

Zoning Docket from February 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-010	David C. Jones of Park West Associates, LLC for Park West Associates, LLC Park West Blvd., Greenville, SC 29611 0252000102800, 0252000101102, 0252000101009, & 0252000103000 S-1, Services District to R-MA, Multifamily Residential District	25	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Has citizens asking for housing, property surrounded by Commercial area, quiet at night. Existing infrastructure in place, REWA sewer and water main already in place. Has approval from REWA for all units. Will use natural contours of land will not mass grade. Property backs up to residential subdivision. Meets density capacity for REWA. Wants to improve the district. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 15.922 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood, Mixed Employment Center, and Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Service/Industrial</i>. • Park West Boulevard is a two-lane County-maintained local road. The parcels combined have approximately 540 feet of frontage along Park West Boulevard. The parcels are approximately 0.52 miles southwest of the intersection of Park West Boulevard and White Horse Road (HWY 25). The property is located .64 miles away from Route 504 bus stop located at White Horse Road and Michael Drive. There are no sidewalks located along Park West Boulevard. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Carolina High & Greenview Child Development Center. • The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing a multifamily development. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcels zoned S-1, Services District are located along Park West Boulevard, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is not consistent with the South Greenville Area Plan which designates the parcel as</p>					

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	<p>Service/Industrial. Additionally, a Multifamily Development is not compatible with developments being accessed from Park West Boulevard.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential District.</p>
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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-010

APPLICANT: David C. Jones of Park West Associates, LLC for Park West Associates, LLC

PROPERTY LOCATION: Park West Blvd., Greenville, SC 29611

PIN/TMS#(s): 0252000102800, 0252000101102, 0252000101009, & 0252000103000

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily

ACREAGE: 15.922

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcels were originally zoned S-1, Services District in June 1973 as part of Area 4A. There have been 2 previous rezoning requests. CZ-1980-088 requesting S-1 to R-M, included a portion of two of the parcels and was approved by County Council in November of 1980. CZ-1996-067 requesting R-M to S-1, included two of the parcels and was approved by County Council in September of 1996. There have been no other rezoning requests.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10 & I-1	Single-Family Residential & Industrial
East	S-1	Warehouse/Business Office
South	R-10 & S-1	Single-Family Residential, Vacant, & Industrial
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 *Suburban Neighborhood, Mixed Employment Center, & Industrial*. **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 South Greenville Area Plan, where it is designated as *Service/Industrial*. **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	S-1	0 units/acre	15.922	0 units
Requested	R-MA	20 units/acre		318 units

A successful rezoning would allow for 318 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Park West Boulevard is a two-lane County-maintained local road. The parcels combined have approximately 540 feet of frontage along Park West Boulevard. The parcels are approximately 0.52 miles southwest of the intersection of Park West Boulevard and White Horse Road (HWY

25). The property is located .64 miles away from Route 504 bus stop located at White Horse Road and Michael Drive. There are no sidewalks located along Park West Boulevard.

There are no traffic counts located along Park West Boulevard.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Carolina High & Greenview Child Development Center.

CONCLUSION:

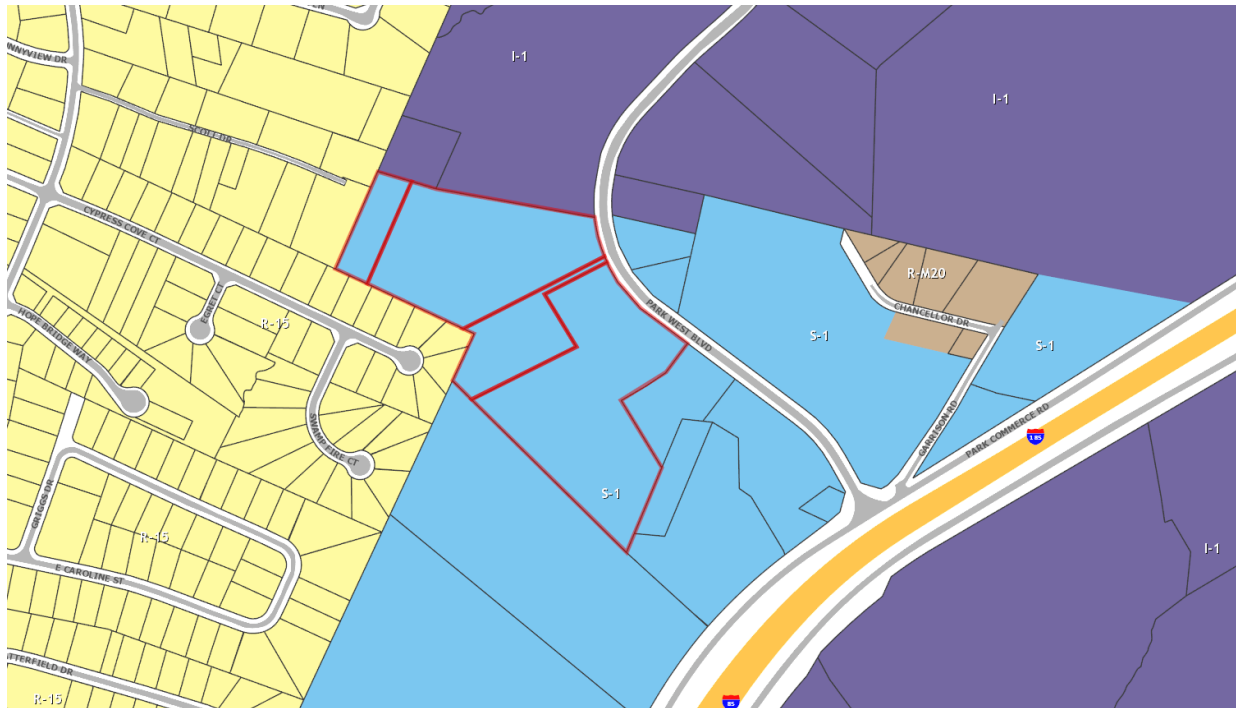
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STAFF RECOMMENDATION:

