

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-042	Justin Atwood of Rallis Wood LLC for Rallis Wood LLC 823 and 825 Woodside Ave., Greenville, SC 29611 0126001000101 R-7.5, Single-Family Residential District to R-M20, Multifamily Residential District	23	Approval	Approval 5-25-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rezone and redevelop it for apartments or condos at 20 units per acre • Raised units with parking underneath due to floodplain issues • Currently consists of church and church related buildings <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Floodplain</i> and <i>Traditional Neighborhood</i>. The subject property is a part of the <u>City View Community Plan</u>, where it is designated as <i>Single-Family Residential</i>. • Woodside Avenue is a two-lane State-maintained Collector road. The parcel has approximately 320 feet of frontage along Woodside Ave. The parcel is approximately 0.16 miles south of the intersection of Woodside Avenue and W. Bramlett Rd. The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is present on the site. There are no known historic or cultural resources on the site. There are three schools within a mile of the site: Legacy Charter School, Alexander Elementary, and Monaview Elementary. • The subject property is zoned R-7.5, Single-Family Residential District and is 0.85 acres of land located on Woodside Ave. The applicant is requesting to rezone the property to R-M20, Multifamily Residential District. • The applicant states that the proposed land use is for a multifamily development. <p>CONCLUSION and RECOMMENDATION</p> <p>Woodside Avenue is a two-lane State-maintained Collector Rd. Staff is of the opinion that the requested rezoning is appropriate due to the significant site constraint that the floodplain places on the property, which would make it difficult to develop single-family residential on the site.</p> <p>Based on these reasons, staff recommends approval 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-2022-042

APPLICANT: Justin Atwood of Rallis Wood LLC for Rallis Wood LLC

PROPERTY LOCATION: 823 and 825 Woodside Ave., Greenville, SC 29611

PIN/TMS#(s): 0126001000101

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential

ACREAGE: 0.85

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-7.5, Single-Family Residential in June 1973 as part of Area 4A. There have been no previous rezoning requests.

EXISTING LAND USE: Church and Church Offices

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residences
East	R-7.5 and R-M20	Vacant Land and Single-Family Residences
South	R-7.5	Vacant Land
West	R-7.5	Vacant 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 *Floodplain and Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is a part of the City View Community Plan, where it is designated as *Single-Family Residential*. **Please refer to the Future Land Use Map at the end of the document.**

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-7.5	5.8 units/acre	0.85	4 units
Requested	R-M20	20 units/acre		17 units

A successful rezoning would allow for 13 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Woodside Avenue is a two-lane State-maintained Collector road. The parcel has approximately 320 feet of frontage along Woodside Ave. The parcel is approximately 0.16 miles south of the intersection of Woodside Avenue and W. Bramlett 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
Woodside Ave.	3,197' N	4,100	5,500 +34.14%	5,300 -3.63%

CULTURAL AND ENVIRONMENTAL:

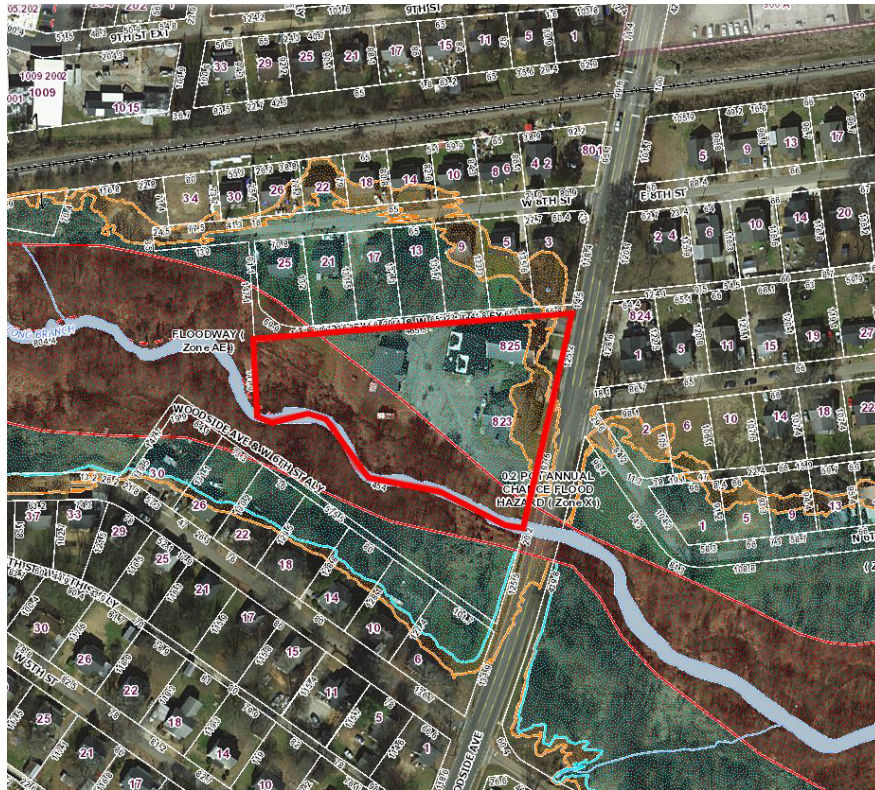
Floodplain is present on the site. There are no known historic or cultural resources on the site. There are three schools within a mile of the site: Legacy Charter School, Alexander Elementary, and Monaview Elementary.

CONCLUSION:

Woodside Avenue is a two-lane State-maintained Collector Rd. Staff is of the opinion that the requested rezoning is appropriate due to the significant site constraint that the floodplain places on the property, which would make it difficult to develop single-family residential on the site.

STAFF RECOMMENDATION:

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



Aerial Photography, 2022



Zoning Map

