

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-41	Willis Lee Holliday for John Thomas Latham on behalf of Med Rentals, LLC South Welcome Road and Julian Avenue 0242020301600 and 0242020301300 R-12, Single-family Residential R-MA, Multifamily Residential	25	Approval	Approval 5-26-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Wants to improve area with proposed project (four duplexes) <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Neighbor opposes duplexes (but not single-family homes) • Cites nearby community facilities • Cites cut-through traffic in the area • Mentions nearby mobile home parks and apartment complexes <p>2) Citizen</p> <ul style="list-style-type: none"> • Concerned about potential nuisances from future project <p>List of meetings with staff: none</p>					<p>Petition/Letter For: None</p> <p>Against: 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>Suburban Neighborhood</i>. Floodplain is not present on the site. There are four schools located within one mile of the site: Tabernacle Christian School, Welcome Elementary, Tanglewood Middle, and Carolina Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-family Residential and is 1.74 acres of land located on S. Welcome Road and Julian Avenue, and is approximately 0.14 miles south of the intersection of Old Easley Bridge Road and New Dunham Bridge Road. The subject parcel has approximately 250 feet of frontage along S. Welcome Road and 149 feet of frontage along Julian Avenue. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for duplexes.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-12, Single-family Residential, is located along South Welcome Road, a two-lane State-maintained residential road, and Julian Avenue, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area. It will also provide the possibility for infill development in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-41

APPLICANT: Willis Lee Holliday for John Thomas Latham on behalf
of Med Rentals, LLC

PROPERTY LOCATION: South Welcome Road and Julian Avenue

PIN/TMS#(s): 0242020301600 and 0242020301300

EXISTING ZONING: R-12, Single-family Residential District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Duplexes

ACREAGE: 1.74

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-12, Single-family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests.

EXISTING LAND USE: Single-family Residential and Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-family Residential and Vacant Land
East	R-12	Single-family Residential and Vacant Land
South	R-12	Single-family Residential and Vacant Land
West	R-12 & R-7.5	Single-family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer and Fire

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban 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-12	3.6 units/acre	1.74	6.3 units
Requested	R-MA	20 units/acre		34.8 units

A successful rezoning would allow for 28.5 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

South Welcome Road is a two-lane State-maintained residential road and Julian Avenue is a two-lane County-maintained road. The parcel has approximately 250 feet of frontage along South Welcome Road and approximately 149 feet of frontage along Julian Avenue. The parcel is approximately 0.14 miles south of the intersection of Old Easley Bridge Road and New Dunham Bridge Road. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate vicinity of the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Tabernacle Christian School, Welcome Elementary, Tanglewood Middle, and Carolina Academy.

CONCLUSION:

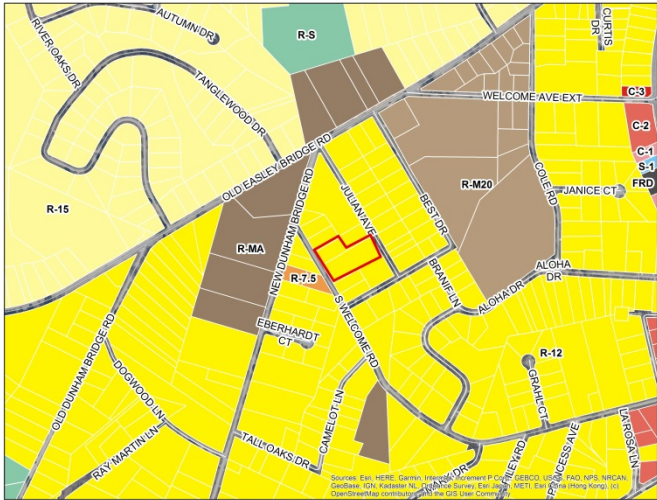
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.



Aerial Photography, 2020



Zoning Map

