

Zoning Docket from October 19, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-65	Jamie McCutchen of Davis & Floyd for Elaine Means Haugabook and Erin Means Mellen Old Bramlett Road and Frady Road 0238010100200 (portion) and B001000100200 (portion) S-1, Services to R-M10, Multifamily Residential	19	Denial	Denial 10/28/20	Held 11/2/20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 19, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Intended use is an apartment complex • Located shifted to proposed position due to recommendation from a fire marshal. • Proposed Density is 10 units/acre. <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Area is already experiencing homelessness and crime, believes that the introduction of multi-family units will exacerbate that. • Renters are transient and tend to expend less effort towards upkeep. <p>2) Resident</p> <ul style="list-style-type: none"> • Other rentals in the area have not benefitted the area • Has concerns about property values <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 Edge</i>. The parcel is included in the <u>Riverdale-Tanglewood Community Plan</u> designated as <i>Recreation & Medium Density Residential</i>. Floodplain is present on the overall site, but not on the subject portions of parcels. There are no known significant or cultural resources on this site, though large portions of the site are significantly wooded. There is one school located within a mile of the site, Westcliffe Elementary. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned S-1, Services is 33.8 acres of property located on Old Bramlett Road and Frady Road, and is approximately 0.30 miles northwest of the intersection of W. Blue Ridge Drive and Old Easley Highway. The subject parcel has approximately 1211 feet of road frontage along Old Bramlett Road. The applicant is requesting to rezone the property to R-M10, Multifamily Residential. The applicant states that the proposed land use is for apartments.</p>					

Zoning Docket from October 19, 2020 Public Hearing

	<p>CONCLUSION</p> <p>Although the proposed development would provide additional residential opportunities in the area, the site in question is located in a detached single-family residential area along a narrow local road. Additionally, the proposed development does not conform to the Future Land Use map from <u>Plan Greenville County</u> or the <u>Riverdale-Tanglewood Area Plan</u>.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.</p>
GCPC	<p>At the October 28, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the applicant's request for R-M10, Multifamily Residential.</p>
P&D	<p>At the November 2, 2020 Planning and Development Committee meeting, the Committee members voted to hold this rezoning request until the following Planning and Development Committee meeting.</p>



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-65

APPLICANT: Jamie McCutchen of Davis & Floyd for Elaine Means
Haugabook and Erin Means Mellen

PROPERTY LOCATION: Old Bramlett Road and Frady Road

PIN/TMS#(s): 0238010100200 (Portion) and B001000100200 (Portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING R-M10, Multifamily Residential

PROPOSED LAND USE Multifamily Residential

ACREAGE: 33.8

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned S-1, Services in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MHP, R-MA, R-S, R-15	manufactured home park and vacant wooded land
East	R-S, R-M20, and R-15	single-family residence and vacant wooded land
South	R-15	single-family residences
West	R-S and R-MA	single-family residences and vacant wooded land

WATER AVAILABILITY: Greenville Water

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 *Suburban Edge*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is included in the Riverdale-Tanglewood Community Plan designated as *Recreation & Medium Density Residential*.

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	S-1	0 units/acre	33.8	0 units
Requested	R-M10	10 units/acre		330 units

A successful rezoning would add 330 dwelling units

ROADS AND TRAFFIC: Old Bramlett Road is a two-lane State-maintained local road. The parcel has approximately 1,211 feet of frontage along Old Bramlett Road. The parcel is approximately 0.30 miles northwest of the intersection of W. Blue Ridge Drive and Old Easley Highway. 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
Old Easley Highway	1,655' SW	10,500	9,400 -10.5%	12,100 +28.7%

CULTURAL AND ENVIRONMENTAL:

