

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-04	Mason Snyder & Randy Rayburn 475 Aiken Chapel Rd. T008000400903 R-20, Single-Family Residential to FRD, Flexible Review District	18	Denial	Approval with condition 1/22/20		
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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Purchased the property in June 2019 from the previous owner who applied for permits for 4 units</li> <li>• There was a rezoning associated with this parcel prior to the parcel being subdivided out of the adjacent parcel and the County’s zoning maps do not reflect</li> <li>• Two units exist and water and power exist for two more units</li> <li>• Not planning on adding any more than the proposed two units</li> <li>• Wants to provide these units for affordable housing</li> <li>• Mr. Barnes asked the applicant if this structure was on community sewer and the response was yes</li> <li>• Dr. Cates asked about the cost of the units and the Applicant explained that the proposed units will either be one bedroom or a studio style apartment costing around \$450 to \$500 per month.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant – 9/25/19 and 11/21/19</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 part of the <u>Imagine Greenville County Comprehensive Plan</u>, designated as <i>Residential Land Use 3</i>. The subject property is also part of the <u>Taylor’s Community Plan</u> designated as <i>Residential Land Use 1</i> which is intended for agricultural, open space, and large-lot residential uses at a 1 acre minimum. The <u>Taylor’s Community Plan</u> was approved in 2016, while the <u>Imagine Greenville County Comprehensive Plan</u> is at the end of its life cycle.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></p> <p>The applicant is proposing to upfit the existing 1,968 sq. ft. duplex to provide for two additional dwelling units at the rear of the structure for a multi-family residential development. The building would consist of a total of 2,969 sq. ft. of living space for the 4 units. This structure was constructed in 1988 as a duplex, although plumbing and electrical stubs for two additional units were included at that time at the rear of the structure. The new owner would like to complete this work and have a four-plex on the property.</p> <p><b>Architectural Design:</b></p> <p>The applicant plans on keeping the existing material and elevations of the building. It consists of vinyl siding with concrete at the rear. The overall intent is to maintain the single-family residential look of the structure to blend in with the surrounding residential structures.</p>					

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	<p><b>Access and Parking:</b> The existing driveway will be widened to a 24 ft. wide access drive. There will be a total of eight parking spaces (four parking spaces up front for the two front units and four parking spaces at the rear for those units). The existing driveway is shared by the property to the north under a shared agreement.</p> <p><b>Landscaping and Buffering:</b> The applicant states that there will be a 6 ft. opaque privacy fence installed from the edge of the shared driveway to the rear property line screening the dwelling from the adjacent residence at 505 Aiken Chapel Road. The applicant will plant evergreen trees along the property line adjacent to 417 Aiken Chapel Road, as well as provide parking lot screening around the rear parking lot. The applicant is also intending to keep several large existing trees.</p> <p><b>Signage and Lighting:</b> The applicant states that there will not be any signage on the property except for address and unit numbers on the building.</p> <p>The lighting will consist of an existing driveway light on a utility pole that is approximately 16 ft. in height. There are two wall lights at the entry of each front unit and there will be two new wall lights installed at the entry of each rear unit.</p> <p><b>CONCLUSION:</b> According to the <u>Imagine Greenville</u> Comprehensive Plan, this area is designated for 6 or more residential units per acre and the <u>Taylor's Community Plan</u> intends for this area to consist of agricultural and large parcels that are at least 1 acre in size. The <u>Taylor's Community Plan</u> is significantly newer than the <u>Imagine Greenville County</u> Comprehensive Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
<b>GCPC</b>	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to FRD, Flexible Review District meeting the conditions per Staff's Comments that were sent to the Applicant on January 10, 2020. The Commission believed that converting the existing duplex into a quadra-plex would not be a detriment to the surrounding area and would help enhance the property and the existing structure.



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

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Joshua T. Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-04

**APPLICANT:** Mason Snyder & Randy Rayburn for Snyder and Rayburn Properties, LLC

**PROPERTY LOCATION:** 475 Aiken Chapel Rd., Taylors, SC 29687

**PIN/TMS#(s):** T008000400903

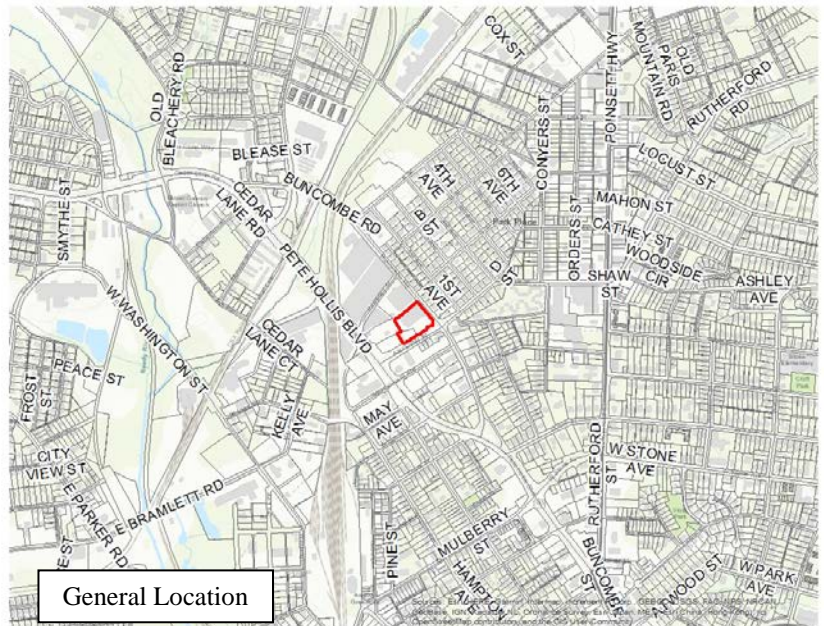
**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Multi-family residential for four units

