

**Zoning Docket from January 13, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-05	Stephanie P. Gates for ECS Development, LLC 201 Reid School Road T029030105000 R-S, Residential Suburban to R-M20, Multifamily Residential	20	Denial	Held 1-22-20 Denial 5-27-20	Held 6-1-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Would be a multi-family development</li> <li>• Is surrounded by other similar development</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is a part of the <u>Imagine Greenville County</u> Comprehensive Plan, designated as Residential Land Use 2, which calls for 3 to 6 units per acre. The proposed use would allow up to 20 units per acre. This property is not along a bus route, and no sidewalks are present in this area. Additionally, Floodplain is present adjacent to the subject parcel. There are no known significant historical, cultural or environmental features on site. Additionally, the property is located 1.15 miles from a school.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 6.3 acres of property located on Reid School Road approximately 0.25 miles northwest of the intersection of Reid School Road and Wade Hampton. The parcel has approximately 616 feet of frontage along Reid School Road. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states the proposed land use is for a multifamily development.</p> <p><b>CONCLUSION</b></p> <p>According to the <u>Imagine Greenville County</u> Comprehensive Plan, this area is designated for residential uses with “ideal density ranges from 3 units per acre to 6 units per acre.” This request, allowing up to 20 units per acre, is not in conformance with the comprehensive plan in place at the time of application.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.</p>					
GCPC	<p>At the January 22, 2020 Planning Commission meeting, the Commission members voted to hold the applicant’s rezoning request at the request of the applicant.</p> <p>At the May 27, 2020 Planning Commission meeting, the Commission members recommended denial.</p>					
P&D	<p>At the June 1, 2020 Planning and Development Committee meeting, the Committee members held the item per the applicants request. The applicant stated they would be resubmitting as an FRD.</p>					



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

**FROM:** Meagan Staton

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-05

**APPLICANT:** Stephanie P. Gates for ECS Development, LLC

**PROPERTY LOCATION:** 201 Reid School Road

**PIN/TMS#(s):** T029030105000

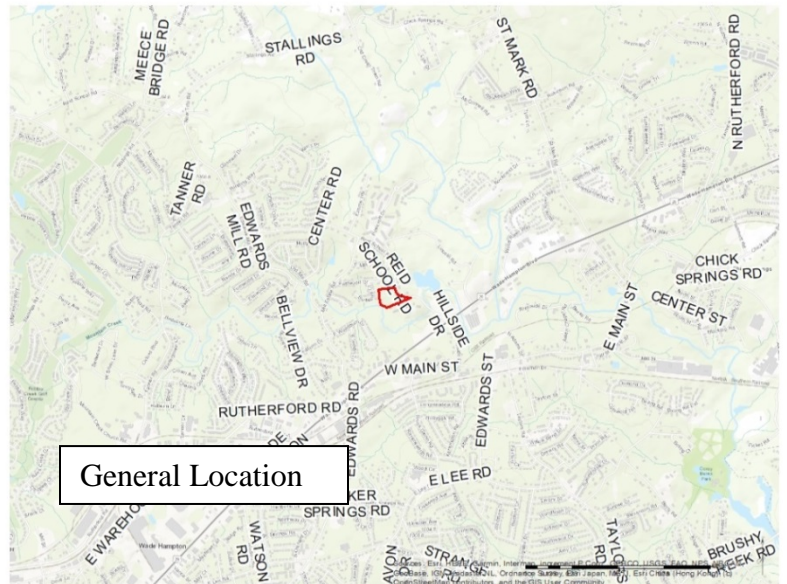
**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-M20, Multi-family Residential

**PROPOSED LAND USE:** Multi-family Residential development

**ACREAGE:** 6.3

**COUNCIL DISTRICT:** 20 - Cates



**ZONING HISTORY:** The parcel was originally zoned R-20, Single-family Residential in May 1970, as part of Area 1. There is one previous successful rezoning case for this parcel, CZ-1991-063, from R-20 to R-S.