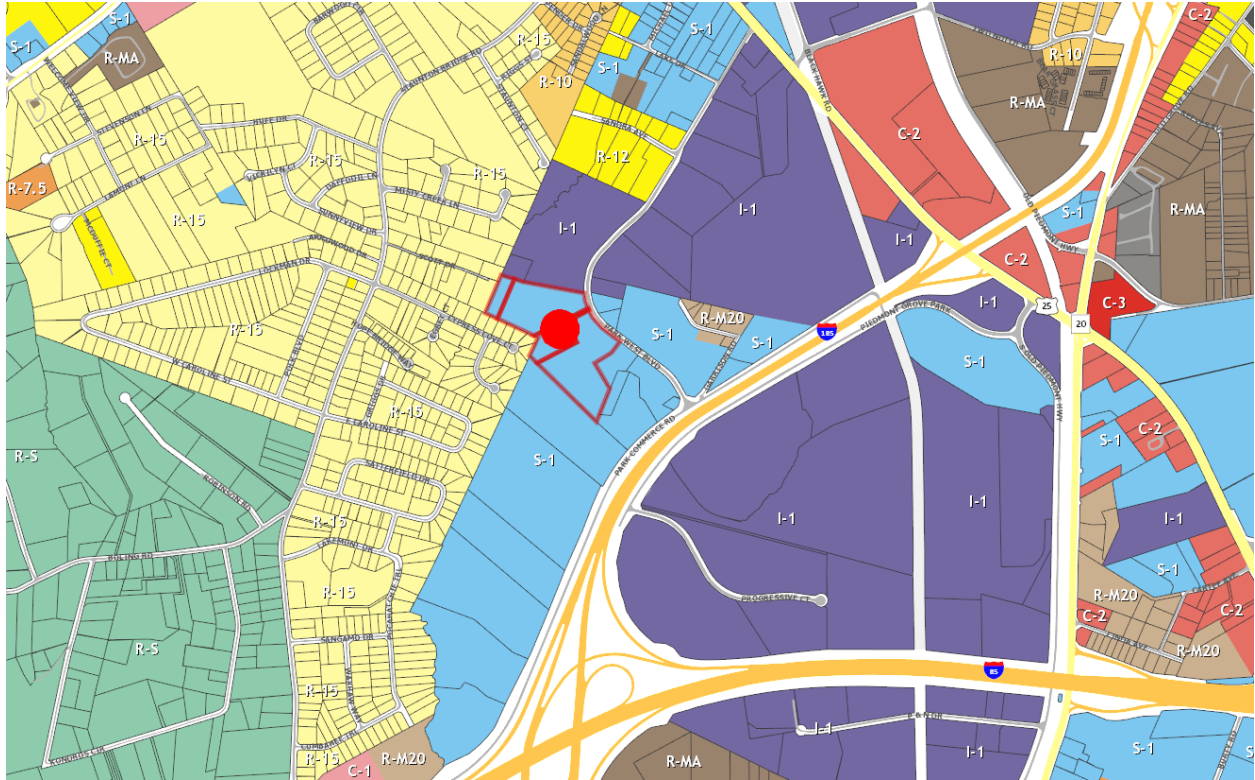
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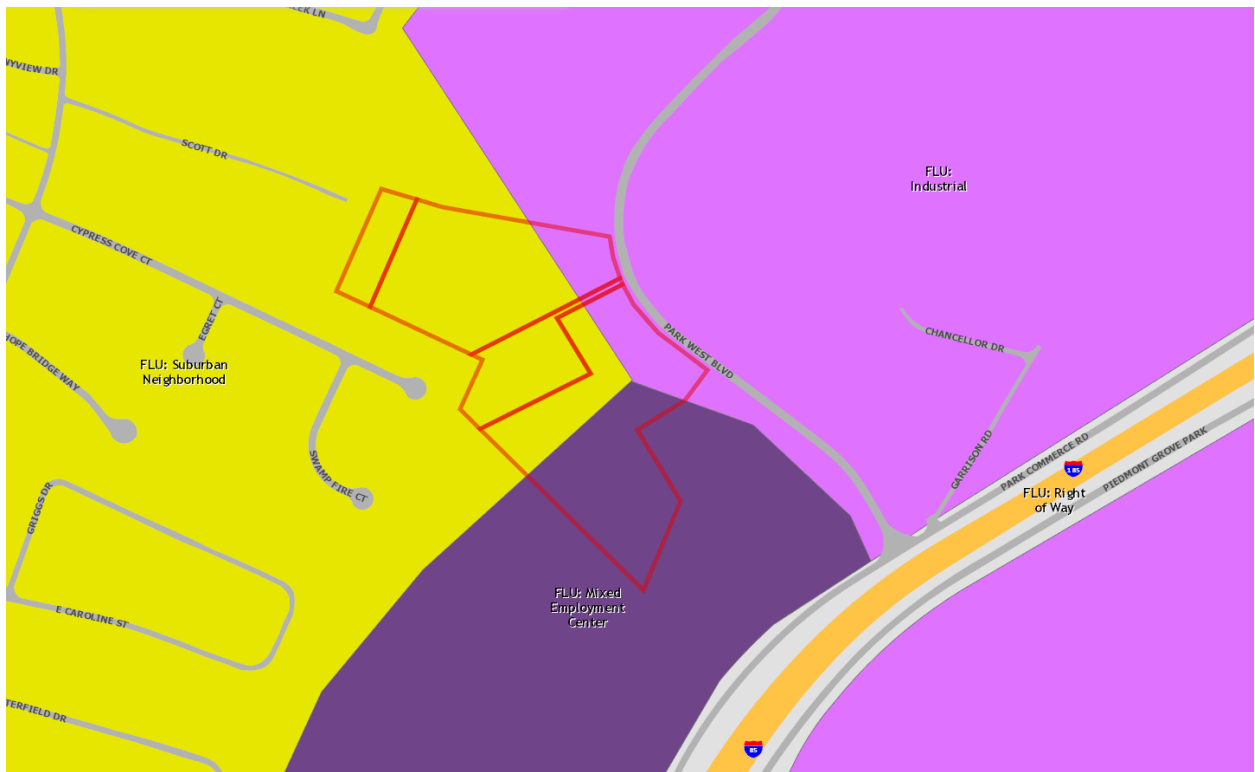
Aerial Photography, 2023



