

**Zoning Docket from August 19, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-60	Barry Agnew for John and Karen Magovern, for Jjm Holdings, LLC and Klm-SC, LLC Stafford Street and McGarity Street 0106001401500, 0107000802600 and 0107000802800 R-7.5, Single-Family Residential to FRD, Flexible Review District	23	Approval	Approval 8-28-19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Site is currently zoned R-7.5</li> <li>• Lots do not comply with 7,500 sf lot size requirement</li> <li>• Wants to build a duplex that looks like the rest of the neighborhood</li> <li>• FRD zoning allows for a reduced side setback</li> <li>• Other duplexes already exist in the neighborhood</li> <li>• Wants to keep a traditional neighborhood feel with this project</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant 6/27/19</p>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>	
Staff Report	<p><b>ANALYSIS:</b></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 or more units per acre. This property is not located along a bus route, however Route 504 is located approximately 0.55 miles away at the intersection of Anderson Road (SC 81) and Nelson Street. Partial sidewalks are also present in this area.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned R-7.5, Single-family Residential is 0.29 acres of property located on Stafford Street and McGarity Street approximately 0.75 miles west of the intersection of Augusta Street and Mills Avenue. The parcel has approximately 248 feet of frontage along Stafford Street and approximately 98 feet of frontage along McGarity Street. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states the proposed land use is for duplexes.</p> <p><b>Project Information:</b></p> <p>The applicant is proposing two new duplexes to be built on three parcels. Building A will be located on Parcel A (Parcel ID # 0106001401500) and will consist of two units, each with two floors with a total square footage of 1,822 sq. ft. per unit (totaling 3,644 sq. ft.). Building B will be located on the Parcel B (Parcel ID #'s 0107000802600 and 0107000802800) and will consist of two units, each with two floors with a total square footage of 1,493 sq. ft. per unit (totaling 2,986 sq. ft.). There currently are existing structures on two of the three parcels that will be demolished during the development process. The maximum density for this development is 14 dwelling units per acre. The maximum</p>					

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height allowed for the two proposed duplexes is 45' and they are proposing each building to be 32' 6".

### **Architectural Design:**

Materials for both buildings will consist of painted board and batten fiber cement siding and painted horizontal lap siding. They will also consist of architectural asphalt shingles with a prefinished standing seam metal roof at the entry points. The front of each duplex and rear of Building A will feature painted wood columns.

### **Access and Parking:**

There will be direct access to each duplex from their individual parking lots at each building. Each building will provide four parking spaces for their tenants.

### **Landscaping and Buffering:**

The applicant states that since the proposed duplexes are located in an existing residential district that there will not be a need for screening or buffering from the existing residential uses and staff agrees. They will maintain as many existing trees on Parcel B as possible and will be planting two streetscape trees for each building.

### **Signage and Lighting:**

The applicant will install address/building numbers on each building for identification and will provide wall mounted lights for safe passage to and from the units to the parking areas.

### **CONCLUSION:**

The subject site is located near the City of Greenville in an urbanized area. The surrounding neighborhood consists mainly of R-7.5, Single-Family Residential zoning and land uses. The minimum lot size for R-7.5 is 7,500 square feet per lot; however a large portion of this area does not meet the minimum lot sizes because they existed prior to zoning in 1973.

The applicant is requesting to build two duplexes on three lots for a total of 4 units with a density of 14 dwelling units per acre. The current zoning allows for duplexes in R-7.5, Single-Family Residential, however twenty foot side and front setbacks along McGarity and Stafford Street would need to be met, along with five foot side and rear setbacks. Due to the small size of the existing lots and the limited lot width, this product would not be possible. A Flexible Review District would allow the applicant to have 5 foot setbacks around the perimeter of the site to allow more buildable area. The intent of an FRD is to allow for inventive design to accomplish and permit a development that cannot otherwise be achieved through conventional zoning districts due to the parameters required therein.

Staff is of the opinion the requested FRD is appropriate based on existing limitations such as the lot size, length and setbacks. Rezoning to FRD would allow the subject site to be developed and conform to the existing residences within the community while maintaining compliance with the Zoning Ordinance. Staff believes this rezoning would allow for residential infill in an appropriate area and would be a positive impact on the community. The requested rezoning is consistent with the Imagine Greenville Comprehensive Plan recommending 6 or more units per acre.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.

**DOCKET NUMBER:** CZ-2019-60

**APPLICANT:** Barry Agnew for John and Karen Magovern, for Jjm Holdings, LLC and Klm-SC, LLC

**PROPERTY LOCATION:** Stafford Street and McGarity Street

**PIN/TMS#(s):** 0106001401500, 0107000802600 and 0107000802800

**EXISTING ZONING:** R-7.5, Single-Family Residential

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 0.29

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The subject parcels were originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. There are no previous rezoning requests for these parcels.

