

**Zoning Docket from May 16, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-31	Luis Moreno, Brushy Place, LLC for John S. and Sonja P. Hunt 415 Brushy Creek Road 0538030100301 R-20, Single-Family Residential To R-M10, Multifamily Residential	20	Approval	Approval 5/25/16	6/6/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Luis Moreno, Applicant <ul style="list-style-type: none"> <li>• Bought a portion of Bushy Place Limited, owns the adjacent property</li> <li>• Wants to add this parcel to his existing holdings</li> <li>• Part of the original Runion Estate,</li> <li>• Wants to develop about 16-18 units of tri- and quad-plexes</li> <li>• Range between \$180-\$215K/ dwelling</li> </ul> </li> </ul> <p><u>Speakers Against:</u> none</p> <p><b>List of meetings with staff:</b> none</p>					<p><b>Petition/Letter For:</b> none</p> <p><b>Against:</b> none</p>
Staff Report	<p>The subject parcel is 0.6 acres of property located on Brushy Creek Road approximately 1.5 miles east of the intersection of East Lee Road and Wade Hampton Boulevard intersection. The parcel has approximately 140 feet of frontage along Brushy Creek Road.</p> <p>The applicant states the proposed land use is for residences. A successful rezoning to R-M10 at this location would be consistent to surrounding zoning and the future land use map.</p> <p>It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the request for R-M10, Multifamily Residential.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-31

**APPLICANT:** Luis Moreno, Brushy Place, LLC for John S. and Sonja P. Hunt

**PROPERTY LOCATION:** 415 Brushy Creek Road

**PIN/TMS#(s):** 0538030100301

**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** R-M10, Multifamily Residential

**ACREAGE:** 0.6

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential (Timber Ridge SD)
East	R-M10	vacant wooded
South	R-M10	vacant wooded
West	R-20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designates as a *Neighborhood Corridor*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-20	2.2 units/acre	0.58	1 units
Requested	R-M10	10 units/acre		6 units

successful rezoning may add up to 5 units.

**ROADS:** Brushy Creek Road: two-lane State-maintained minor arterial

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2014</b>
Stockton Street	1,100' S	600	550 -8.3%	600 9.1%

**SUMMARY:**

The subject parcel is 0.6 acres of property located on Brushy Creek Road approximately 1.5 miles east of the intersection of East Lee Road and Wade Hampton Boulevard. The parcel has approximately 140 feet of frontage along Brushy Creek Road.

The subject parcel is zoned R-20, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in this district.

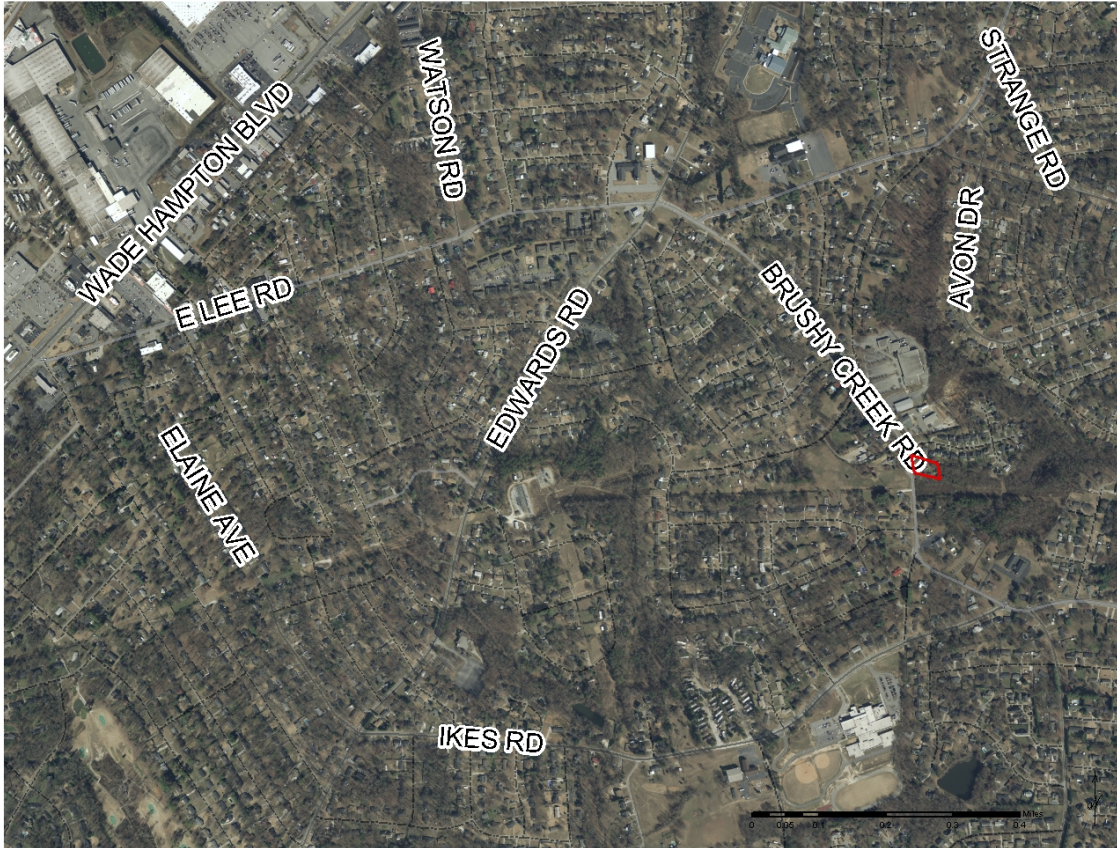
The applicant is requesting to rezone the property to R-M10, Multifamily Residential. This residential district is established to provide for varying population densities. The principle use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant states the proposed land use is for residences. A successful rezoning to R-M10 at this location would be consistent to surrounding zoning and the future land use map.

