

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-054	Craig F. Galloway 1201 N. Franklin Rd., Greenville, SC 29617 0162000205400 R-M20, Multifamily Residential District to C-3, Commercial District	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Bought the business form relative in 2000 and needed additional parking for customers <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. • N. Franklin Road is a five-lane, State-maintained collector road. The parcel has approximately 103 feet of frontage along N. Franklin Road. The parcel is approximately 0.05 miles east of the intersection of N. Franklin Road and Old Buncombe Road. The property is not along a bus route. There are sidewalks along N. Franklin Road. • 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: Lakeview Middle and Northwest Crescent Child Development Center. • The subject parcel is zoned -M20, Multifamily Residential and is 0.37 acres of land located on N. Franklin Road and is approximately 0.05 miles east of the intersection of N. Franklin Road and Old Buncombe Road. The subject property has approximately 103 feet of frontage along on N. Franklin Road. The applicant is requesting to rezone the property to C-3, Commercial. • The applicant is proposing a single-family residential development. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property, zoned R-M20, Multifamily Residential District, is located on N. Franklin Road, a five-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, is consistent with the Greenville County Comprehensive Plan and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2022-054

APPLICANT: Craig F. Galloway

PROPERTY LOCATION: 1201 N. Franklin Rd., Greenville, SC 29617

PIN/TMS#(s): 0162000205400

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Parking Lot

ACREAGE: 0.37

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential as part of Area 3 in April 1972. There has been one rezoning request for this property: CZ-2015-020, from R-M20, Multifamily Residential to C-3, Commercial, which was denied. There have been no other rezoning requests.

EXISTING LAND USE: Parking lot and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	Single-family residential
East	R-M20	Single-family residential
South	R-M20	Vacant land
West	C-1 & C-3	Retail and restaurant

WATER AVAILABILITY: 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 *Transitional Corridor*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not 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-M20	20 units/acre	0.37	7.4 units
Requested	C-3	16 units/acre		5.9 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

N. Franklin Road is a five-lane, State-maintained collector road. The parcel has approximately 103 feet of frontage along N. Franklin Road. The parcel is approximately 0.05 miles east of the intersection of N. Franklin Road and Old Buncombe Road. The property is not along a bus route. There are sidewalks along N. Franklin Road.

Location of Traffic Count	Distance to Site	2013	2016	2019
Burdine Dr/Eunice Dr/ Sulphur Springs Rd	3,741.9' W	10,500	11,500 +9.5%	10,800 -6.1%

there are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

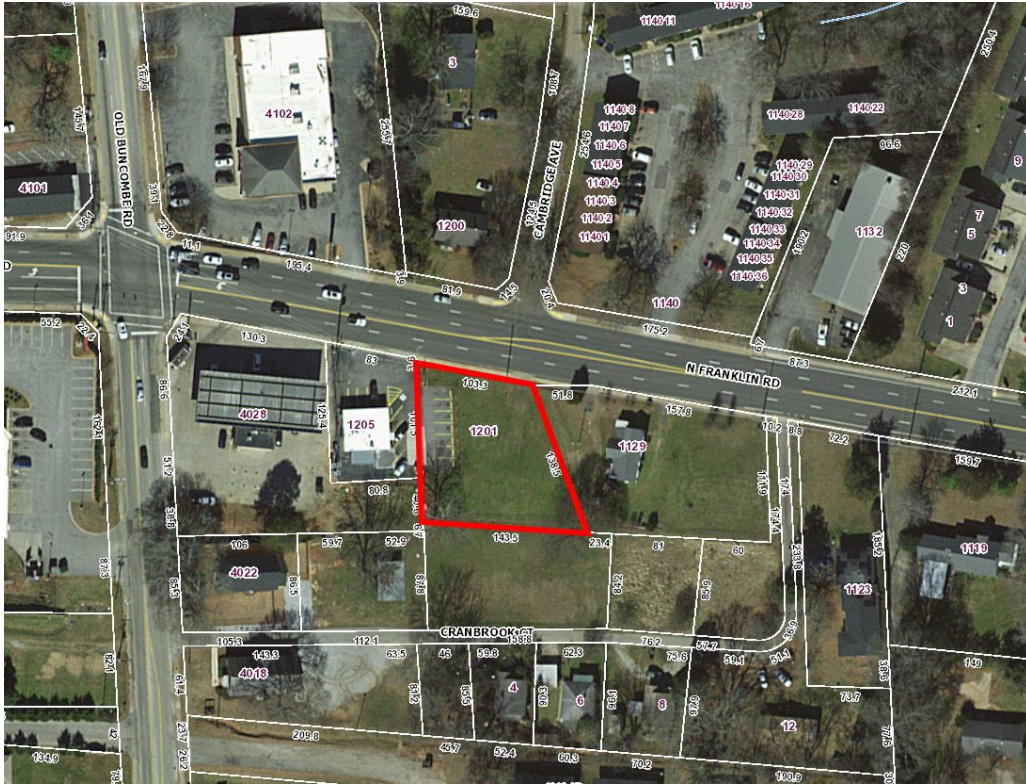
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Lakeview Middle and Northwest Crescent Child Development Center.

CONCLUSION:

The subject property, zoned R-M20, Multifamily Residential District, is located on N. Franklin Road, a five-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, is consistent with the Greenville County Comprehensive Plan and would not have an adverse impact on this area.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map