

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-01	Magdi K. Kelada W. Bramlett Road 0129000203500 R-12, Commercial To C-2, Commercial District	23	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to rezone property for commercial use, possibly as either a car sales lot or apartments. • Area under power lines would be used for parking <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Magdi K. Kelada</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i> and <i>Traditional Neighborhood</i>. Floodplain is not present on the overall site. There are three schools within one mile of the site, Alexander Elementary, Legacy Charter School, and Monaview Elementary. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential and is 3.87 acres of land located on W. Bramlett Road, and is approximately 0.11 miles east of the intersection of W. Blue Ridge Drive and W. Bramlett Road. The subject parcel has approximately 271 feet of frontage along W. Bramlett Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Auto Sales.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-12, Single-Family Residential, and requesting C-2, Commercial, is located along W Bramlett Rd, a State-maintained minor collector. The subject property is across from C-2, Commercial parcels with R-12 surrounding it. Staff is of the opinion that the requested rezoning from R-12, Single-Family Residential to C-2, Commercial would not be appropriate due to the location of the utility easement on site which bisects the property. This easement restricts commercial development on the majority of the acreage of this parcel. The close proximity to the elementary school is also a concern to staff due to the allowable uses in the C-2, Commercial zone.</p> <p>Based on these reasons, staff recommends denial of the requested zoning to C-2, Commercial.</p>					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-01

APPLICANT: Magdi K. Kelada

PROPERTY LOCATION: W. Bramlett Road

PIN/TMS#(s): 0129000203500

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Auto Sales

ACREAGE: 3.87

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-12, Single-family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant land
East	R-12	elementary school
South	R-12	single family residential and mobile home park
West	R-12	vacant land and single-family residential

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* and *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a 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-12	3.6 units/acre	3.87	13 units
Requested	C-2	16 units/acre		62 units

A successful rezoning would allow for 49 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

W. Bramlett Road is a two-lane State-maintained minor collector road. The parcel has approximately 271 feet of frontage along W Bramlett Road. The parcel is approximately 0.11 miles east of the intersection of W. Blue Ridge Drive and W. Bramlett Road. The property is not along a bus route. A sidewalk exists along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Bramlett Rd	2,297' NE	2,600	2,500	2,900 +16%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Alexander Elementary, Legacy Charter School, and Monaview Elementary.

CONCLUSION:

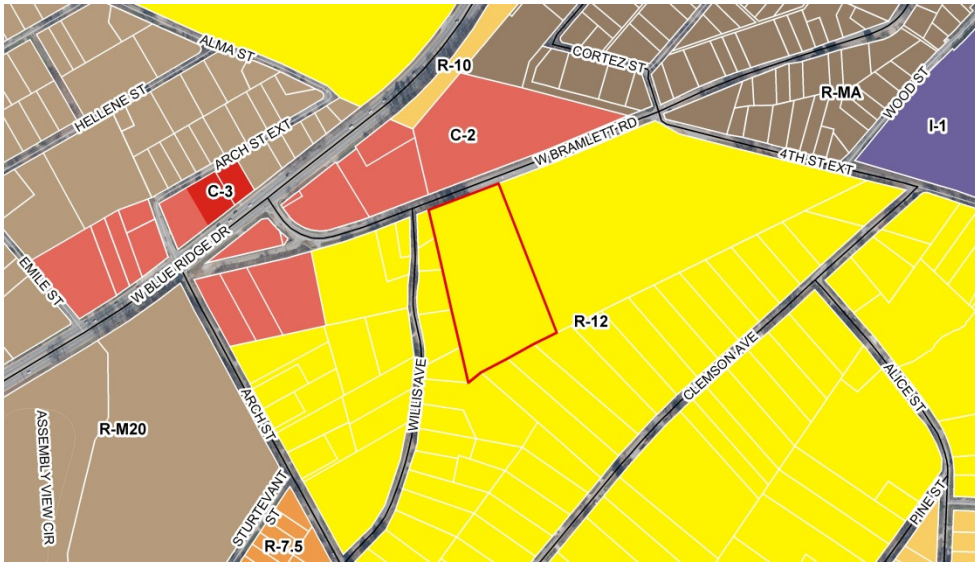
The subject parcel, zoned R-12, Single-family Residential, is located along W. Bramlett Rd., a State-maintained minor collector road. The subject property is across from C-2, Commercial parcels with R-12, Single-family Residential surrounding it. Staff is of the opinion that the requested rezoning from R-12, Single-Family Residential to C-2, Commercial would not be appropriate due to the location of the utility easement on site which bisects the property. This easement restricts commercial development on the majority of the acreage of this parcel. The close proximity to the elementary school is also a concern to staff due to the allowable uses in the C-2, Commercial zone.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map