Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION	
CZ-2023-081	David Nocella of Group 1.6, LLC for Shawki Shehadeh 1220 W. Parker Rd. & Clark Dr., Greenville, SC 29617 0144000100900 R-10, Single-Family Residential District to R-MA, Multifamily Residential District	19	Approval	Approval			
Public Comments	Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:					Petition/Letter For:	
	Speakers For: 1. Applicant Would like to rezone to put 4-5 duplex buildings on the parcel There would be shared parking with two ingress/egress points Against:						
	Speakers Against:						
	None List of meetings with staff: N/A						
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 1.30 acres. The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Traditional Neighborhood. The subject property is part of the Berea Community Plan, where it is designated as Low Density Residential. 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. 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. The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing to a multifamily development. 						
	CONCLUSION and RECOMMENDATION: 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.						
	Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.						



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite S-3200 Greenville, SC 29601

Greenville 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 <u>Plan Greenville County</u>

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 <u>Berea Community Plan</u>, 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	1.2	5 units
Requested	R-MA	20 units/acre	1.3	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	5,800
			+1.4%	-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