

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-005	Jeffrey B. Randolph of the Randolph Group for Reconcile Community Church Oak Dr., Fortner Ave., & S. Florida Ave. 0250000200201 R-10, Single-Family Residential to R-MA, Multifamily Residential	25	Approval	Approval 1/25/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Representing the property owner and Homes of Hope • Would like to develop 10 attached affordable townhomes • Would also include a community park <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>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of .70 acres • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. • Oak Drive is a two-lane State-maintained residential road. The parcel has approximately 180 feet of frontage along Oak Drive. Fortner Avenue is a two-lane County-maintained residential road. The parcel has approximately 170 feet of frontage along Fortner Avenue. S. Florida Avenue is a two-lane County-maintained residential road. The parcel has approximately 190 feet of frontage along S. Florida Avenue. The parcel is approximately 0.42 miles northeast of the intersection of White Horse Road and S. Florida Avenue. The property is not along a bus route. There are no sidewalks in the along the property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site; Welcome Elementary, Tabernacle Baptist College, Hollis Academy, and Carolina High. • The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing attached single-family dwellings. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned R-10, Single-Family Residential District is located along Oak Drive, a two-lane State-maintained residential road; Fortner Avenue, a two-lane County-maintained residential road; and South Florida Avenue, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is appropriate for the area and consistent with adjacent residential uses. Additionally, the proposed use is consistent with the Future Land Use from the Plan Greenville County Comprehensive Plan, which designates the parcel as Traditional Neighborhood.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-005

APPLICANT: Jeffrey B. Randolph of The Randolph Group for
Reconcile Community Church

PROPERTY LOCATION: Oak Dr., Fortner Ave., and S. Florida Ave., Greenville,
SC 29611

PIN/TMS#(s): 0250000200201

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

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Attached Single-Family

ACREAGE: 0.70

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential in June 1973 as part of Area 4A. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-MA	Single-Family Residential
South	R-10	Church
West	R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is not part of any community or area 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	0.70	3 units
Requested	R-MA	20 units/acre		14 units

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

ROADS AND TRAFFIC:

Oak Drive is a two-lane State-maintained residential road. The parcel has approximately 180 feet of frontage along Oak Drive. Fortner Avenue is a two-lane County-maintained residential road. The parcel has approximately 170 feet of frontage along Fortner Avenue. S. Florida Avenue is a two-lane County-maintained residential road. The parcel has approximately 190 feet of frontage along S. Florida Avenue. The parcel is approximately 0.42 miles northeast of the intersection of White Horse Road and S. Florida Avenue. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site; Welcome Elementary, Tabernacle Baptist College, Hollis Academy, and Carolina High.

CONCLUSION:

The subject parcel zoned R-10, Single-Family Residential District is located along Oak Drive, a two-lane State-maintained residential road; Fortner Avenue, a two-lane County-maintained residential road; and South Florida Avenue, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is appropriate for the area and consistent with adjacent residential uses. Additionally, the proposed use is consistent with the Future Land Use from the Plan Greenville County Comprehensive Plan, which designates the parcel as *Traditional Neighborhood*.

STAFF RECOMMENDATION:

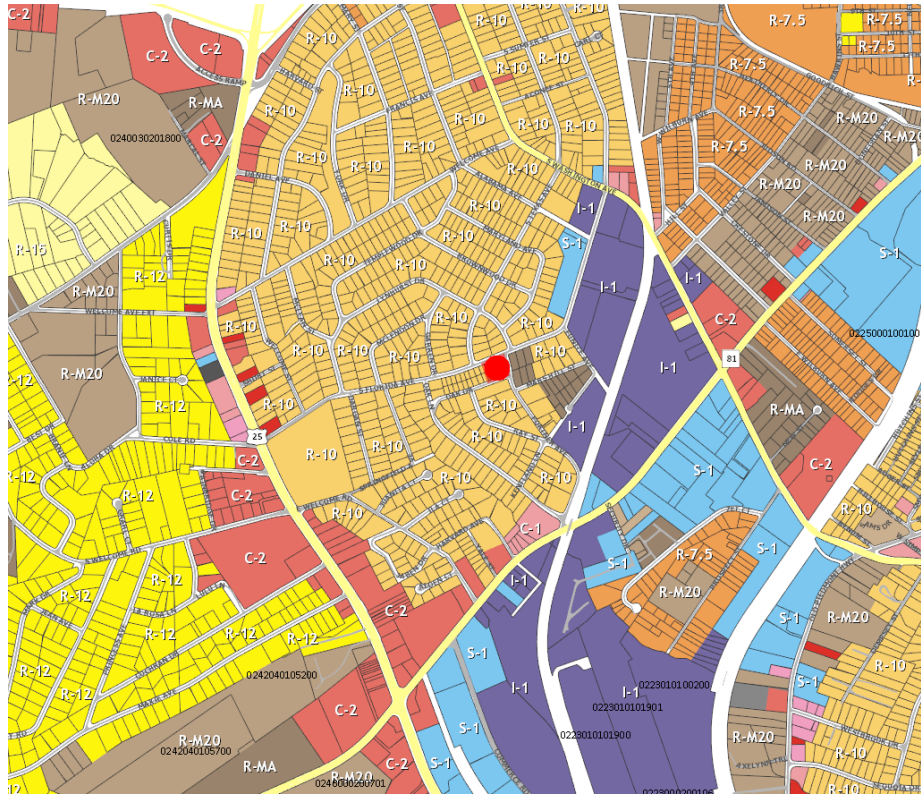
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map