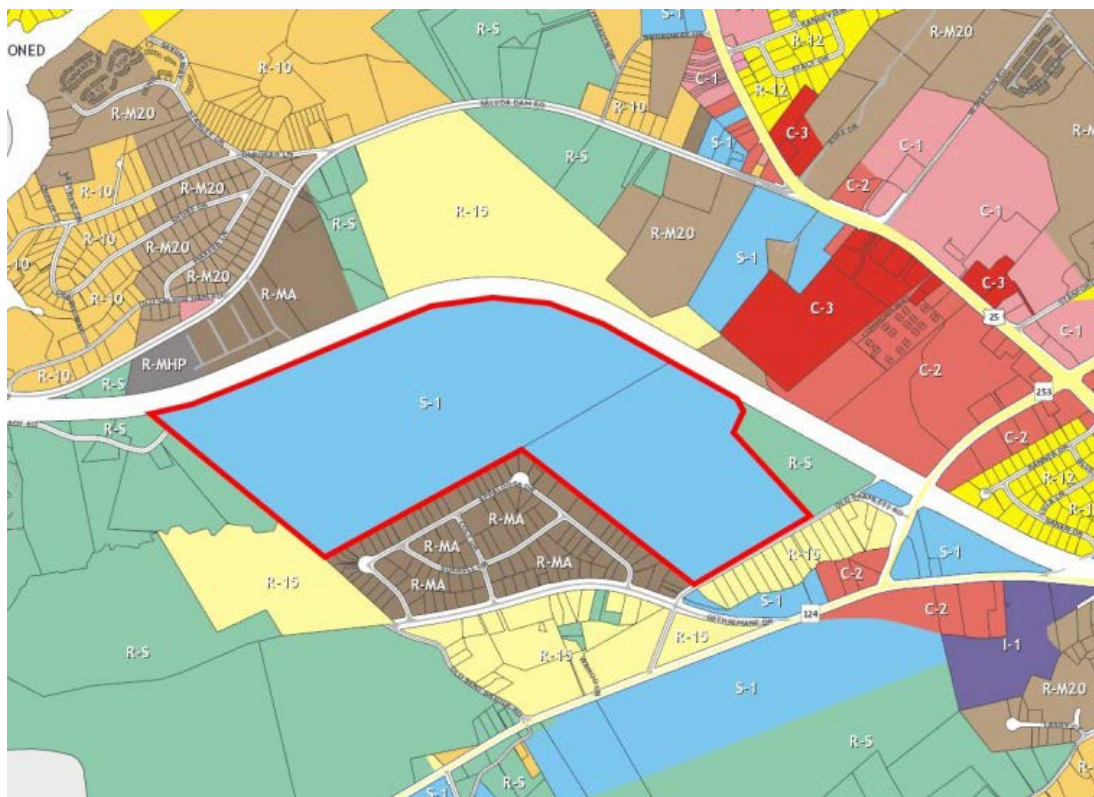
The subject parcel zoned S-1, Services is located along Old Bramlett Rd., a two-lane State-maintained local road and Frady Rd., a two-lane County-maintained local road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcels, however, are