**EXISTING LAND USE:** vacant commercial and single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	I-1	warehouse
South	R-7.5	single-family residential
West	R-7.5	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre</i>	<i>0.29</i>	<i>3 unit</i>
Requested	FRD	14 units/acre		4 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** Stafford Street: two-lane State-maintained local  
 McGarity Street: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2018
Green Avenue	854' NW	1,900	2,200 +15.8%	1,650 -25%
Guess Street	1,650' NE	3,200	3,100	3,300

**TRAFFIC:**

			-3.1%	+6.5%
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**ANALYSIS:**

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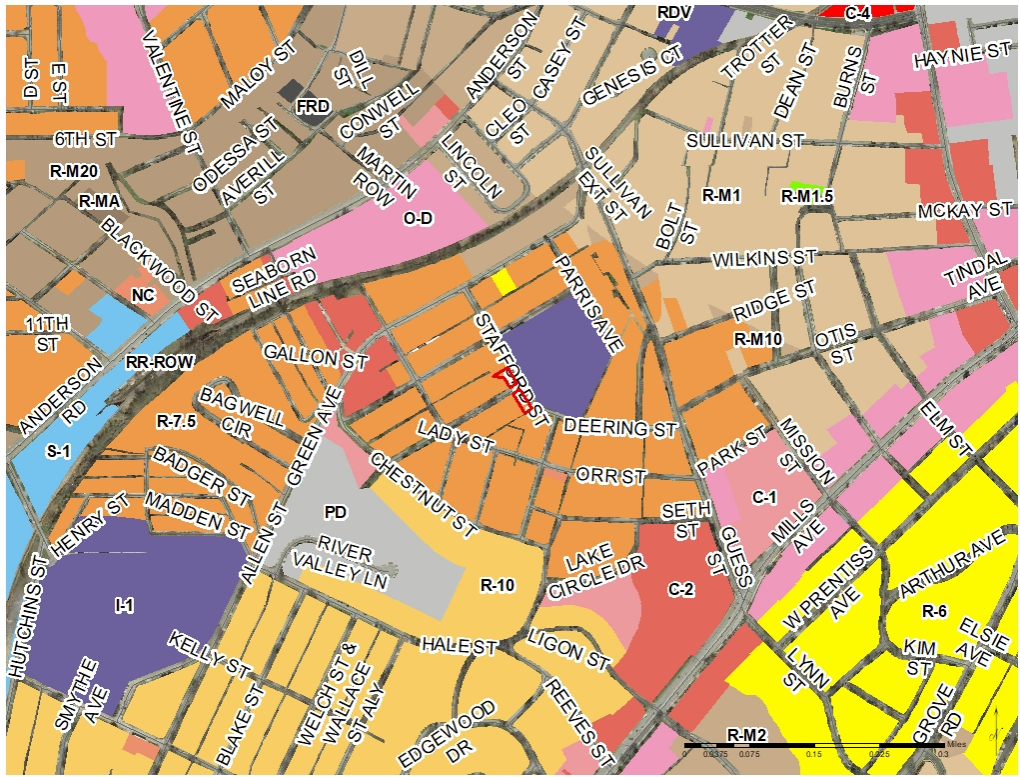
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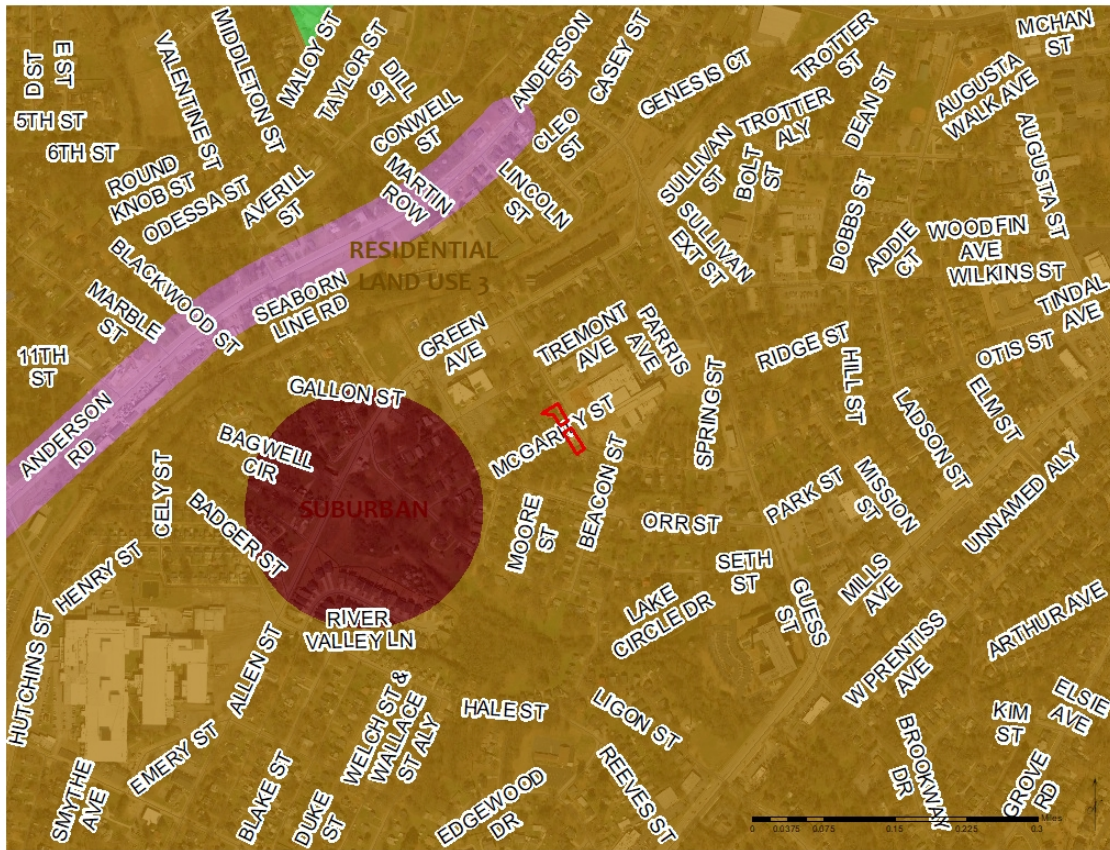
Aerial Photography, 2018





Zoning Map





Future Land Use Map