

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-107	Stanislav Gendlin of SV Homes, LLC for SV Homes, LLC Marble St. and Blackwood St., Greenville, SC 29611 0111000600600, 0111000600700, 0111000601700, 0111000601500 and 0111000601600 NC, Neighborhood Commercial to R-M20, Multifamily Residential District	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14th, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> This site is unique site due to the only approved development under the NC zoning district Would like to rezone back to R-M20 to allow the parcels to be developed <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Use Corridor, Traditional Neighborhood, and Floodplain</i>. The subject property is part of the <u>Judson Community Plan</u>, where it is designated as <i>Infill Housing</i>. Blackwood Street is a two-lane County-maintained residential road. The parcels have approximately 113 feet of frontage along Blackwood Street. Marble Street is a two-lane County-maintained residential road. The parcels have approximately 148 feet of frontage along Marble Street. The parcels are 0.03 miles northwest of the intersection of Blackwood Street and Anderson Road (Highway 81). The property is not located along a bus route. There are no sidewalks in the area. Floodplain is present on 2 out of the 5 parcels. There are no known historic or cultural resources on the site. There are four schools located with one mile of the site; Hollis Academy, Adult Education/Lifelong Learning, Greenville High Academy, and University of South Carolina School of Medicine. The applicant is requesting to rezone the property to R-M20, Multifamily Residential District. The applicant is proposing Two-Family Residential Dwellings. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned NC, Neighborhood Commercial, is located along Blackwood Street, a two lane County-maintained residential road and Marble Street, a two-lane County-maintained residential road. The subject parcels were zoned R-M20, Multifamily Residential District until 2016. Staff is of the opinion that a successful rezoning to allow for residential uses is consistent with adjacent uses and zoning and would not create adverse impacts on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential District.</p>					

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2022-107

APPLICANT: Stanislav Gendlin of SV Homes, LLC for SV Homes, LLC

PROPERTY LOCATION: Marble St. and Blackwood St., Greenville, SC 29611

PIN/TMS#(s): 0111000600600, 0111000600700, 0111000601700,
0111000601500, and 0111000601600

EXISTING ZONING: NC, Neighborhood Commercial District

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Two-Family Residential Dwellings

ACREAGE: 0.90

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in June 1973, as part of Area 4A. There have been three previous rezoning requests. There was an unsuccessful C-2, Commercial District rezoning request in 1992, CZ-1992-42. There was an unsuccessful S-1, Services District rezoning request in 1997, CZ-1997-28. Docket CZ-2016-054 was a request to rezone from R-M20, Multifamily Residential District to C-1, Commercial District. The request was amended and a request for NC, Neighborhood Commercial, was approved with conditions in January 2017.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	Single-Family Residential
East	R-M20	Vacant
South	NC	Vacant
West	S-1 and R-M20	Business and 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 *Mixed Use Corridor, Traditional Neighborhood, and Floodplain*. **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 Judson Community Plan, where it is designated as *Infill Housing*.

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	NC	0 units/acre	0.90	0
Requested	R-M20	20 units/acre		18

A successful rezoning would allow for 18 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Blackwood Street is a two-lane County-maintained residential road. The parcels have approximately 113 feet of frontage along Blackwood Street. Marble Street is a two-lane County-maintained residential road.

The parcels have approximately 148 feet of frontage along Marble Street. The parcels are 0.03 miles northwest of the intersection of Blackwood Street and Anderson Road (Highway 81). The property is not located along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are four schools located with one mile of the site: Hollis Academy, Adult Education/Lifelong Learning, Greenville High Academy, and University of South Carolina School of Medicine.

CONCLUSION:

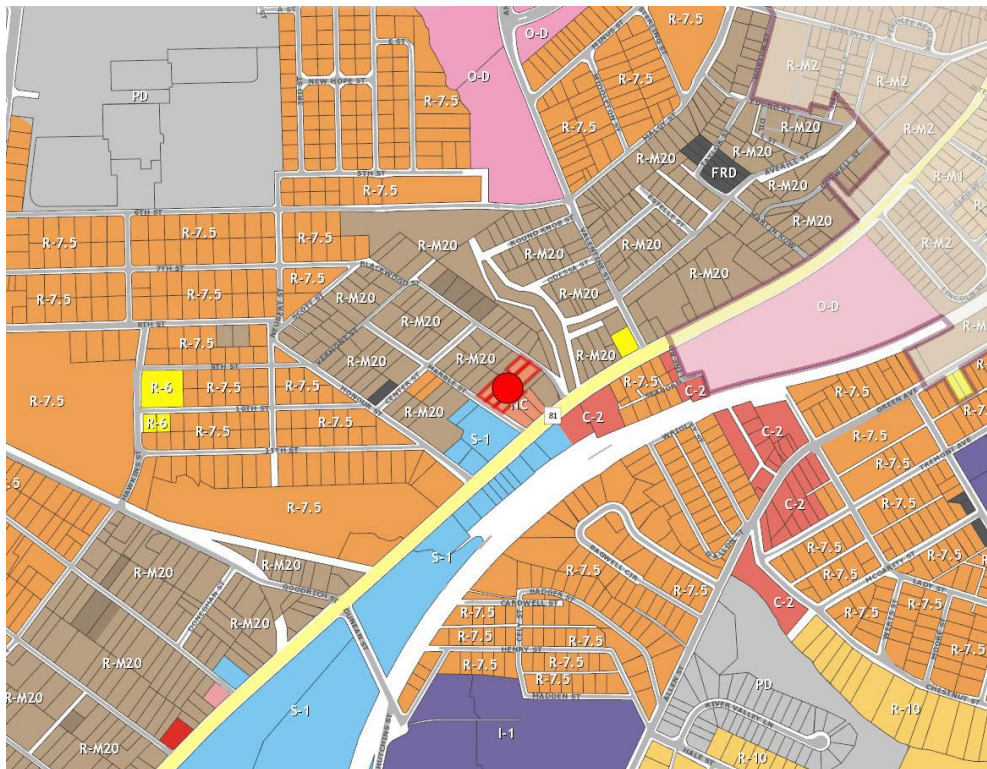
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STAFF RECOMMENDATION:

