

**Zoning Docket from September 19, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-52	Jonathan Castro Elizondo 19 Courtland Drive 0425000101100 S-1, Services to R-MA, Multifamily Residential	19	Approval	Denial 9-28-16 Support R-20		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like to build a house and a shed on this property</li> </ul> <p><u>Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Losing quality income in the area</li> <li>• Wants the community to be a bedroom community</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Does not want any more multifamily zoning in the area</li> <li>• Opposed to zoning</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Does not agree with multifamily zoning</li> <li>• Opposed to zoning</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Opposed to multifamily zoning in Berea</li> <li>• Implement traffic impact study</li> <li>• Greenville County is growing rapidly</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned S-1, Services is 1.43 acres of property located on Courtland Drive approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 100 feet of frontage along Courtland Drive.</p> <p>The applicant is requesting to rezone the parcel to R-MA, Multifamily Residential. The surrounding land uses consist of single-family residences to the north and south, as well as zoned vacant residential land to the east. Floodplain is present along the western portion of the parcel.</p> <p>The applicant did not state the proposed land use.</p> <p>The subject property is located in a residential area and would be consistent with the surrounding zoning. Staff is of the opinion that the requested rezoning of R-MA is a more appropriate fit for the current residential neighborhood.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.</p>					
<b>GCPC</b>	<p>At the Planning Commission meeting on September 28, 2016 staff stated they had received a request from the applicant to amend his rezoning request to R-20. The Commission denied the request for R-MA, but would be supportive of an R-20 zoning.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-52

**APPLICANT:** Jonathan Castro Elizondo

**PROPERTY LOCATION:** 19 Courtland Drive

**PIN/TMS#(s):** 0425000101100

**EXISTING ZONING:** S-1, Services

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

**ACREAGE:** 1.43

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in April 1972, as part of Area 3.

**EXISTING LAND USE:** vacant residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MA	single-family residential
East	R-MA	vacant land
South	S-1	single-family residential
West	I-1	warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>1.43</i>	<i>0 units</i>
<i>Requested</i>	<i>R-MA</i>	<i>20 units/acre</i>		<i>28 units</i>

A successful rezoning may add up to 28 units.

**ROADS:** Courtland Drive: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Sulphur Springs Road	1,700' SW	12,100	10,500 -13.2%	10,800 2.9%

**SUMMARY:**

The subject parcel zoned S-1, Services is 1.43 acres of property located on Courtland Drive approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 100 feet of frontage along Courtland Drive.

The applicant is requesting to rezone the parcel to R-MA, Multifamily Residential. The surrounding land uses consist of single-family residences to the north and south, as well as zoned vacant residential land to the east. Floodplain is present along the western portion of the parcel.

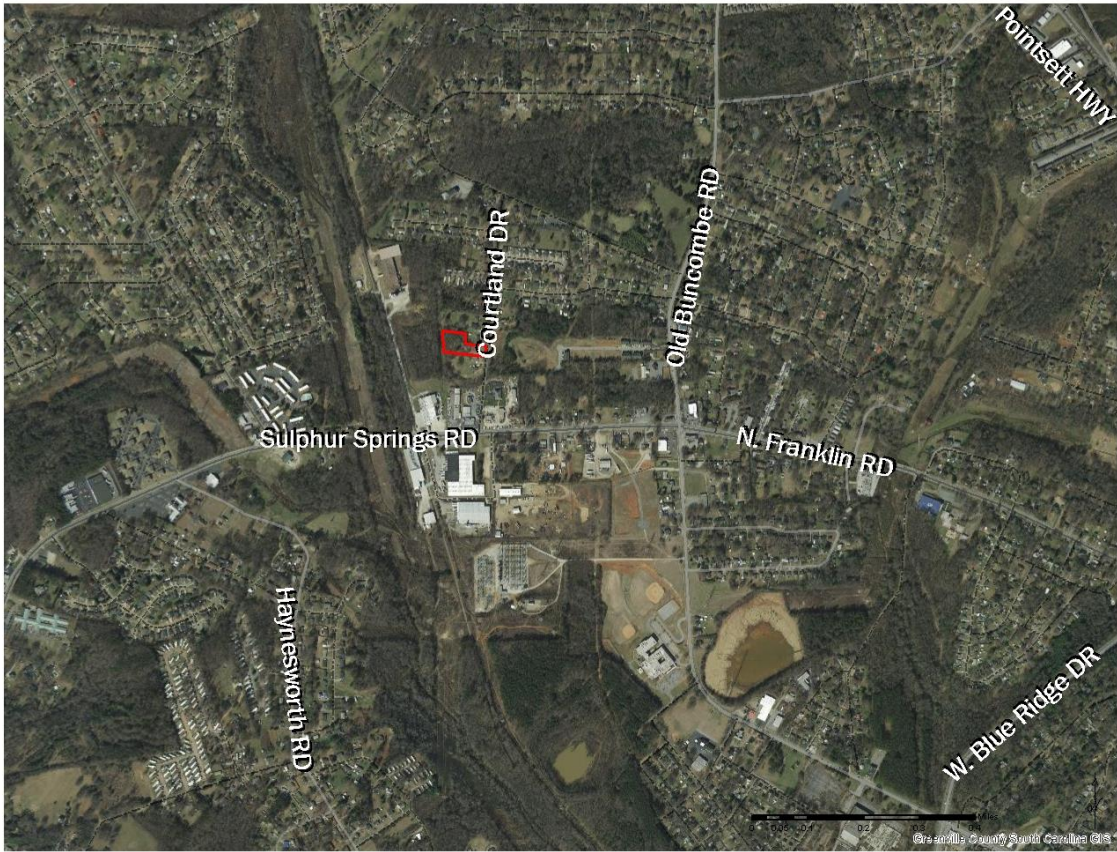
The applicant did not state the proposed land use.

