



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2022-081

APPLICANT: David Nocella of Group 1.6, LLC for Shawki Shehadeh

PROPERTY LOCATION: 1220 W. Parker Rd., & Clark Drive., Greenville, SC
29617

PIN/TMS#(s): 0144000100900

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

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 1.3

COUNCIL DISTRICT: 19 – Blount

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

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	Multifamily Residential
East	R-10	Single-Family Residential
South	R-10	Single-Family Residential
West	R-M20, R-10	Multifamily Residential, Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is Accessible

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 part of the Berea Community Plan, where it is designated as *Low Density Residential*.

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	1.3	5 units
Requested	R-MA	20 units/acre		26 units

A successful rezoning would allow for 21 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

W. Parker Road is a four-lane State-maintained arterial road. The parcel has approximately 277 feet of frontage along W. Parker Road. Clark Drive is a two-lane, State-maintained local road. The parcel has approximately 442 feet of frontage along Clark Drive. The parcel is approximately 0.5 miles northwest of the intersection of W. Parker Road and W. Blue Ridge Drive. The property is not along a bus route but there is a bus stop approximately 0.4 miles north. There are existing sidewalks along both sides of W. Parker Road.

Location of Traffic Count	Distance to Site	2018	2019	2021
W. Parker Road	28' SW	7,400	7,500 +1.4%	5,800 -22.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Monaview Elementary and Alexander Elementary.

CONCLUSION:

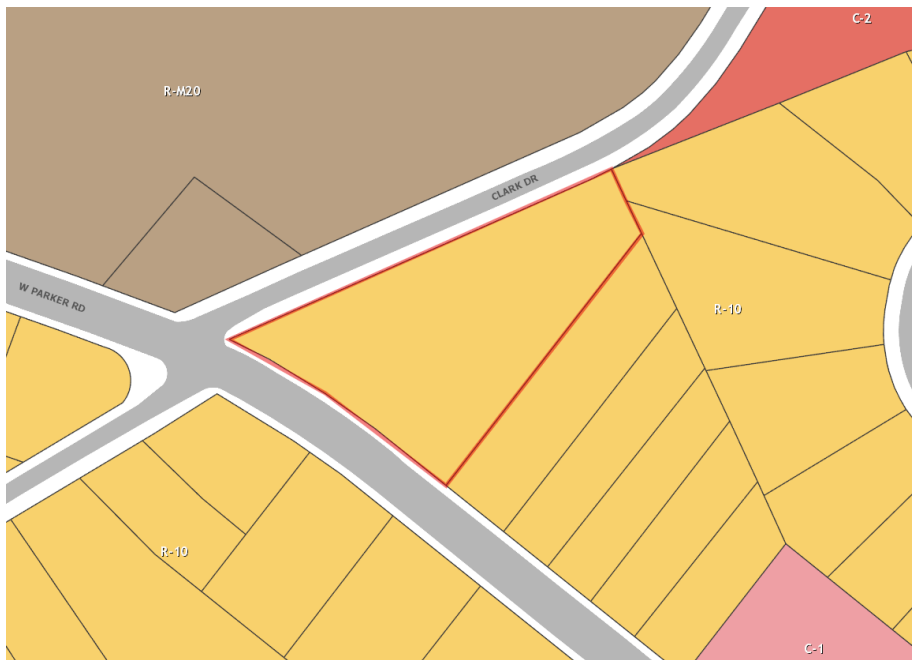
The subject parcel, zoned R-10, Single-Family Residential District is located along W. Parker Road, a four-lane State-maintained arterial road and Clark Drive, a two-lane State-maintained local road. Staff is of the opinion that a successfully rezoning to R-MA, Multifamily Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Traditional Neighborhood. A multifamily development would not be out of place adjacent to the apartment complex on the opposite side of Clark Drive.