**EXISTING LAND USE:** vacant wooded land

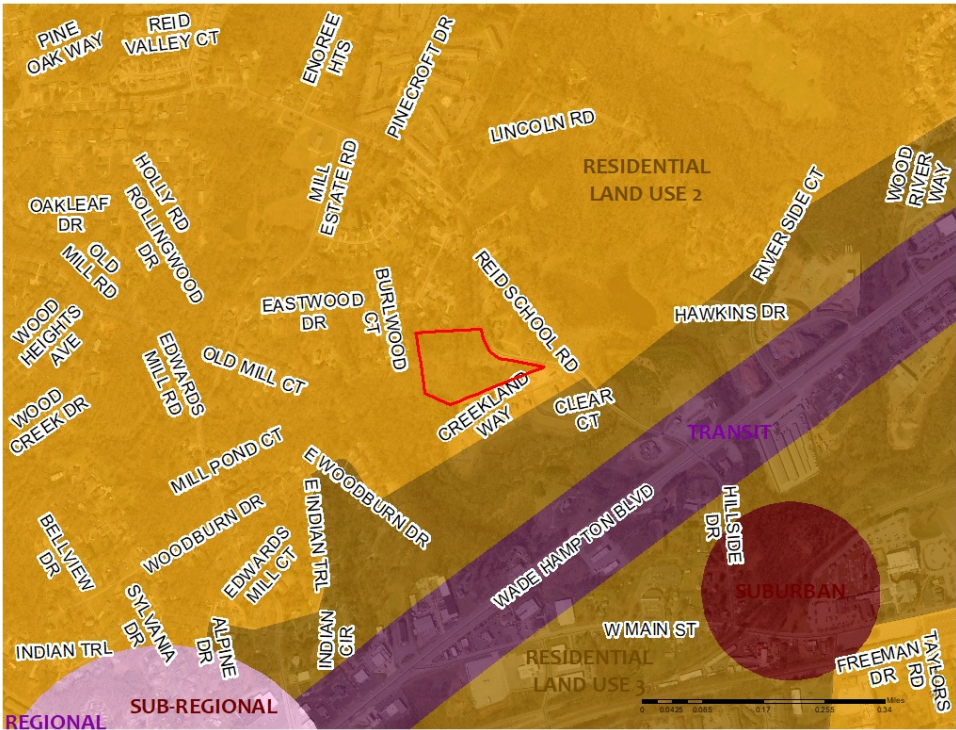
**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	R-M20	single-family residential
West	R-20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**IMAGINE GREENVILLE COUNTY CONFORMANCE:** The subject property is designated as Residential Land Use 2, which calls for 3 to 6 units per acre. The proposed use would allow up to 20 units per acre.



Imagine Greenville County, Future Land Use Map

**AREA AND COMMUNITY PLANS:** This site is outside of the Taylors Community Plan.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>6.3</i>	<i>10 units</i>
Requested	R-M20	20 units/acre		126 units

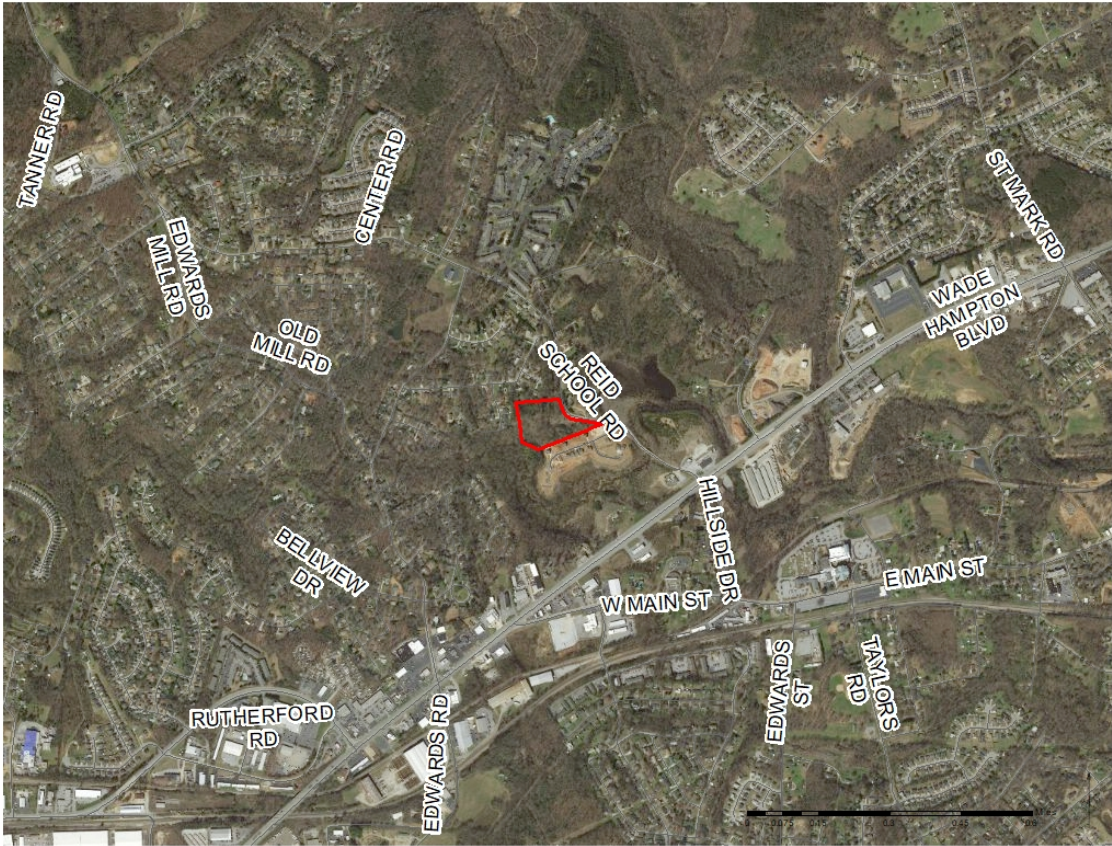
A successful rezoning may add up to 116 dwelling units.