**ACREAGE:** 0.77

**COUNCIL DISTRICT:** 18 - Barnes



**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** Duplex

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	R-20	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

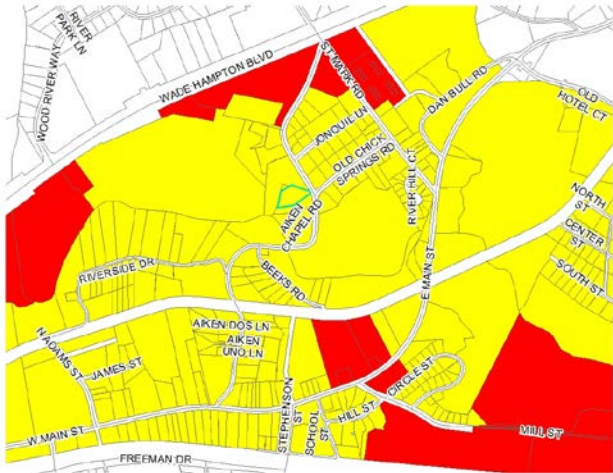
**IMAGINE GREENVILLE**

**COUNTY CONFORMANCE:** The subject property is designated as *Residential Land Use 3* which allows for 6 or more units per acre.



**TAYLORS COMMUNITY PLAN**

The subject property is designated as *Residential Land Use 1* which is intended for agricultural, open space, and large-lot residential uses at a 1 acre minimum. The Taylors Community Plan was approved in 2016, while the Imagine Greenville County Comprehensive Plan is at the end of its life cycle. The yellow color in the image below depicts residential use while the red depicts commercial.



**DENSITY WORKSHEET:**

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	0.77	2
Requested	FRD	4 units/acre		4

A successful rezoning may add up to 2 dwelling units.

**ROADS AND TRAFFIC:**

Aiken Chapel Road, two-lane county-maintained residential road. The parcel has approximately 25 feet of frontage along Aiken Chapel Road, and the parcel is approximately 0.27 miles north of the intersection of Wade Hampton Boulevard, St. Mark Road, and Aiken Chapel Road. There are no traffic counts in the area for Aiken Chapel Road.

**Review District Details:**

**Project Information:**

The applicant is proposing to upfit the existing 1,968 sq. ft. duplex to provide for two additional dwelling units at the rear of the structure for a multi-family residential development. The building would consist of a total of 2,969 sq. ft. of living space for the 4 units. This structure was constructed in 1988 as a duplex, although plumbing and electrical stubs for two additional units were included at that time at the rear of the structure. The new owner would like to complete this work and have a four-plex on the property.

**Architectural Design:**

The applicant plans on keeping the existing material and elevations of the building. It consists of vinyl siding with concrete at the rear. The overall intent is to maintain the single-family residential look of the structure to blend in with the surrounding residential structures.

**Access and Parking:**

The existing driveway will be widened to a 24 ft. wide access drive. There will be a total of eight parking spaces (four parking spaces up front for the two front units and four parking spaces at the rear for those units). The existing driveway is shared by the property to the north under a shared agreement.

**Landscaping and Buffering:**

The applicant states that there will be a 6 ft. opaque privacy fence installed from the edge of the shared driveway to the rear property line screening the dwelling from the adjacent residence at 505 Aiken Chapel Road. The applicant will plant evergreen trees along the property line adjacent to 417 Aiken Chapel Road, as well as provide parking lot screening around the rear parking lot. The applicant is also intending to keep several large existing trees.

**Signage and Lighting:**

The applicant states that there will not be any signage on the property except for address and unit numbers on the building.

