

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-34	Chris M. Watson of Seamon, Whiteside & Associates, Inc. for Karren D. Garrett Long and R. Edward Long, Jeffery Neal Garrett, Cynthia Lee Garrett Farmer, Donald Gregory Garrett, and Kem George Lynn 219 and 231 Corn Rd. M004020103000, M004020103001, M004020103002, M004020103003 and M004020103004 R-12, Single-family Residential District to R-M12, Multifamily Residential District	28	Approval	Approval 4-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • There are a lot of apartment complexes in the area • Developers have built another project in Greenville County • Already completed a TIS and willing to comply with requirements from SCDOT 2) Engineer <ul style="list-style-type: none"> • Talk of a proposed greenway that could be incorporated with the development • Will align the primary access across from the townhome development on Corn Rd. • Will have a secondary entrance to the west of the primary entrance • Will be providing a buffer to the east and south with existing floodplain and vegetation • Buildings will be a mix of materials and architectural features 3) Agent <ul style="list-style-type: none"> • Adding two left turns into each access point • Minimal impact on the existing roadway network • High school has multiple access points, but proposed development should not interfere <p><u>Speakers Against:</u> 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 Neighborhood</i>. Floodplain is present on the site and there is one historic resource closely adjacent to the site, a family cemetery, on parcel M004020102000. There are two schools located within one mile of the site: Mauldin High School and Montessori School of Mauldin.</p>					

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The property is not along any bus routes and there are not sidewalks along the subject property.

SUMMARY

The subject parcel is zoned R-12, Single-family Residential and is 23.20 acres of land located on Corn Rd., and is approximately 0.28 miles west of the intersection of Corn Rd. and E. Butler Rd. The subject parcel has approximately 1,131 feet of frontage along Corn Rd. The applicant is requesting to rezone the property to R-M12, Multifamily Residential District.

The applicant states that the proposed land use is for a multifamily residential development.

CONCLUSION

The subject parcel, zoned R-S, Residential Suburban, is located along Corn Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

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: Joshua Henderson, Zoning Administrator

RE: CZ-2021-34

APPLICANT: Chris M. Watson of Seamon, Whiteside & Associates, Inc. for Karren D. Garrett Long and R. Edward Long, Jeffery Neal Garrett, Cynthia Lee Garrett Farmer, Donald Gregory Garrett, and Kem George Lynn

PROPERTY LOCATION: 219 and 231 Corn Road

PIN/TMS#(s): M004020103000, M004020103001, M004020103002, M004020103003 and M004020103004

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: R-M12, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 23.20

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This parcel was originally zoned R-12, Single-family Residential in May 1971 as part of Area 2. There have been no prior rezoning requests.

EXISTING LAND USE: Single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD-R (City of Mauldin) and R-S (City of Mauldin)	Single-family residences and Mauldin High School
East	R-M (City of Mauldin)	Condominiums
South	R-12 (City of Mauldin)	Single-family residences
West	R-12	Single-family residences, vacant wooded land and cemetery

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood* and *Floodplain*. **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-12	3.6 units/acre	23.20	83 units
Requested	R-M12	12 units/acre		278 units

A successful rezoning would allow for 195 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Corn Road is a three-lane State-maintained collector road. The subject parcels have approximately 1,131 feet of frontage along Corn Road. The site is approximately 0.28 miles west of the intersection of Corn Road and E. Butler Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Corn Road	739' E	6,100	7,200 +18.0%	8,300 +15.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There is one historic resource closely adjacent to the site, a family cemetery, on parcel M004020102000. Two schools are located within one mile of the site: Mauldin High School and Montessori School of Mauldin.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Corn Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

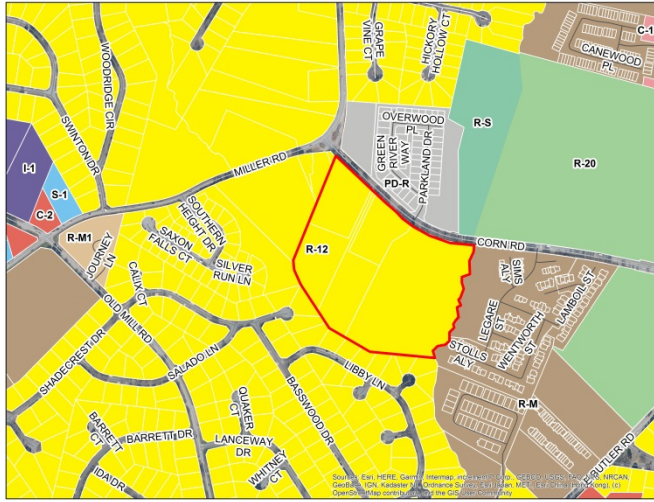
STAFF

RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map

