

Zoning Docket from January, 11 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-03	Adriona Reyes for JSA.L MC, LLC 1000 Anderson Road and Valentine Street 0112001600401 R-M20, Multi-Family Residential To R-6, Single-Family Residential District	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to put another home on site • Home will be about 982 square feet • Price of the home will be about \$280,000 to \$300,000 • New home will raise property values <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Core Neighborhood</i>. Floodplain is present on the overall site. There are three schools located within one mile of the site, Fuller Normal School, Hollis Academy, and Greenville Senior High School. The property is also not along any bus routes, However, there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcels are zoned R-M20, Multi-Family Residential and is 0.3 acres of land located on Anderson Road and Valentine Street, and is approximately 0.53 miles south-west of the interchange Anderson Road and Dunbar Street. The subject parcel has approximately 97 feet of frontage Anderson Road and 125 feet of frontage along Valentine Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residence.</p> <p>CONCLUSION:</p> <p>The subject parcel, zoned R-M20, Multifamily Residential, is located along Hwy 81, a State-maintained arterial road, and Valentine St., a State-maintained collector road, both which contain single-family residential uses. A successful rezoning to R-6, Single-family Residential would accomplish the applicant’s goal of subdividing this parcel, allowing for infill development, as well as better alignment with the Core Neighborhood’s gross density, outlined in the <u>Plan Greenville County Comprehensive Plan</u>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.</p>					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-03

APPLICANT: Adriana Reyes for JSAL.MC, LLC

PROPERTY LOCATION: 1000 Anderson Road

PIN/TMS#(s): 0112001600401

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: R-6, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.3

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-M, Multi-Family Residential in June 1973 as part of Area 4A, and was administratively changed in 2008 to R-M20. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential Detached

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	Vacant land
East	R-M20	Single-family residential
South	R-7.5	Single-family Residential
West	R-M20	Social club

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Core Neighborhood*.
Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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-M20	20 units/acre	0.3	6 units
Requested	R-6	7.3 units/acre		2 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Anderson Road is a four-lane state-maintained arterial road. The parcel has approximately 97 feet of frontage along Anderson Road. Valentine Street is a two-lane State-maintained Major Collector. The parcel has approximately 125 feet of frontage along Valentine Street. The parcel is approximately 0.53 miles South-West of the interchange of Hwy 81 and Dunbar Street. The property is not along a bus route; however, there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Anderson Road	87' SW	8,200	8,600 +4.8%	8,000 -2.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site: Fuller Normal School, Hollis Academy, and Greenville Senior High School.

CONCLUSION:

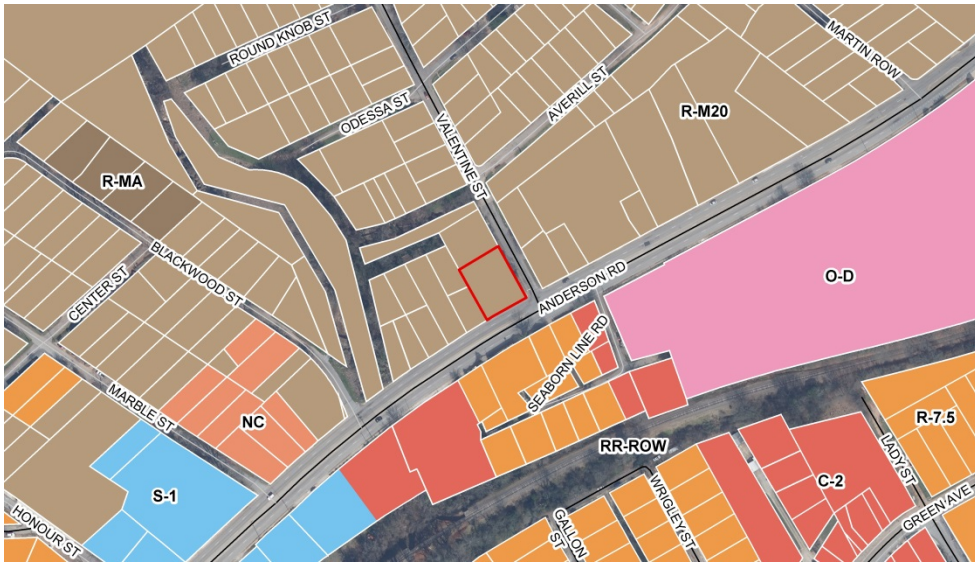
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STAFF RECOMMENDATION:

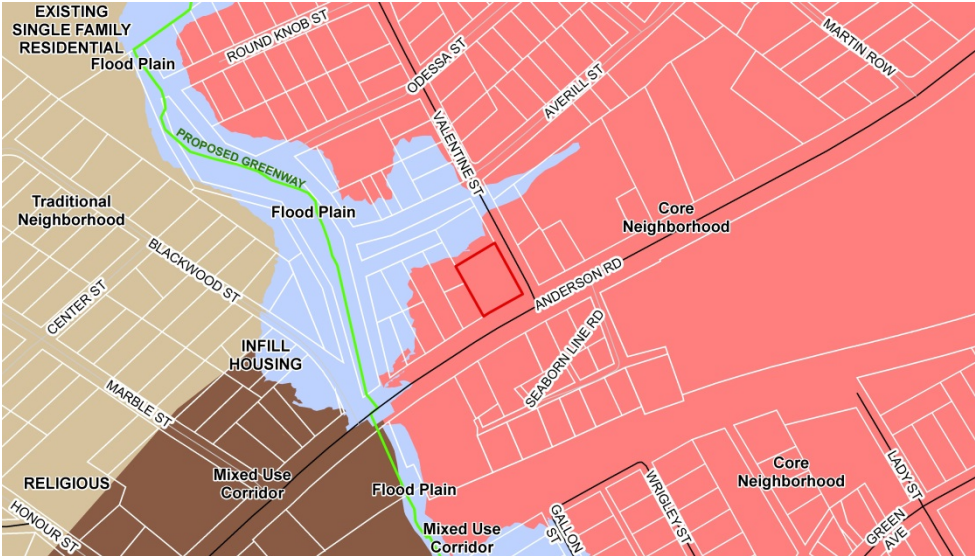
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Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map