

Zoning Docket from March 15, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|----------------------|----------|---|
| CZ-2021-25 | James D. McCutchen of Davis & Floyd, Inc. for Crown Properties, LLC 1359 Ridge Road M011020202400 R-10, Single-family Residential District and R-M20, Multifamily Residential District To R-M16, Multifamily Residential District | 25 | Approval | Approval 3-242021 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to spread the zoning evenly over the currently split-zoned property. • Would have townhomes on site. <p><u>Speakers Against:</u></p> <p>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>Suburban Mixed Use</i>. There is no floodplain present on the site. There are no known historic or cultural resources on site; however the site is heavily wooded. There are three schools within a mile of the site: JL Mann Academy, St. Joseph’s Catholic School, and Christ Church Episcopal School.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-10, Single-family Residential and R-M20, Multifamily Residential and is 11.84 acres of land located on Ridge, and is approximately 0.3 miles south of the intersection of Fairforest Way and Ridge Road. The subject parcel has approximately 248 feet of frontage Ridge Road. The applicant is requesting to rezone the property to R-M16, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for a Multifamily Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel, split-zoned R-10, Single-Family Residential and R-M20, Multifamily Residential is located along Ridge Road, a County-maintained Minor Collector Road. Staff is of the opinion that a successful rezone to R-M16, Multifamily Residential would remove the parcel’s split-zone status, allowing the site to be developed cohesively, and providing for additional housing opportunities in this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.</p> | | | | | |



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

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-25

APPLICANT: James D. McCutchen of Davis & Floyd, Inc. for Crown
Properties, LLC

PROPERTY LOCATION: 1359 Ridge Road

PIN/TMS#(s): M011020202400

EXISTING ZONING: R-10, Single-family Residential District and R-M20,
Multifamily Residential District

REQUESTED ZONING: R-M16, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 11.84

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential and R-M, Multifamily Residential (Now known as R-M20) in May 1971 as part of Area 2. There was one rezoning request to R-S, Residential Suburban, CZ-1986-051, for a portion of this parcel, which was denied. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence and Vacant Wooded Land

AREA CHARACTERISTICS: The parcel is part of an area with the following zoning and land uses.

| Direction | Zoning | Land Use |
|-----------|------------------------------------|---|
| North | R-10 | single-family residences |
| East | S-1 (City of Greenville) | vacant wooded land |
| South | R-10 & R-S | single-family residences & vacant wooded land |
| West | R-10 & R-M1.5 (City of Greenville) | single-family residences & apartment complex |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro – No Sewer Available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. **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-M20 and R-10 | 20 units/acre and 4.4 units/acre | 11.84 | Approx. 190 units |
| Requested | R-M16 | 16 units/acre | | 189 units |

A successful rezoning would allow for approximately 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC: Ridge Road is a two-lane State-maintained Minor Collector Road. The parcel has approximately 248 feet of frontage along Ridge Road. The parcel is approximately 0.3 miles south of the intersection of Fairforest

Way and Ridge Road. The property is not along a bus route. There are also no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2019 |
|---------------------------|------------------|-------|----------------|-----------------|
| Ridge Road | 3071' N | 3,800 | 3,900 +2.6% | 5,600 +43.6% |

CULTURAL AND ENVIRONMENTAL:

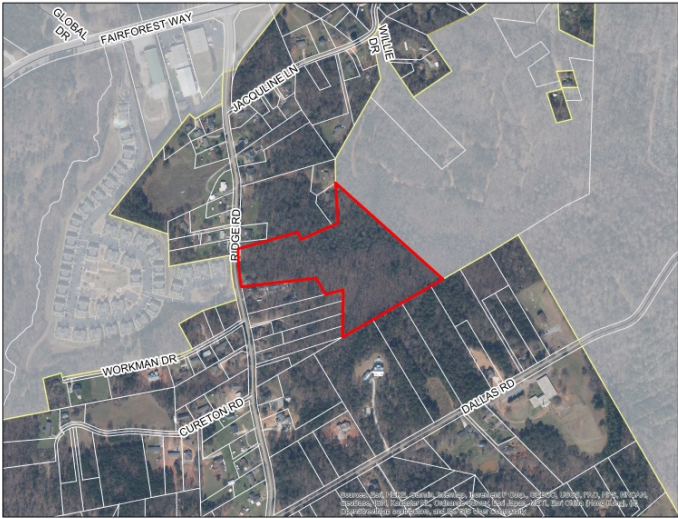
Floodplain is not present on the site. There are no known historic or cultural resources on the site; however the site is heavily wooded. There are three schools located within one mile of the site, JL Mann Academy, St. Joseph's Catholic School, and Christ Church Episcopal School.

CONCLUSION:

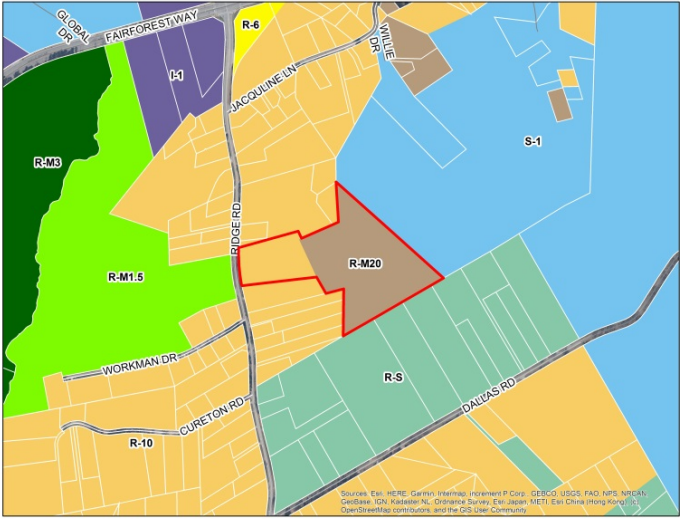
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STAFF RECOMMENDATION:

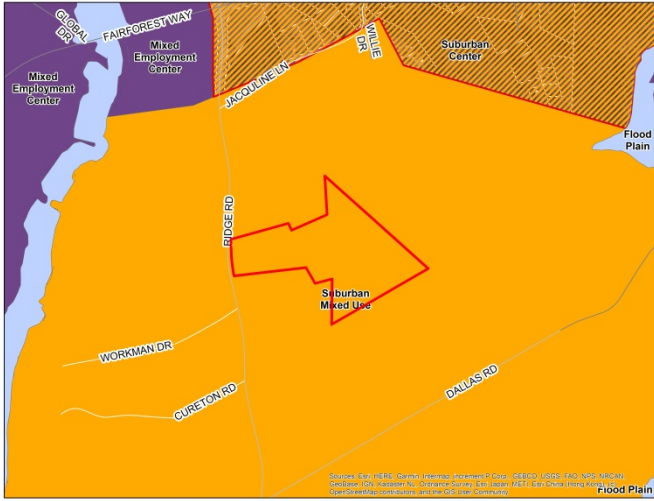
Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map