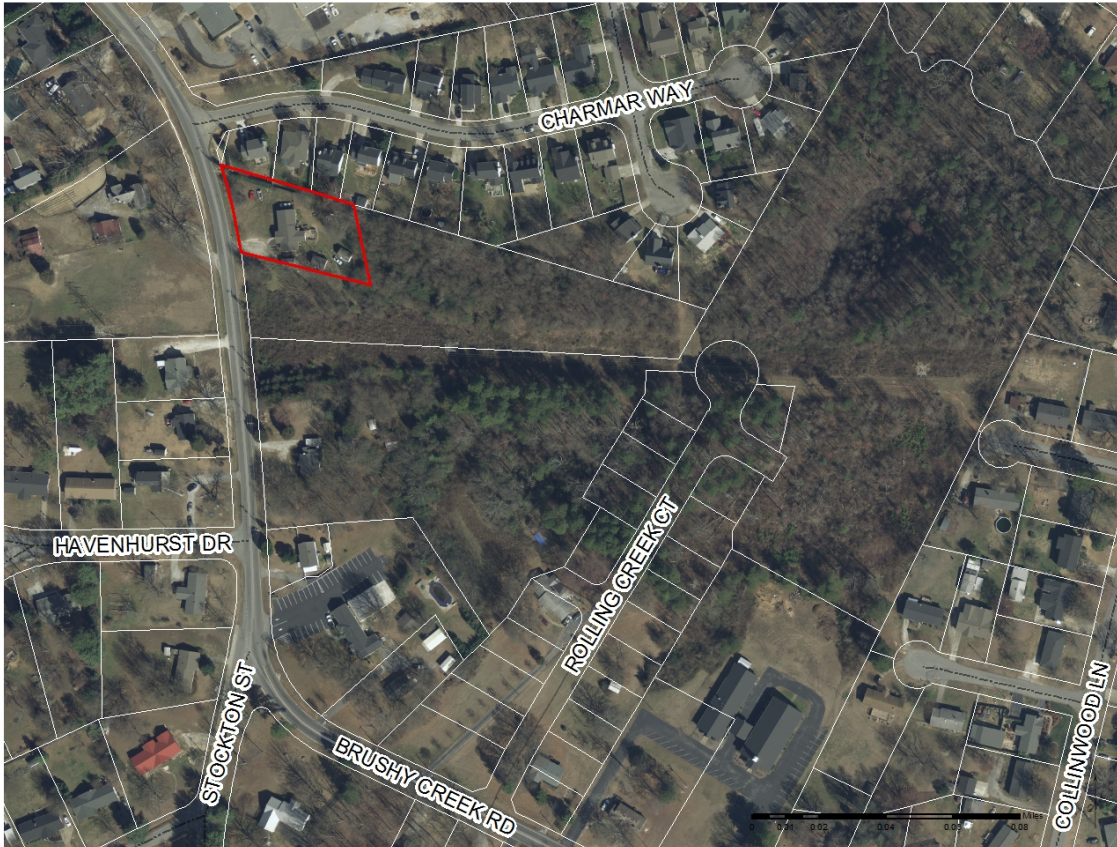
**CONCLUSION:**

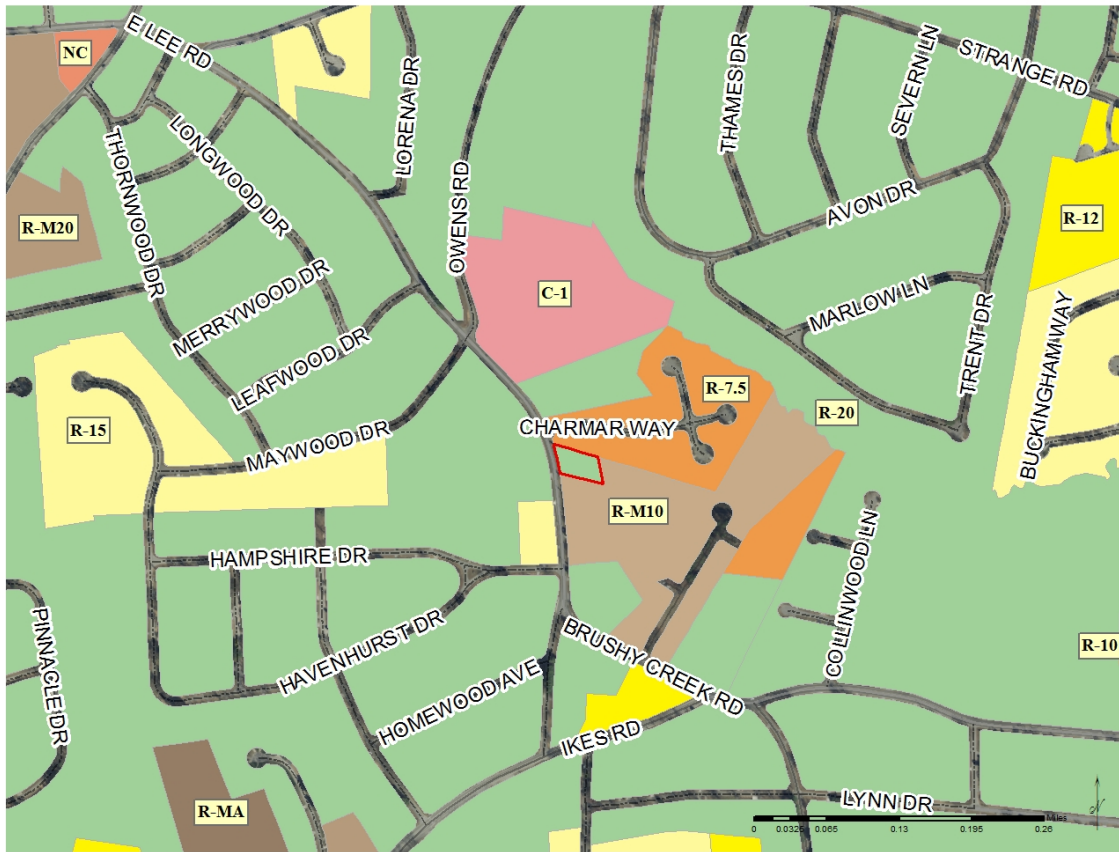
It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area.

Based on these reasons, staff recommends approval of the request for R-M10 Multifamily Residential. The Planning Commission recommends approval.