STAFF RECOMMENDATION:

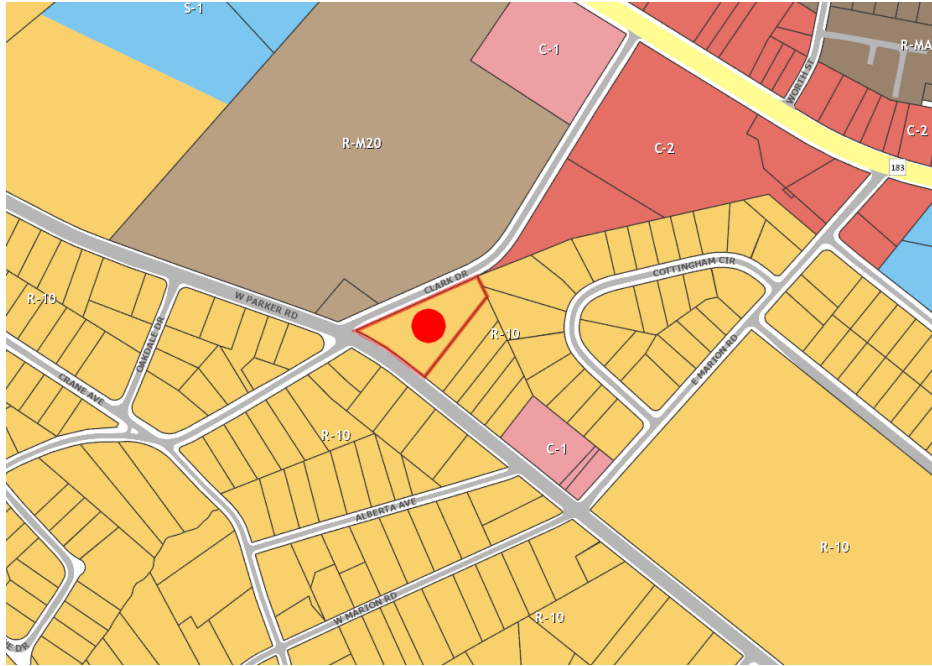
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.



Aerial Photography, 2023



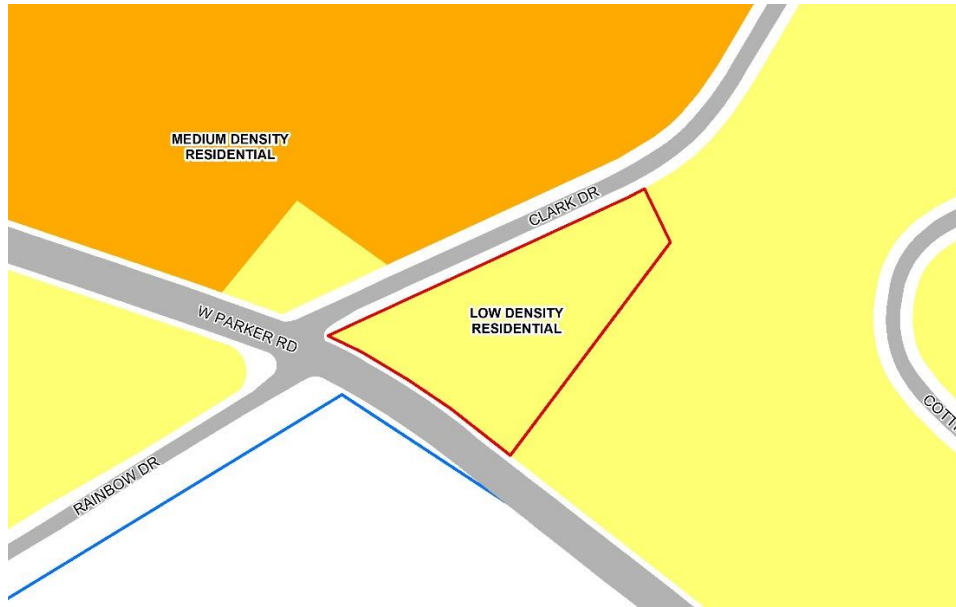
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Plan Greenville County, Future Land Use Map