

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2020-57	Larry E. McNair Development for Bishop Charleston Brushy Creek Road and Strange Road 0538030101801 R-10, Single-Family Residential to R-M7, Multi-Family Residential	20	Denial	Denial 8-26-20	Held 8-31-20 Approval 9-14-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • R-M zoning is located in the surrounding area, although not immediately adjacent to subject parcel. • This parcel could handle 50 townhomes. • A detention pond will be installed on site. • Townhomes fall under affordable housing. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</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>Rural Corridor</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site; however the rear of the property does contain a significantly wooded area, along with overhead power lines. There are additionally no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-10, Single-Family Residential is 7.7 acres of property located on Brushy Creek Road and Strange Road, approximately 0.5 miles northwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The parcel has approximately 445 feet of frontage along Brushy Creek Road and approximately 624 feet of frontage along Strange Road. The applicant is requesting to rezone the property to R-M7, Multi-Family Residential.</p> <p>The applicant states that the proposed land use is for Multi-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. Areas with this Future Land Use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Primary uses in these areas include single-family detached and attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. Additionally this Future Land Use designation also suggests a gross density of 3 to 5 dwelling units per acre.</p> <p>Because R-M7, Multifamily Residential allows for a gross density of 7 dwelling units per acre, this request for rezoning does not align with the future land use designation for this parcel. Staff is of the opinion that this density is additionally not compatible with the surrounding single-family residential zoning districts, as well.</p>					

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	Based on these reasons, staff recommends denial of the requested rezoning to R-M7, Multifamily Residential.
GPCPC	At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the applicant's request for R-M7, Multifamily Residential.
P&D	At the August 31, 2020 Planning and Development Committee meeting, the Committee members voted to hold this rezoning request. At the September 14, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval for this rezoning request.