

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-11	Sarah Niemann for Y & M Properties, LLC Locust Hill Road T019000201401, T019000201402 R-S, Residential Suburban To R-M12, Multifamily Residential District	18	Approval	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Owner is an existing multifamily developer with 16 properties in SC • This would be a 55 years old and older community with three story apartments and a clubhouse inside the community • Area has a high need for housing • Existing house on site to be demolished • Close to existing services nearby • Would be 70% 1 bedroom units and 30% 2 bedroom units and between \$703 and \$1350/month <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • 50 year resident in community • Chose area because it was semi-rural and a good place to raise kids • Crime has been introduced to neighborhood due to other apartments, is worried new apartments will bring more • Believes rental properties cause drug issues to be in community 2) Citizen <ul style="list-style-type: none"> • Has lived in community for 35 years • Is concerned about increases in crime and traffic • The neighborhood is already used as a cut through because the light at the nearby intersection backs up • Concerned about devaluation of property values 3) Citizen <ul style="list-style-type: none"> • Has concern about devaluation of property • Would be better in an area where it can add value • Area is mostly single-family, multifamily does not fit here. 4) Citizen <ul style="list-style-type: none"> • Concerned about traffic • Would like to see a traffic study • Does not believe existing infrastructure can handle apartments • Does not see a need for multifamily in this area <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 8 – Emails 67 – Petitions</p>

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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>Suburban Neighborhood</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 are 7.66 acres of land located on Locust Hill Road and Lakeview Circle, and is approximately 0.45 miles west of the intersection of Highway 101 and Locust Hill Road. The subject parcels have approximately 796 feet of frontage along Locust Hill Road and approximately 357 feet of frontage along Lakeview Circle. The applicant is requesting to rezone the property to R-M12, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for a Multifamily Development.</p> <p>CONCLUSION</p> <p>The subject parcels, zoned R-S, Residential Suburban, are located along Locust Hill Road, a State-maintained collector road. The subject property is adjacent to C-3, Commercial, R-15, Single-Family Residential, R-S, Residential Suburban, and unzoned properties. Staff is of the opinion that the requested rezoning from R-S, Residential Suburban to R-M12, Multifamily Residential would fit with the character of the area due to the non-residential uses located along this stretch of Locust Hill Road.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to R-M12, Multifamily Residential.</p>
GCPC	<p>At the January 27, 2021 Planning Commission meeting, the Commission members voted to deny the applicant's request to R-M12 due to the fact that the proposed multifamily development is not consistent with the Comprehensive Plan or the surrounding area.</p>



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-11

APPLICANT: Sarah Niemann of Sarah Niemann Consulting, Inc. for Y
& M Properties, LLC

PROPERTY LOCATION: Locust Hill Road and Lakeview Circle

PIN/TMS#(s): T019000201401, T019000201402

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M12, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 7.66

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential and Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residential
East	R-S, R-15	Single-family residential
South	Unzoned	Single-family residential and Recreation
West	C-3	Grocery store/Gas station

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban 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-S	1.7 units/acre	7.66	13 units
Requested	R-M12	12 units/acre		92 units

A successful rezoning would allow for 79 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Locust Hill Road is a two-lane State-maintained Collector, and Lakeview Circle is a two-lane County-maintained Residential road. The parcel has approximately 796 feet of frontage along Locust Hill Road, and approximately 357 feet of frontage along Lakeview Circle. The parcel is approximately 0.45 miles west of the intersection of Highway 101 and Locust Hill Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Locust Hill Road	1,475' NW	14,100	14,800 +4.9%	14,900 +6%

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:

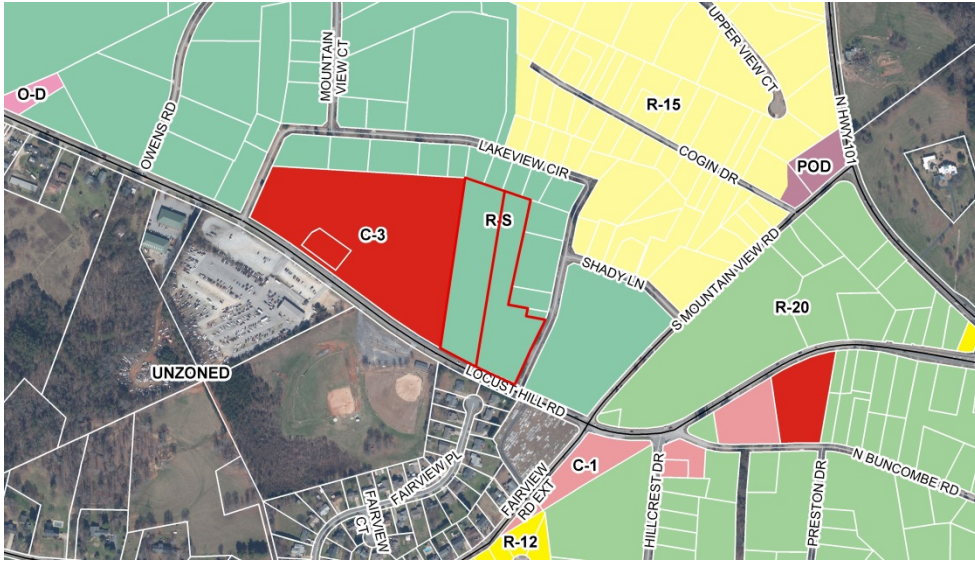
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STAFF RECOMMENDATION:

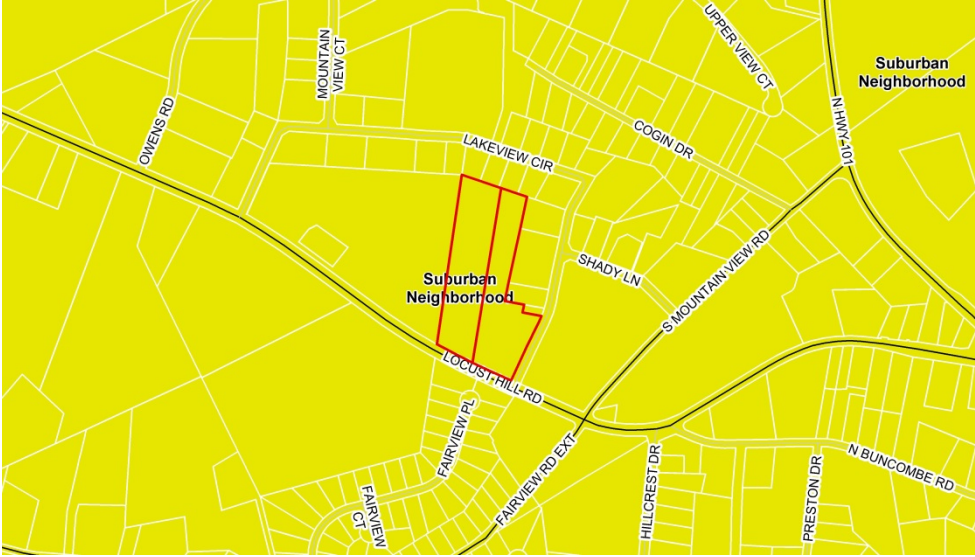
Based on these reasons, staff recommends approval of the requested rezoning to R-M12, Multifamily Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map