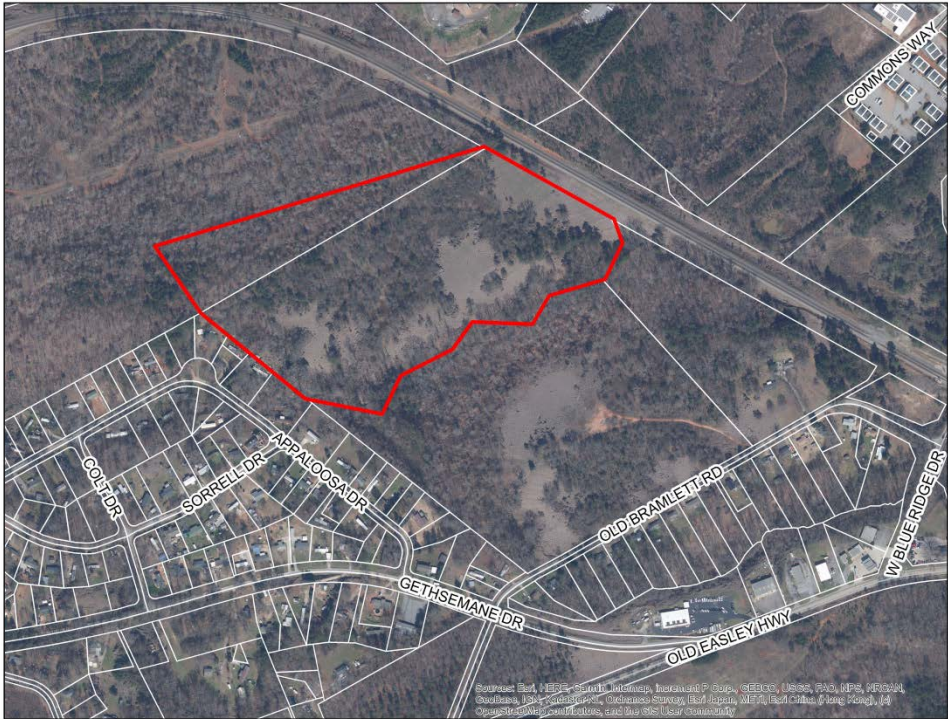
Floodplain is present on the overall site, but not on the subject portions of parcels. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. The site is also adjacent to the railroad right-of-way. There is one school located within a mile of the site, Westcliffe Elementary.

CONCLUSION:

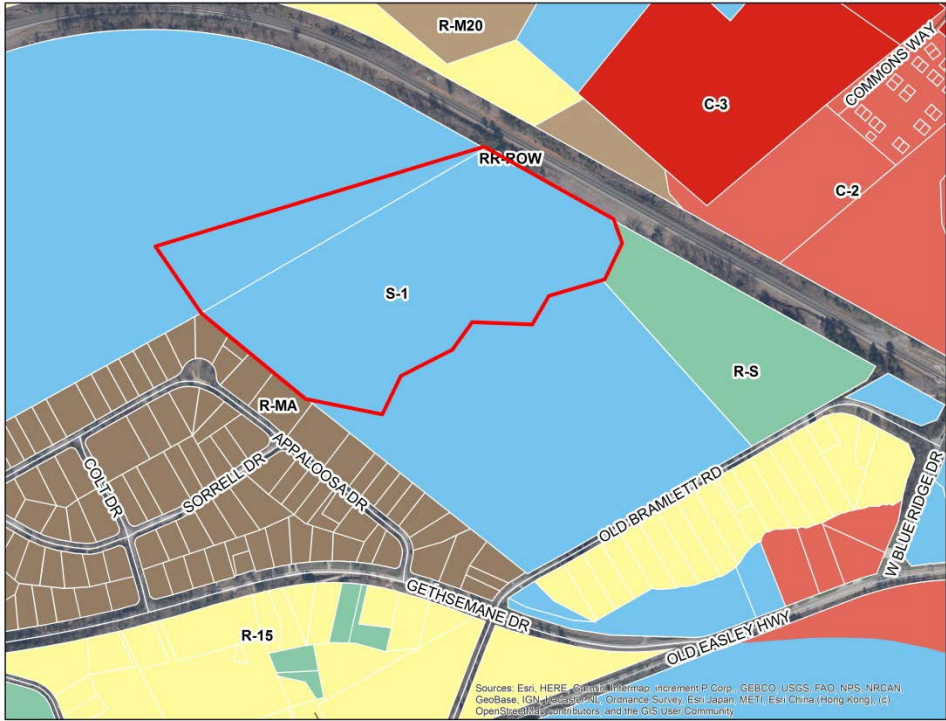
Although the proposed development would provide additional residential opportunities in the area, the site in question is located in a detached single-family residential area along a narrow local road. Additionally, the proposed development does not conform to the Future Land Use map from Plan Greenville County or the Riverdale-Tanglewood Area Plan.

