

Zoning Docket from July 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-49	Joseph Wiley Bryant, Seamon Whiteside & Associates, Inc. for Mt. Calvary Baptist Church Hampton Avenue Extension 0140000100101 I-1, Industrial to FRD, Flexible Review District	23	Approval with conditions	Approval with conditions as amended 7-24-19	Approval with conditions as amended 7-29-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Up-and-coming area • Designated Residential Land Use 3 in County Comprehensive Plan • Close to the Swamp Rabbit Trail/Swamp Rabbit Grocery Store and Hampton Station • Entrance will be aligned with Patterson Street • Traffic study has been completed • Includes buffer along the river <p>2) Developer</p> <ul style="list-style-type: none"> • Price point would be \$1,400/month average • Would include studios, and one and two bedroom units <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 4/29/19, 5/13/19 & 7/3/19</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>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 units or more per acre. Floodplain is present on the parcel. The subject property does have access to public transportation. Bus Route 506 is located 0.2 miles away along Cedar Lane Road. Though there are sidewalks near the property, they do not connect to the bus route from the subject site.</p> <p>SUMMARY:</p> <p>The subject parcel zoned I-1, Industrial is 8.29 acres of property located on Hampton Avenue Extension approximately 0.5 miles east of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 740 feet of frontage along Hampton Avenue Extension. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states the proposed land use is for multi-family.</p> <p>Project Information: The applicant is requesting to rezone the property to FRD, Flexible Review District for a maximum of 207 multifamily dwelling units. The maximum density will be 25 dwelling units per acre. The maximum square feet of all 3 buildings is 285,000 square feet. The applicant is also providing the required 25 foot setback around the perimeter of the site. All amenity areas, common areas, parking, sidewalks and storm water will be maintained by a POA.</p> <p>Access: The applicant is proposing two points of ingress and egress into the development. One along Hampton Avenue Extension at the intersection of Patterson Street and another to the parcel to the</p>					

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south, parcel 0140000100100.

The applicant is also providing a minimum of 6 foot wide sidewalks along Hampton Avenue Extension. An additional pedestrian access will be created from the building to the north east corner of the site to provide a connection to the Swamp Rabbit Trail.

Parking: The applicant is providing 341 parking spaces for this development with a parking ratio of 1.5 spaces per unit.

Architectural Design: The architectural style of the buildings will be industrial/modern on all four sides. The applicant states the buildings will be 4 stories with a maximum height of 60 feet. The building will consist of a mixture of brick cementous lap and panel siding and metal accents. The color of the building will be a combination of red/brown brick, greyscale tones on the siding, and dark trim/color accents.

Landscaping and Buffering: The applicant states street and shade trees will be incorporated throughout the site along with plantings along the proposed sidewalk along Hampton Avenue Extension. The applicant also states that where this project is adjacent to other parcels of private property, landscaping and fencing will be provided. The applicant will also be providing private greenspaces and amenities throughout the site. The applicant states all landscaping will meet Greenville County Zoning Ordinance standards.

Signage and Lighting: The applicant is proposing one monument sign along Hampton Avenue Extension and will consist of similar materials as the buildings. The sign will not be illuminated but will allow for some external lighting. Street signs, directional and informational signage will be used throughout the site. The applicant states all signage will meet the Greenville County Sign Ordinance.

The applicant states lighting will consist of full-cutoff fixtures and have a maximum height of 16 feet. The applicant also states a lighting plan will be provided at the time a Final Development Plan is submitted.

CONCLUSION:

The applicant is requesting 207 dwelling units with a maximum density of 25 units per acre on 8.29 acres. The applicant is also requesting a reduction in parking. Staff has some concerns regarding parking, buffering and road widening.

Staff is concerned that the 1.5 parking spaces per unit could cause parking issues, especially since no other alternative modes of transportation have been addressed in the Statement of Intent. However staff is willing to see if reduced parking can work, especially if mitigation measures possible at a later point.

Staff also believes that fencing should not be permitted on the subject site. Fencing would limit the interconnectedness of the entire site and would promote a more car centric atmosphere, especially with this subject site being so close to the Swamp Rabbit Trail.

Staff believes a connection to the south, connecting parcel 0140000100100 to the subject site should be provided between both projects to promote interconnectivity throughout this area. This developer is showing a connection to the neighboring parcel, and this connection would prevent another curb cut on the road. If the connection is not made, the developer would need to provide a second access onto Hampton Avenue Extension.

Staff, including Roads and Bridges, requires that roads be widened to 20 feet from Old Bleachery Road to the southern portion of the site along with a 25 foot right-of-way. Currently Hampton Avenue Extension is 16 feet wide and using the roads as they are would be a safety issue.

The subject site is surrounded by vacant land with a restaurant to the north and a church and warehouse to the east. It is also surrounded by industrial and service zoning with some multifamily

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	<p>zoning to the east. Staff is of the opinion the requested zoning is appropriate and would be in accordance with the <u>Imagine Greenville</u> Comprehensive Plan recommending 6 or more units per acre.</p> <p>Based on these reasons staff recommends approval of the requested FRD, Flexible Review District with the following conditions:</p> <ul style="list-style-type: none"> • State in the Statement of Intent the number of parking spaces being provided on site. • Remove fencing from this project. • Take out the following verbiage “from this report” in the Statement of Intent to read, “A traffic study has been performed to support this use and any recommended mitigation measures will be constructed prior to the issuance of any building permit.” • On the Concept Plan call out all open areas as “common space” • On the Concept Plan provide a table providing the total square footage of the project. • Provide a second access into the proposed development. If the second access is not able to be provided through connecting into parcel 0140000100100 (Hampton Station), a secondary access will still need to be provided for this development on to Hampton Avenue Extension. • Widen Hampton Avenue Extension to 20 feet from Old Bleachery Road to the south end of the property. • Provide 25 feet of right-of-way along your property from the center line to Greenville County Roads and Bridges. • Provide the following statement regarding parking in the Statement of Intent, “Should the county determine, at any time in the future, that parking is inadequate, the county may require an immediate resolution to the problem through submittal of a new Statement of Intent and Final Development Plan. Resolution will be the sole responsibility of the developer/owner of the property, his successors, and assigns.”
<p>GCPC</p>	<p>At the July 24, 2019 Planning Commission meeting the Commission members voted to approve the zoning request with the following amendments:</p> <ul style="list-style-type: none"> • <u>Change the following condition to:</u> Provide 15 feet of right-of-way along your property from the center line to Greenville County Roads and Bridges. • <u>Remove the following condition:</u> Provide the following statement regarding parking in the Statement of Intent, “Should the county determine, at any time in the future, that parking is inadequate, the county may require an immediate resolution to the problem through submittal of a new Statement of Intent and Final Development Plan. Resolution will be the sole responsibility of the developer/owner of the property, his successors, and assigns.”
<p>P&D Committee</p>	<p>At the July 29, 2019 Planning and Development Committee meeting the Committee members voted to approve the zoning request with the following amended conditions:</p> <ul style="list-style-type: none"> • State in the Statement of Intent the number of parking spaces being provided on site. • Remove fencing from this project. • Take out the following verbiage “from this report” in the Statement of Intent to read, “A traffic study has been performed to support this use and any recommended mitigation measures will be constructed prior to the issuance of any building permit.” • On the Concept Plan call out all open areas as “common space” • On the Concept Plan provide a table providing the total square footage of the project. • Provide a second access into the proposed development. If the second access is not able to be provided through connecting into parcel 0140000100100 (Hampton Station), a secondary access will still need to be provided for this development on to Hampton Avenue Extension.