Zoning Docket from May 20th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-032	Jacob Pyhala of JP Alliance LLC 253 Roberts Rd., Taylors, SC 29687 0525010104400 R-12, Single-Family Residential District to R-M2, Multifamily Residential District	20	Denial	Denial		
Public Comments	Some of the general comments m 20, 2024 were: <u>Speakers For:</u> 1. Applicant • Originally wanted but would rather l • Will remove the e <u>Speakers Against:</u> None	to subdiv build a du	ride for anoth	ner single-fam	nily dwelling,	Petition/Letter For: Against:
	List of meetings with staff: N/A					
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 1.26 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans. Roberts Road is a two-lane County-maintained local road. The property has approximately 150 feet of frontage along Roberts Road. The property is approximately 0.55 miles southeast of the intersection of Reid School Road and State Park Road (HWY 253). The property is not along a bus route and there are no sidewalks in the immediate area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Taylors Elementary School is located within a mile of the site. The applicant is requesting to rezone the property to R-M2, Multifamily Residential District. The applicant is proposing a Duplex Home. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-12, Single-Family Residential District, is located along Roberts Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M2, Multifamily Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the area as Suburban Edge with a density of 0-1 dwellings per acre. Additionally, the proposed zoning district is not consistent with zoning districts in the surrounding area. 					



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite S-3200 Greenville, SC 29601 **Greenville** Office: 864.467.7425

то:	County Council Planning and Development Committee Planning Commission
FROM:	Todd Baxley, Planner II
RE:	CZ-2024-032
APPLICANT:	Jacob Pyhala of JP Alliance LLC
PROPERTY LOCATION:	253 Roberts Rd., Taylors, SC 29687
PIN/TMS#(s):	0525010104400
EXISTING ZONING:	R-12, Single-Family Residential District
REQUESTED ZONING:	R-M2, Multifamily Residential District
PROPOSED LAND USE:	Duplex Home
ACREAGE:	1.26
COUNCIL DISTRICT:	20 – Shaw

ZONING HISTORY:	The property was originally zoned R-12, Single-Family Residential District		
	in April, 1972 as part of Area 3. There have been no prior rezoning		
	requests for the property.		

EXISTING LAND USE:	Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	R-12, PD	Single-Family Residential, Vacant Land
South	R-12, PD	Single-Family Residential, Golf Course
West	R-12, PD	Single-Family Residential

WATER AVAILABILITY:	Greenville Water
SEWER AVAILABILITY:	Metro District - Sewer is not currently accessible, but is available with an easement. Capacity will have to be confirmed.
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge.</i> **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 area or community plans.
DENSITY WORKSHEET:	The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-12	3.6 units/acre	1.26	4 units
Requested	R-M2	2 units/acre	1.26	2 units

A successful rezoning would allow for 2 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:Roberts Road is a two-lane County-maintained local road. The property
has approximately 150 feet of frontage along Roberts Road. The
property is approximately 0.55 miles southeast of the intersection of
Reid School Road and State Park Road (HWY 253). The property is not
along a bus route and there are no sidewalks in the immediate area.

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. Taylors Elementary School is located within a mile of the site.

CONCLUSION: The subject parcel, zoned R-12, Single-Family Residential District, is located along Roberts Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M2, Multifamily Residential District would not be consistent with the <u>Plan Greenville</u> <u>County</u> Comprehensive Plan which designates the area as Suburban Edge with a density of 0-1 dwellings per acre. Additionally, the proposed zoning district is not consistent with zoning districts in the surrounding area.

STAFFRECOMMENDATION:Based on these reasons, staff recommends denial of the requested
rezoning to R-M2, Multifamily Residential District.



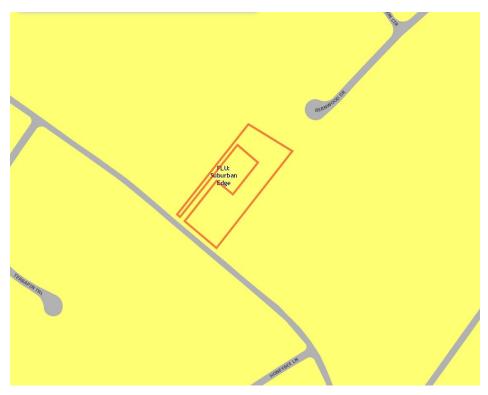
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map