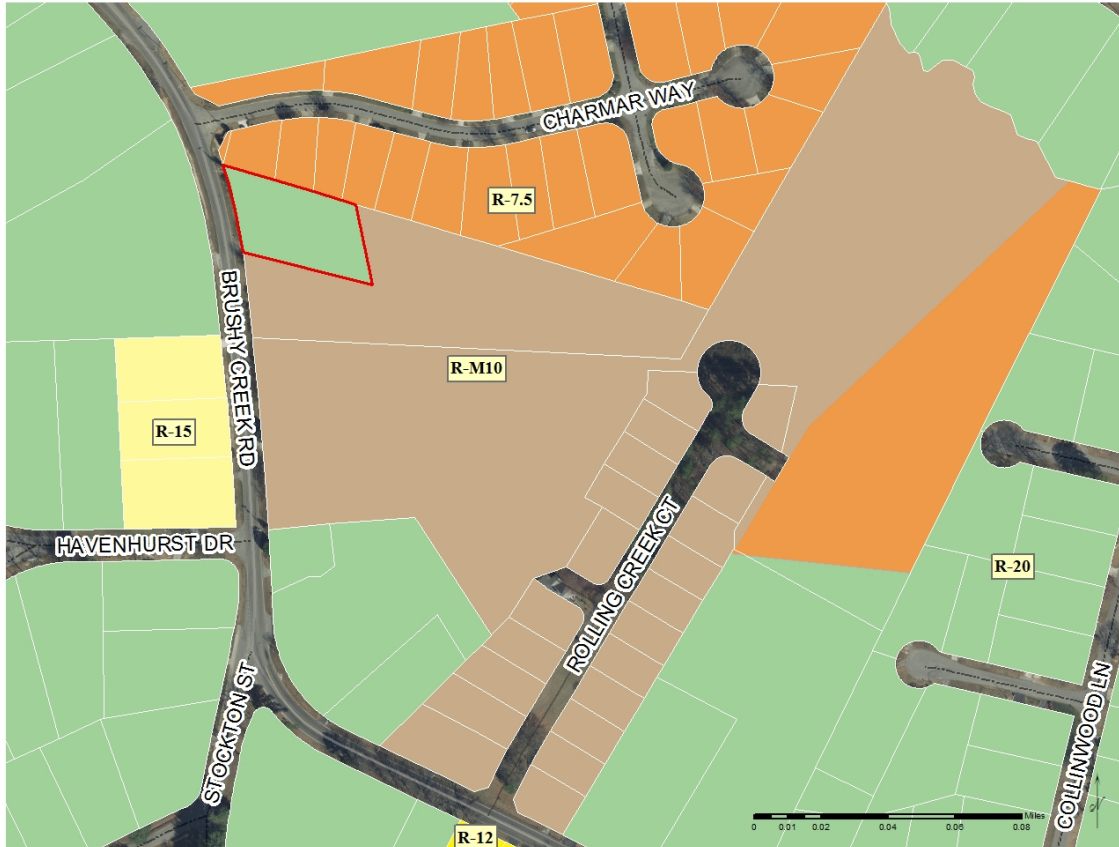


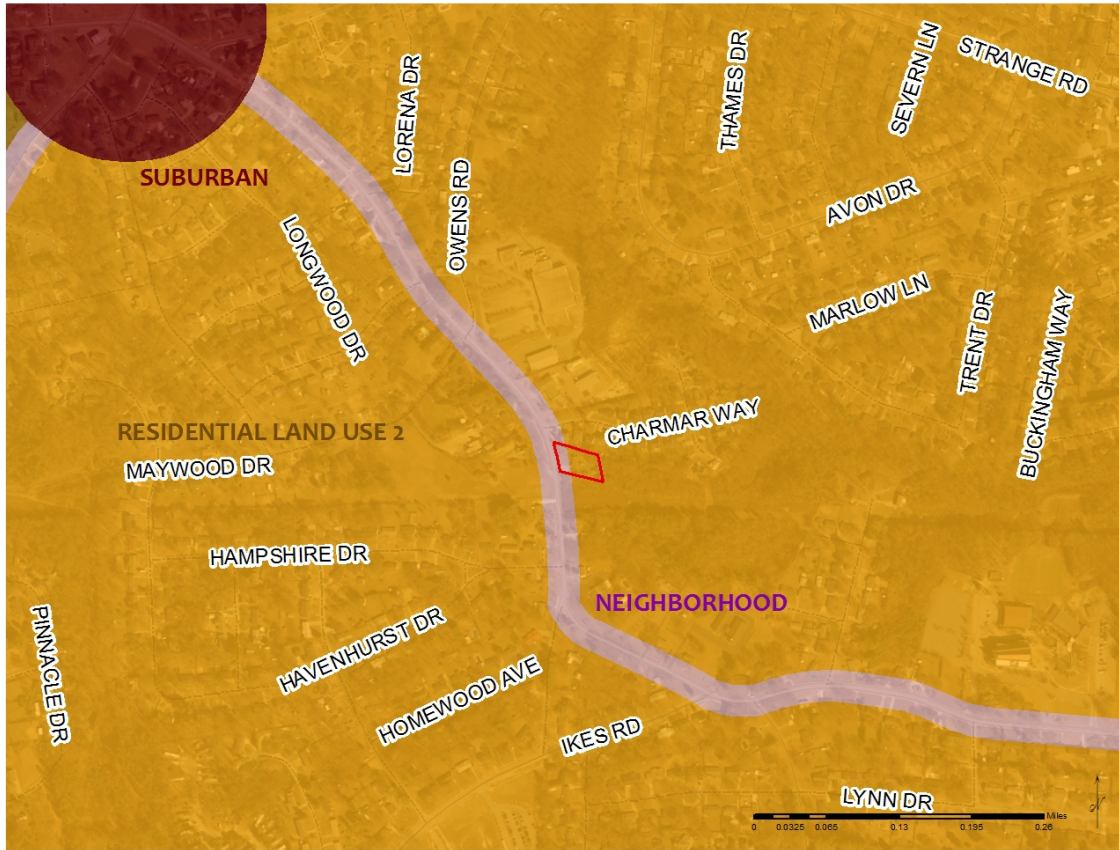
Aerial Photography, 2014





Zoning Map





Future Land Use Map