**CONCLUSION:**

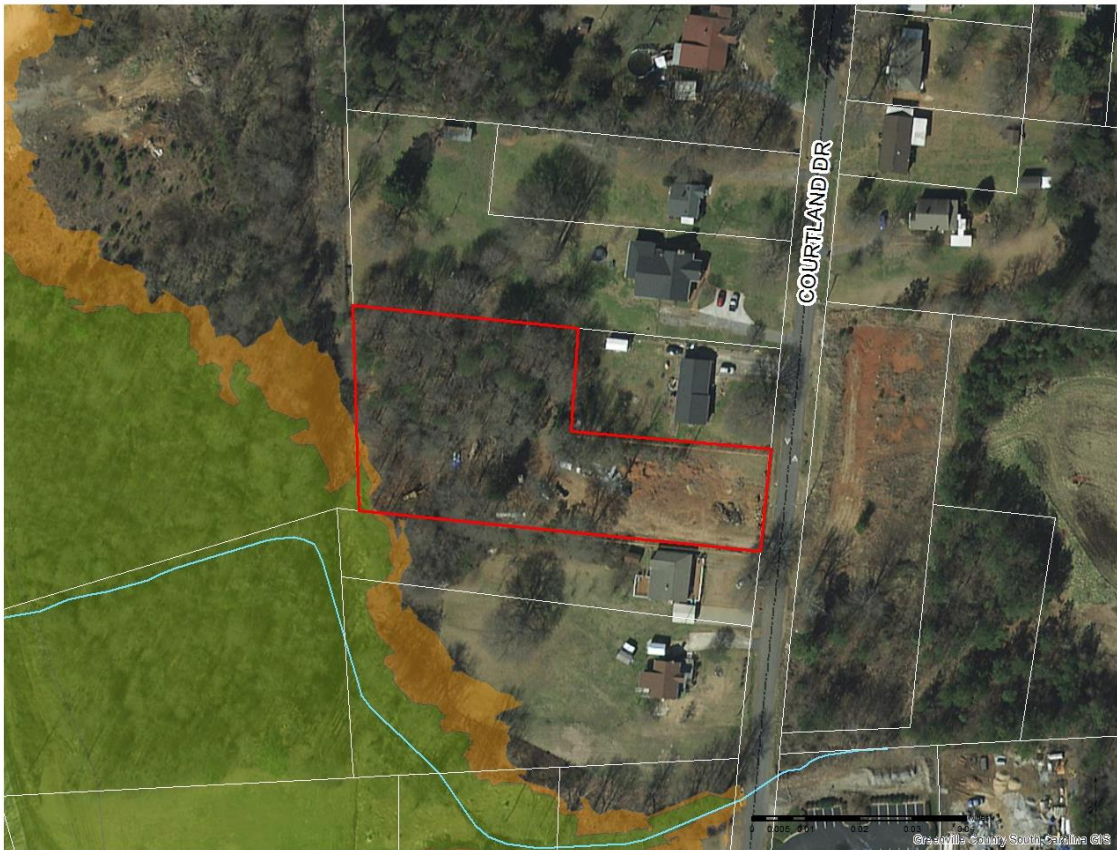
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Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.

