

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-011	William McKinney of Haynsworth Sinkler Boyd P.A. for Jeronimo Hirschfeld of OREI Greenville Land Property Owner, LLC Stallings Rd. 0525030100500 & 0525030100400 R-12, Single-Family Residential District to R-M20, Multifamily Residential District	20	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Request is consistent with the surrounding area 2) Applicant <ul style="list-style-type: none"> • Will hold asset for a long time • Provides a high level product with many amenities <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</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is not present on the site and there are no schools within one mile of the site. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 6.56 acres of land located on Stallings Rd., and is approximately 0.05 miles southwest of the intersection of Stallings Rd and Reid School Rd. The parcel has approximately 495 feet of frontage along Stallings Rd. The applicant is requesting to rezone the property to R-M20, Multifamily Residential District.</p> <p>The applicant states that the proposed land use is a Multifamily Residential Development.</p> <p>CONCLUSION</p> <p>The subject property is located on Stallings Rd., a two-lane State-maintained collector road. The allowable uses of the requested rezoning are more intensive than the surrounding neighborhoods and do not conform to the <u>Plan Greenville County</u> Comprehensive Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-011

APPLICANT: William McKinney of Haynsworth Sinkler Boyd P.A. for
Jeronimo Hirschfeld of OREI Greenville Land Property
Owner, LLC

PROPERTY LOCATION: Stallings Rd. Taylors, SC 29687

PIN/TMS#(s): 0525030100500 & 0525030100400

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

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 6.56

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in April 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 and PD	Single-Family Residences
East	R-M20	Single-Family Residences and Vacant Wooded Land
South	R-12	Single-Family Residences
West	R-12	Single-Family Residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer – *Sewer availability is unknown at this point.*

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-12	3.6 units/acre	6.56	23 units
Requested	R-M20	20 units/acre		131 units

A successful rezoning would allow for 108 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Stallings Rd is a two-lane State-maintained collector road. The parcel has approximately 495 feet of frontage along Stallings Rd. The parcel is approximately 0.05 miles southwest of the intersection of Stallings Rd and Reid School Rd. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Stallings Rd	4,544' W	9,500	9,600 +1.05%	9,900 +3.12%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site, though the site is heavily wooded. One school is located within one mile of the site: Taylors Elementary.

CONCLUSION:

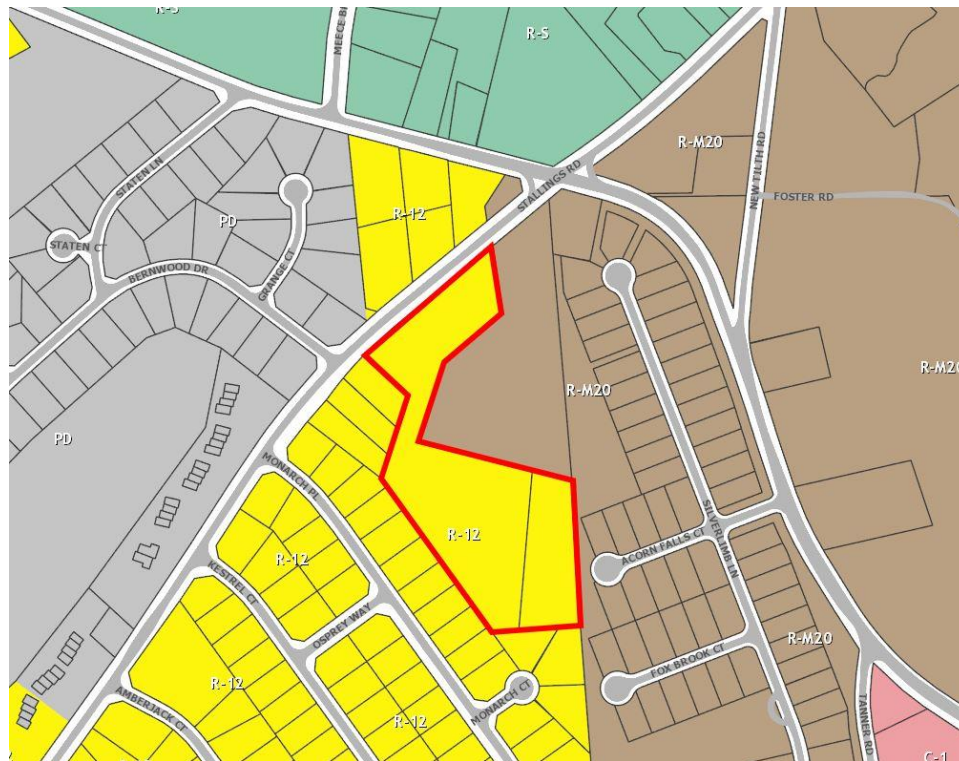
The subject property is located on Stallings Rd., a two-lane State-maintained collector road. Staff is of the opinion that the allowable uses of the requested rezoning are more intensive than the surrounding neighborhoods and do not conform to the Plan Greenville County Comprehensive Plan.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map