

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-86	Joanne M. Armstrong of Affordable Dream Properties, LLC for Affordable Dream Properties, LLC. and Brian J. Yore N Parker Rd 0455000101300 R-10, Single-Family Residential District to R-MA, Multifamily Residential District	19	Denial	Denial 9-22-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent <ul style="list-style-type: none"> • Trying to address the affordable housing crisis in Greenville County • This is a very simple project for one additional house and change the current home into a duplex • Property is adjacent to a manufactured home park <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerns with current use and possible violations • Concerns with the proposed manufactured house • Long established residential neighborhood that is very active that opposed a rezoning in the immediate area some time ago 2) Citizen <ul style="list-style-type: none"> • Narrow road 3) Citizen <ul style="list-style-type: none"> • Reason for moving to this area is the beauty of it being rural • Concerns with traffic and safety on N. Parker Rd. 4) Citizen <ul style="list-style-type: none"> • Moved to Greenville two months ago and this portion of N. Parker is dangerous • Property values will be lowered for surrounding parcels <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</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 Edge</i>. Floodplain is not present on the site. There are two schools located within one mile of the site: First Evangelical Church School and Duncan Chapel Elementary. The property is 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-10, Single-Family Residential and is 0.74 acres of land located on N Parker Rd., and is approximately 0.88 miles north of the intersection of N Parker Rd. and Poinsett Hwy. The parcel has approximately 144 feet of frontage along N Parker Rd. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant states that the proposed land use is a duplex and manufactured home.</p>					

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CONCLUSION

The subject parcel, zoned R-10, Single-Family Residential, is located along N Parker Road, a two-lane, State-maintained collector road. The majority of N Parker Road, and the entirety of the immediate area, consists of R-10, Single-Family Residential zoning. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.

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

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-86

APPLICANT: Joanne M. Armstrong of Affordable Dream Properties, LLC for Affordable Dream Properties, LLC. and Brian J. Yore

PROPERTY LOCATION: 1305 N Parker Rd

PIN/TMS#(s): 0455000101300

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential

ACREAGE: 0.74

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential in April 1972 as part of Area 3. There have been no rezoning requests.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Mobile Home Park
East	R-10	Mobile Home Park
South	R-10	Single-Family Residential
West	R-10	Single-Family Residential

WATER AVAILABILITY: Pending confirmation from Greenville Water.

SEWER AVAILABILITY: Metropolitan 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 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-10	4.4 units/acre	0.74	3 units
Requested	R-MA	20 units/acre		14 units

A successful rezoning would allow for 11 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

North Parker Road is a two-lane State-maintained collector road. The parcel has approximately 144 feet of frontage along North Parker Road. The parcel is approximately 0.88 miles north of the intersection of North Parker Road and Poinsett Highway. 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
N Parker Road	4,340' NE	125	100 -20.0%	175 +75.0%

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CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: First Evangelical Church School and Duncan Chapel Elementary.

CONCLUSION:

The subject parcel, zoned R-10, Single-Family Residential, is located along N Parker Road, a two-lane, State-maintained collector road. The majority of N Parker Road, and the entirety of the immediate area, consists of R-10, Single-Family Residential zoning. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.

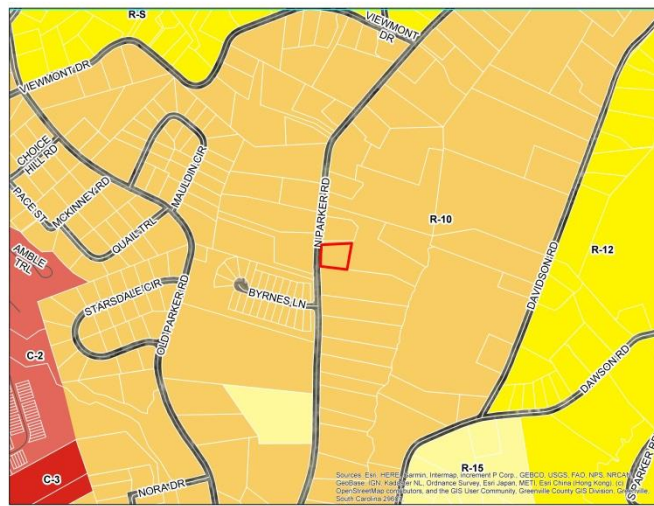
STAFF RECOMMENDATION:

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

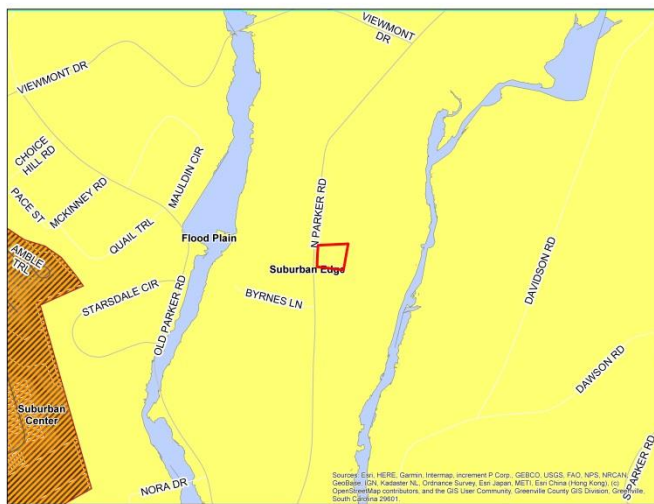
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map