**ROADS AND TRAFFIC:** Reid School Road is two-lane State-maintained Major Collector. The parcel is located on Reid School Road approximately 0.25 miles northwest of the intersection of Reid School Road and Wade Hampton, and has approximately 616 feet of frontage along Reid School Road. The property is not along a bus route and there is no sidewalk present in the area.

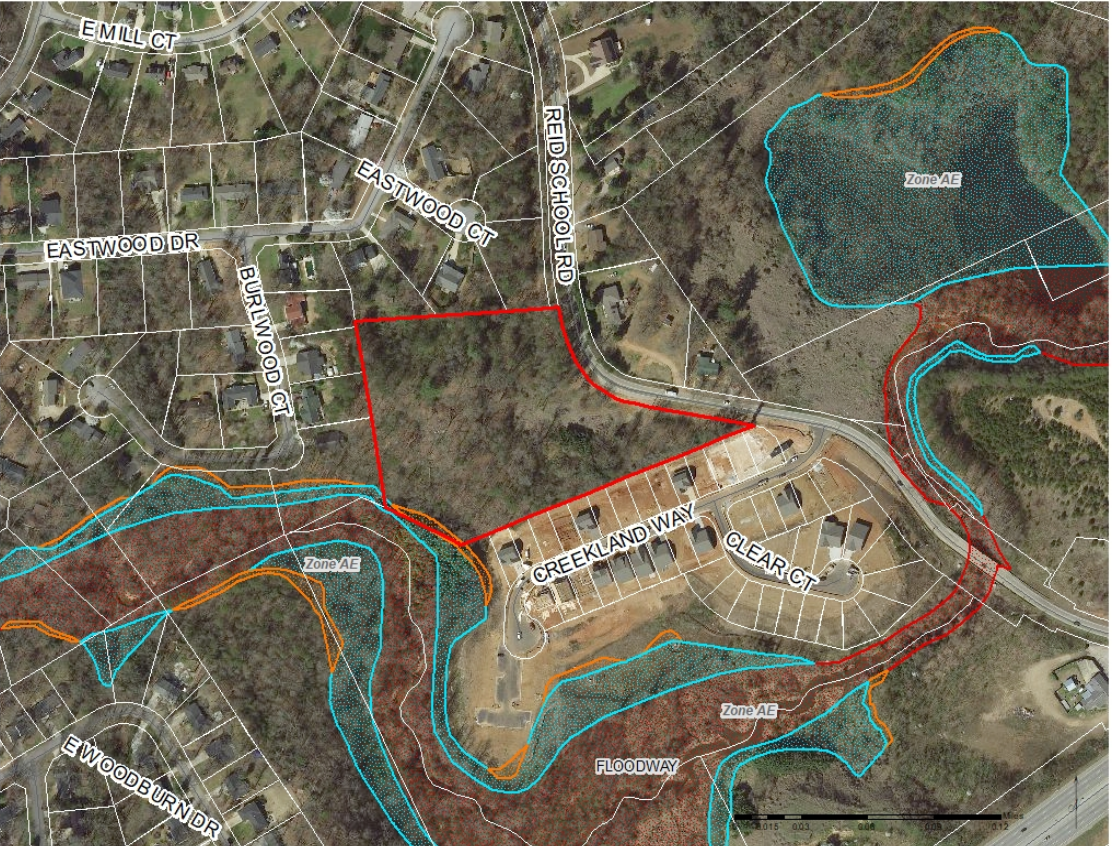
<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2018</b>
Reid School Road	6,780' NW	8,200	8,300 +1.2%	9,200 +10.8%