STAFF RECOMMENDATION:

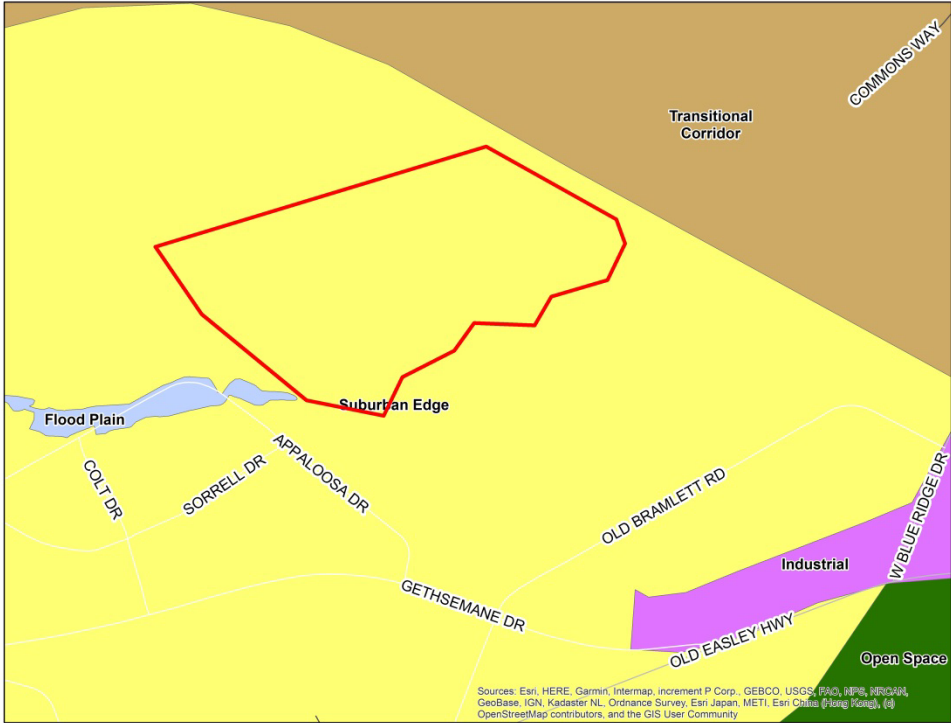
Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.



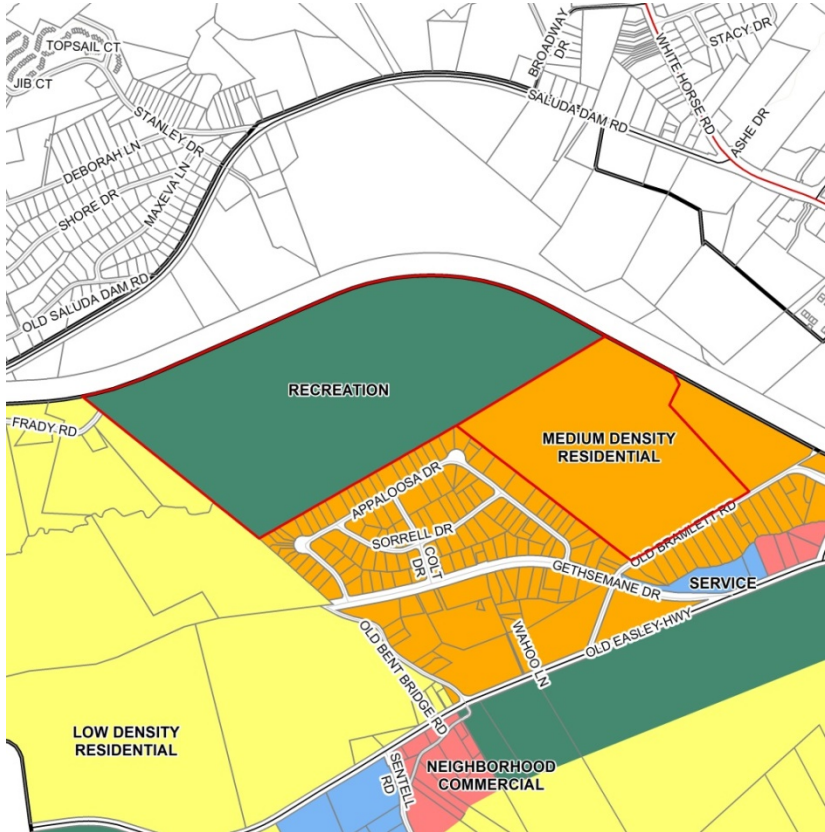
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map