

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-60	<p>Tim Campbell of Campbell Engineering & Associates, Inc. for Oak Ridge Investments, LLC Oak Ridge Pl, Old Boiling Springs Rd, Milestone Way, and Boiling Springs Rd 0533040101311 R-M10, Multifamily Residential District to R-M12, Multifamily Residential District</p>	21	Approval	Approval 7-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Change the density to add approximately 16-48 units to the apartment complex • Currently 256 apartment units <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Concerned with loss of green space behind their home • Unable to know the exact location of the new buildings • Concerned with traffic on Old Boiling Springs Rd. <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 2 – Letter 75 - Petition</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>Suburban Mixed Use</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Buena Vista Elementary. 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 parcel is zoned R-M10, Multifamily Residential and is 26.10 acres of land located on Oak Ridge Pl, Old Boiling Springs Rd, Milestone Way, and Boiling Springs Rd, and is approximately 0.18 miles north-west of the intersection of Pelham Road and Boiling Springs Road. The parcel has approximately 70 feet of frontage along Milestone Way, 1,529 feet along Old Boiling Springs Road, and 23 feet along Boiling Springs Road. 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 residential development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-M10, Multifamily Residential is located along Old Boling Springs Road is a two-lane state-maintained collector road, Boiling Springs Road is a two-lane state-maintained collector road, Milestone Way is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential will not significantly impact the surrounding area due to the subject property already being utilized as multifamily.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to R-M12, Multifamily Residential.
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-60

APPLICANT: Tim Campbell of Campbell Engineering & Associates,
Inc. for Oak Ridge Investments, LLC

PROPERTY LOCATION: Oak Ridge Pl, Old Boiling Springs Rd, Milestone Way,
and Boiling Springs Rd

PIN/TMS#(s): 0533040101311

EXISTING ZONING: R-M10, Multifamily Residential District

REQUESTED ZONING: R-M12, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 26.10

COUNCIL DISTRICT: 21 – Harrison

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in 1970 as part of Area 1. There has been three successful rezoning requests for this property, CZ-1979-27, from R-S to R-15, and CZ-1980-74, from R-15 to R-M2. According to Greenville County’s Official Zoning Map, the property in question is zoned R-M10. Staff has researched the change from R-M2 to R-M10 and has been unable to determine a date or docket number associated with this property that would make such a change. A successful rezoning would correct any non-conformity, if applicable, and would allow for the proposed increase in density. There have been no other rezoning requests.

EXISTING LAND USE: Multifamily Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Single-Family Residential, Golf Course
East	POD	Offices
South	POD,R-S, O-D	Offices
West	PD, R-S	Medical-Offices, Church, Single-Family

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Capacity not confirmed

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-M10	10 units/acre	26.10	261 units
Requested	RM-12	12 units/acre		313 units

A successful rezoning would allow for 52 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Boling Springs Road is a two-lane state-maintained residential road, Boiling Springs Road is a two-lane state-maintained collector road, Milestone Way is a two-lane county-maintained residential road, and Oak Ridge Place which is a two-lane county-maintained residential road.

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The parcel has approximately 70 feet of frontage along Milestone Way, 1,529 feet along Old Boiling Springs Road, and 23 feet along Boiling Springs Road. The parcel is approximately 0.18 miles north-west of the intersection of Pelham Road and Boiling Springs Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate vicinity.

CULTURAL AND ENVIRONMENTAL:

Floodplain is no present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Buena Vista Elementary.

CONCLUSION:

The subject parcel zoned R-M10, Multifamily Residential is located along Old Boling Springs Road is a two-lane state-maintained collector road, Boiling Springs Road is a two-lane state-maintained collector road, Milestone Way is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential will not significantly impact the surrounding area due to the subject property already being utilized as multifamily.

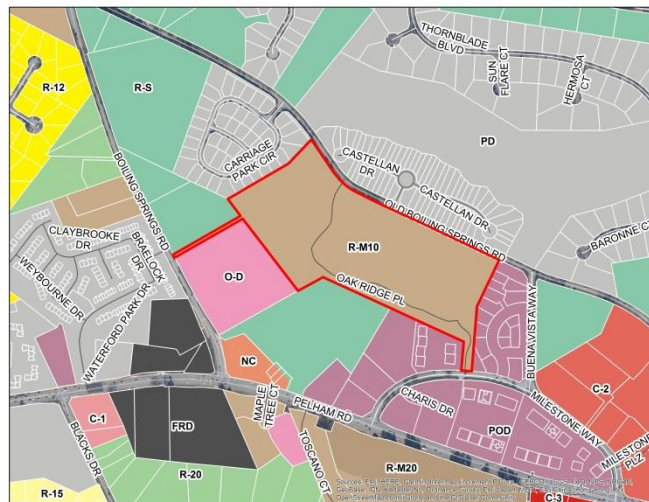
STAFF RECOMMENDATION:

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

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Aerial Photography, 2020



Zoning Map

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Plan Greenville County, Future Land Use Map