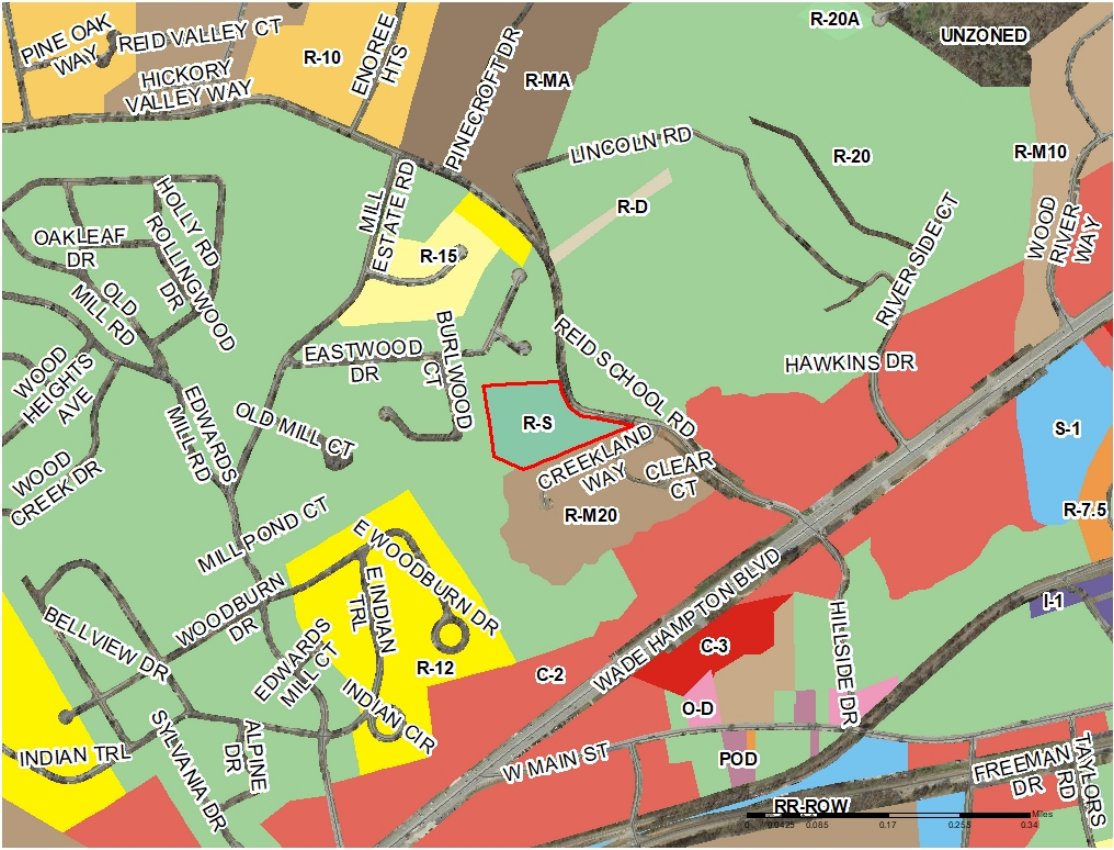
**CULTURAL AND ENVIRONMENTAL:** Floodplain is present adjacent to the subject parcel. There are no known significant historical, cultural or environmental features on site. However there is significant wooded land on site. Additionally, the property is located 1.15 miles from a school.

**CONCLUSION:** According to the Imagine Greenville County Comprehensive Plan, this area is designated for residential uses with “ideal density ranges from 3 units per acre to 6 units per acre.” This request, allowing up to 20 units per acre, is not in conformance with the comprehensive plan in place at the time of application. Staff recommends denial.



Aerial Imagery, 2019





Zoning Map