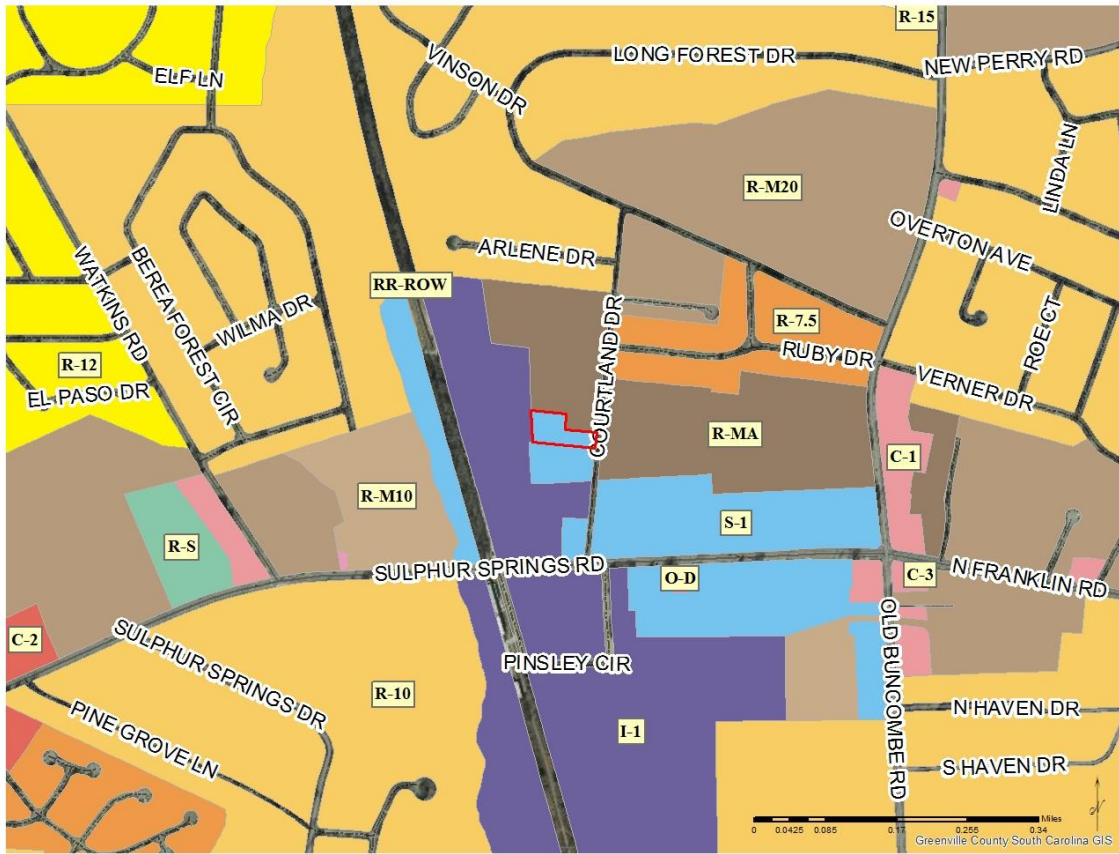
**STAFF RECOMMENDATION:** Approval



Aerial Photography, 2016

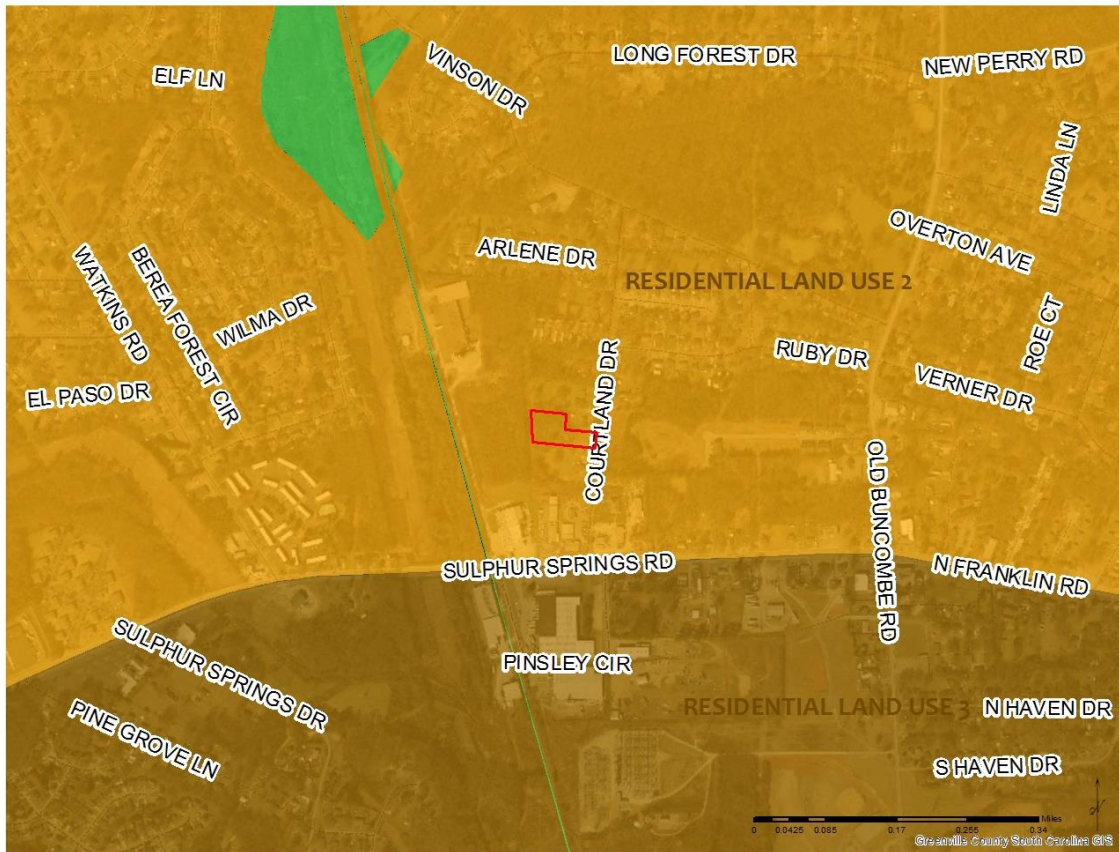






Zoning Map





Future Land Use Map