

Zoning Docket from November 6th, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPD 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 11-15-23 | Approval 12-4-23 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to rezone to put 4-5 duplex buildings on the parcel There would be shared parking with two ingress/egress points <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p> | | | | | <p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p> |
| Staff Report | <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 1.30 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Traditional Neighborhood</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Low Density Residential</i>. 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. <p>CONCLUSION and RECOMMENDATION:</p> <p>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.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.</p> | | | | | |