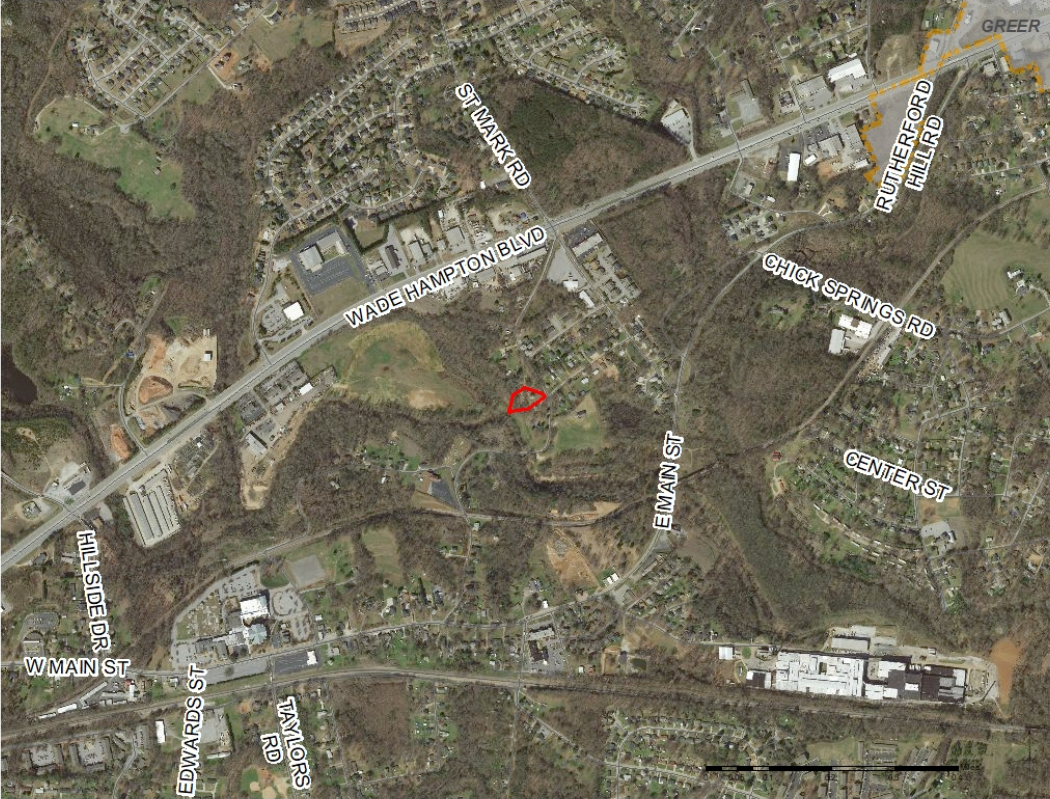
The lighting will consist of an existing driveway light on a utility pole that is approximately 16 ft. in height. There are two wall lights at the entry of each front unit and there will be two new wall lights installed at the entry of each rear unit.

**CONCLUSION:**

According to the Imagine Greenville Comprehensive Plan, this area is designated for 6 or more residential units per acre and the Taylor's Community Plan intends for this area to consist of agricultural and large parcels that are at least 1 acre in size. The Taylor's Community Plan is significantly newer than the Imagine Greenville County Comprehensive Plan.

**STAFF RECOMMENDATION:** Denial

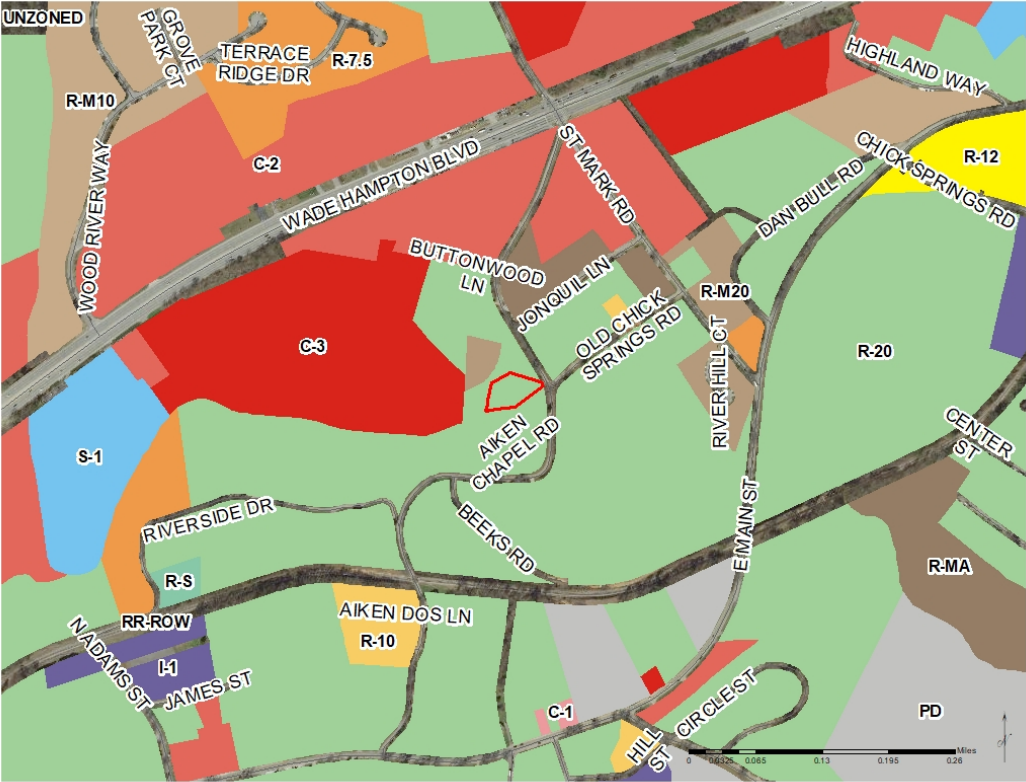




Aerial Photography, 2019







Zoning Map