surrounded by similar zoning and density.

STAFF RECOMMENDATION:

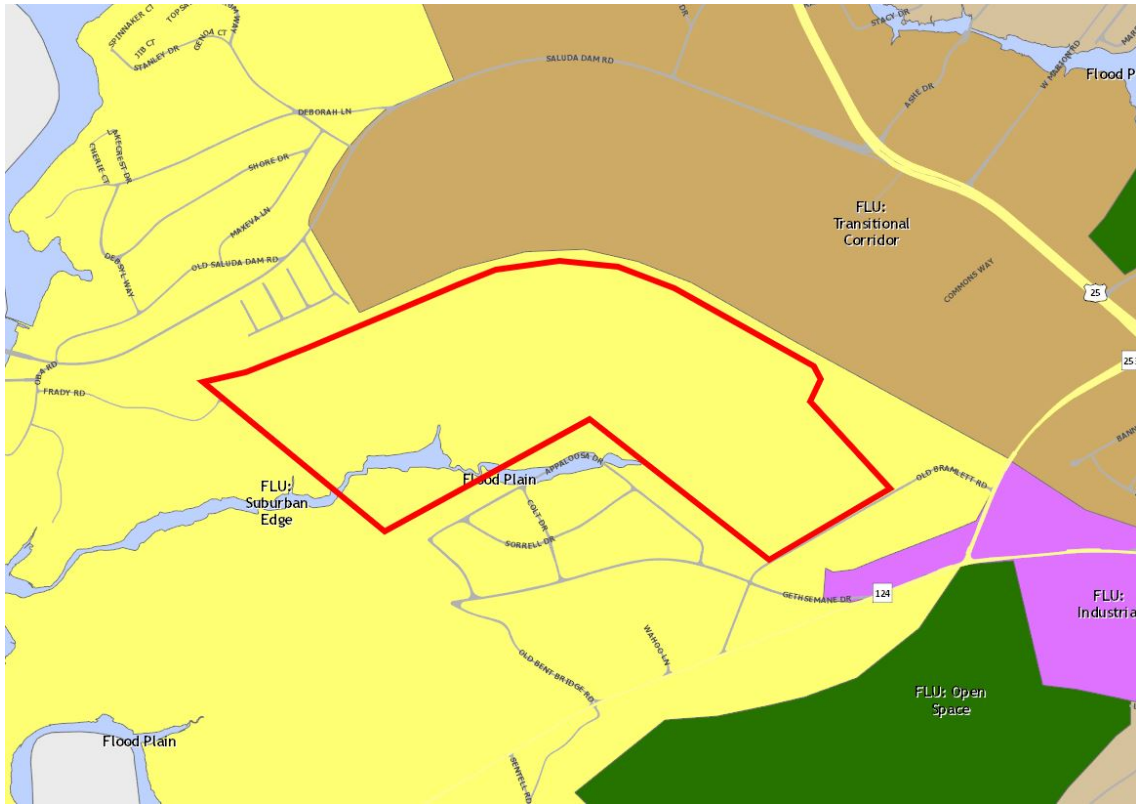
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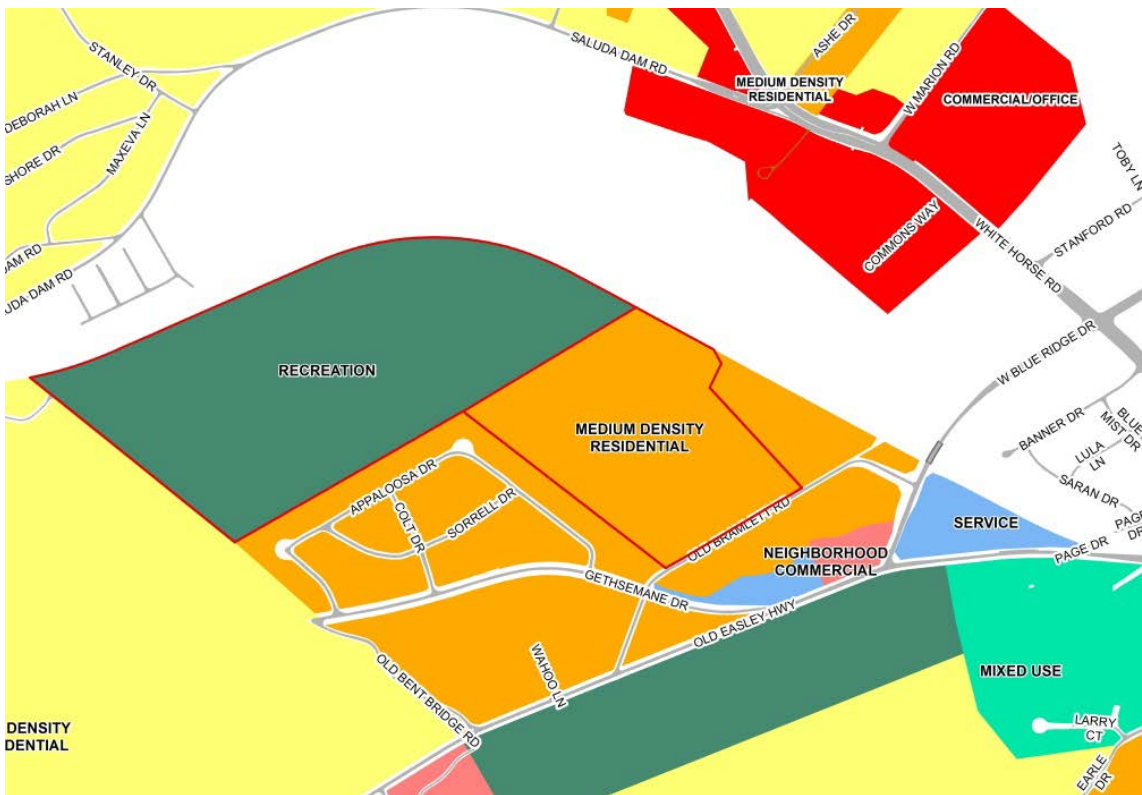
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map