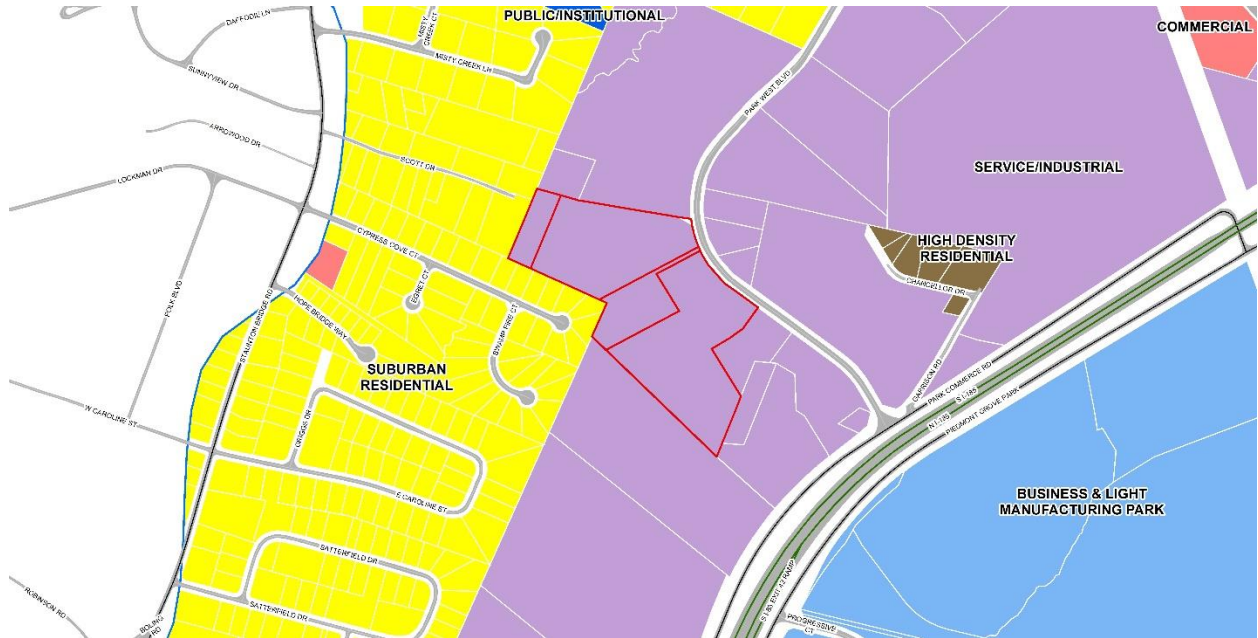
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map