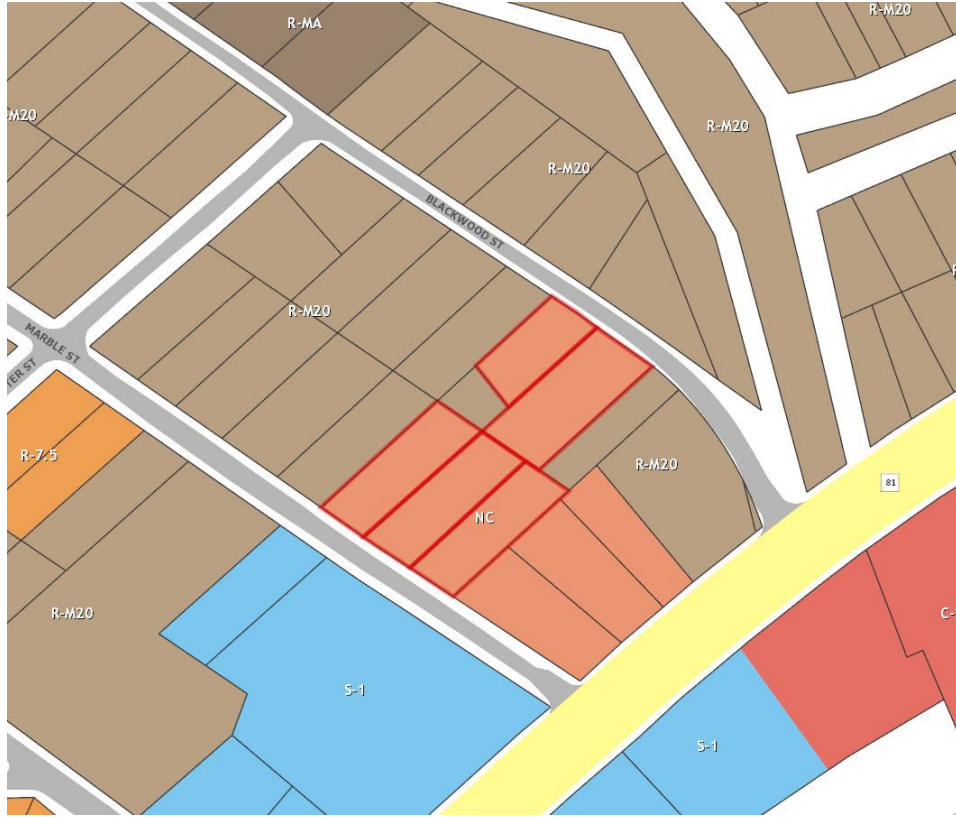
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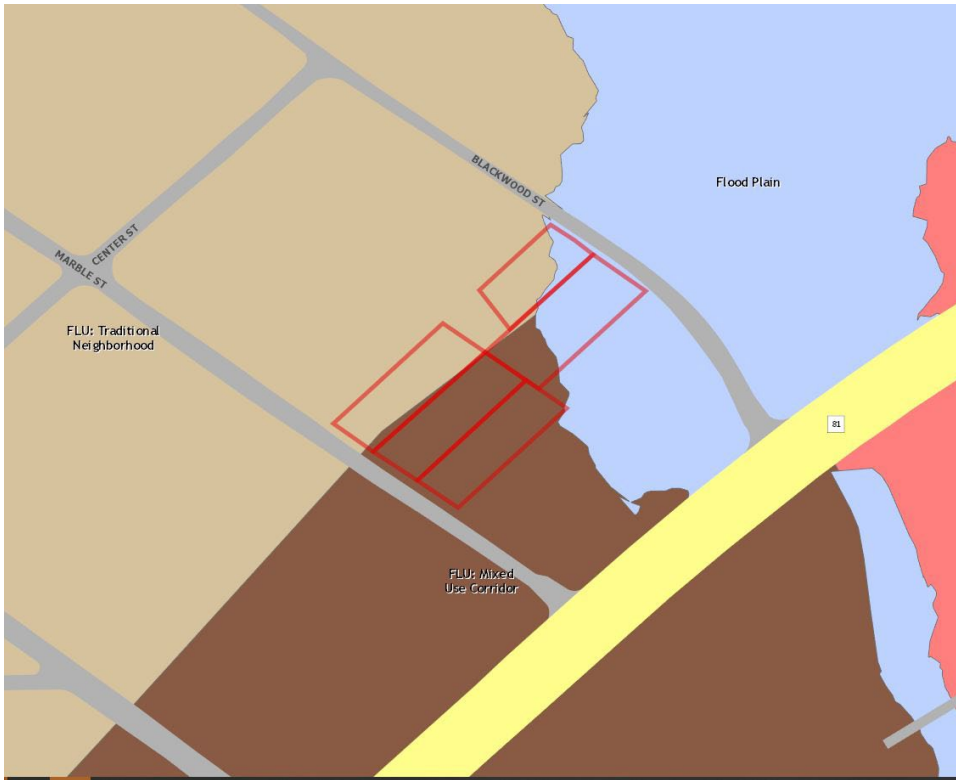
Aerial Photography, 2022



Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map



Judson Community Plan, Future Land Use Map