

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-10	Juan Rodriguez Old Easley Highway 0233000100500,0233000100400, 0233000100300,0233000100200 R-S, Residential Suburban To R-M20, Multifamily Residential District	23	Approval	Approval		
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"> • Has owned property for 3 years and would like to build apartments on the property • Property has good access to White Horse Road • Would not have a large impact on traffic • Would be located at the entrance to West Greenville. <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></p> <p>None</p> <p><u>Against:</u></p> <p>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>Industrial</i>. Floodplain is not present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcels are zoned R-S, Residential Suburban and is 4.16 acres of land located on Old Easley Highway, and is approximately 0.23 miles east of the interchange of US Highway 25 and Old Easley Highway. The subject parcel has approximately 672 feet of frontage along Old Easley Highway. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for a Multifamily Development.</p> <p>CONCLUSION</p> <p>The subject parcel(s), zoned R-S, Residential Suburban, are located along Old Easley Highway, a State-maintained minor collector road. The subject property is adjacent to C-2, Commercial to the west, S-1, Services across the street with R-7.5 surrounding. Staff is of the opinion that the requested zoning from R-S, Residential Suburban to R-M20, Multifamily Residential would not be detrimental to the area since other uses with similar densities exist nearby.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to R-M20, Multifamily Residential.</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-2021-10

APPLICANT: Juan Rodriguez

PROPERTY LOCATION: Old Easley Hwy and US-25 Access Ramp

PIN/TMS#(s): 0233000100500,0233000100400,
0233000100300,0233000100200

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 4.16

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned C-2, Commercial in June 1973 as part of Area 4A. There was a successful rezoning request for TMN 0233000100500 in 1986 for R-S, Residential Suburban, CZ-1986-56. TMN 0233000100400, 0233000100300, and 0233000100200 had a successful rezoning request to R-S, Residential Suburban in 1990, CZ-1990-56.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Drop yard, Railroad tracks
East	R-S	Vacant land
South	R-7.5	Cemetery
West	C-2	Car sales lot

WATER AVAILABILITY: Greenville Water (no water available to parcel 0233000100400 due to being landlocked)

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 *Industrial*. **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-S	1.7 units/acre	4.16	7 units
Requested	R-M20	20 units/acre		83 units

A successful rezoning would allow for 76 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Easley Highway is a two-to-four-lane State-maintained collector road. The parcel has approximately 672 feet of frontage along Old Easley Highway. The parcels are approximately 0.23 miles east of the interchange of US Highway 25 and Old Easley Highway. The property is not along a bus route. There is a sidewalk along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Easley Highway	3,015' E	7,000	6,900	8,100 +17.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is not a school located within one mile of the site.

CONCLUSION:

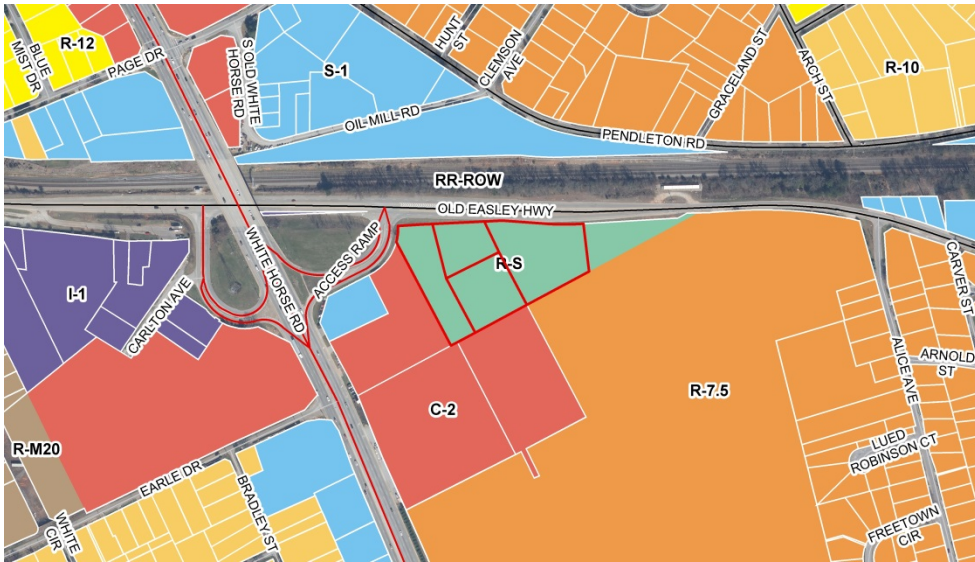
The subject parcels, zoned R-S, Residential Suburban, are located along Old Easley Highway, a State-maintained minor collector road. The subject property is adjacent to C-2, Commercial, S-1, Services, and R-7.5, Single-family Residential properties. Staff is of the opinion that the requested zoning from R-S, Residential Suburban to R-M20, Multifamily Residential would not be detriment to the area since other non-residential uses exist nearby.

STAFF RECOMMENDATION:

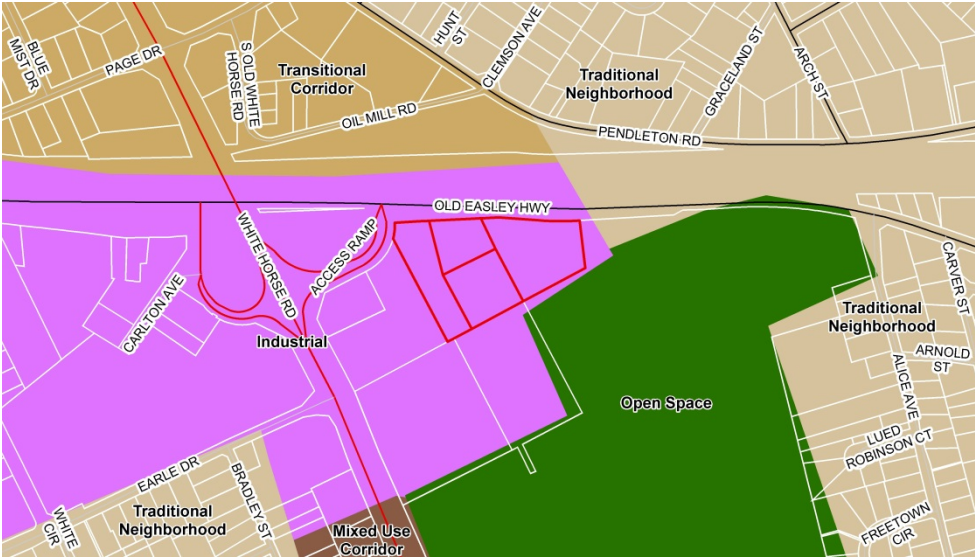
Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map