

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-20	Don Oglesby, on behalf of Homes of Hope, Inc. 200 Honour Street 0111000400700 R-M20, Multifamily residential to FRD Flexible Review District	23	Approval with conditions	Approval with conditions		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Affordable housing project; rezoning allows 2 homes where a duplex used to be, rental at about \$350/month, often for seniors <p><u>Speakers Against:</u></p> <p>1) none</p> <p>List of meetings with staff: Applicant – 1/27/2020</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</u> Comprehensive Plan and is designated as <i>Traditional Neighborhood</i>, which calls for primary uses of single-family attached and detached residential and has a gross density of 6 to 20 dwellings per acre. It is also included in the <u>Judson Community Plan</u> as existing single-family residential.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing to build 2 new ±900 square foot single-family homes on 1 existing parcel of land. The parcel is currently vacant; the most recent use of the property was a duplex which was demolished in 2016. The proposed development will also include two ribbon driveways and two grass lawns (1 per each home).</p> <p>Architectural Design:</p> <p>The 2 new homes will have the same footprint with different porch elevations. Each unit is a one-story single-family home consisting of two bedrooms and approximately 900 square feet. Maximum height for each unit is 24 ft from the ground. Building materials will consist of horizontal vinyl siding, vinyl board and batten or vinyl shakes, architectural shingles, vinyl windows, concrete porches, and brick perimeters on the foundation.</p> <p>Access and Parking:</p> <p>The applicant is proposing a well-established connection to existing roads. Two ribbon driveways, one per each home, will be constructed. Existing sidewalks, trails, or other bike/pedestrian features do not exist; therefore no attempt can be made to connect to these features.</p> <p>Landscaping and Buffering:</p> <p>The applicant states that no screening will be needed based on the proposed residential uses in an existing residential area. There are no ponds, lakes, or stormwater features existing on site. There will be no specialized outdoor areas, playgrounds, or pedestrian connections.</p>					

Zoning Docket from April 20, 2020 Public Hearing

	<p>Each home will have a grass lawn available to use by residents. Foundation shrubs will be installed and two new trees will be planted on the site.</p> <p>The applicant states that while they hope to save as many trees as possible, existing trees may be removed based on proximity to proposed uses or health of the tree.</p> <p>Signage and Lighting: The applicant states that there will not be any signage on the finished homes other than site address numbers. Signage will be placed in yard during construction.</p> <p>Each home will have 1 front porch light, 1 back door light, and 1 motion-sensitive light mounted on the corner and pointed at respective driveways. There will be no additional site lighting.</p> <p>Proposed Land Uses: Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Traditional Neighborhoods, as stated in the <u>Plan Greenville County Comprehensive Plan</u>, includes “opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.”</p> <p>Conclusion: According to the <u>Plan Greenville County Comprehensive Plan</u>, this area is designated as <i>Transitional Neighborhood</i> use in the Future Land Use section. It is also designated as <i>Single-Family Residential</i> in the <u>Judson Community Plan</u>. According to the Comprehensive Plan, this future land use should allow for “single-lot infill development” which Staff believes is being accomplished with the proposed development. This development will be providing an additional dwelling which this parcel would not be able to accomplish with any conventional zoning designation because of its acreage. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Provide a shared driveway (constructed as “ribbon strips”) that will turn towards each dwelling providing adequate parking for each; 2. Provide a side entry on the driveway side of each dwelling for better access; 3. Meet any remaining comments from Staff’s response dated March 13, 2020; 4. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
<p>GCPC</p>	<p>At the April 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant’s request to rezone the property from R-M20, Multifamily residential, to FRD, Flexible Review District meeting all of Staff’s recommended conditions.</p>



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-20

APPLICANT: Don Oglesby, on behalf of Homes of Hope, Inc.

PROPERTY LOCATION: 200 Honour St.

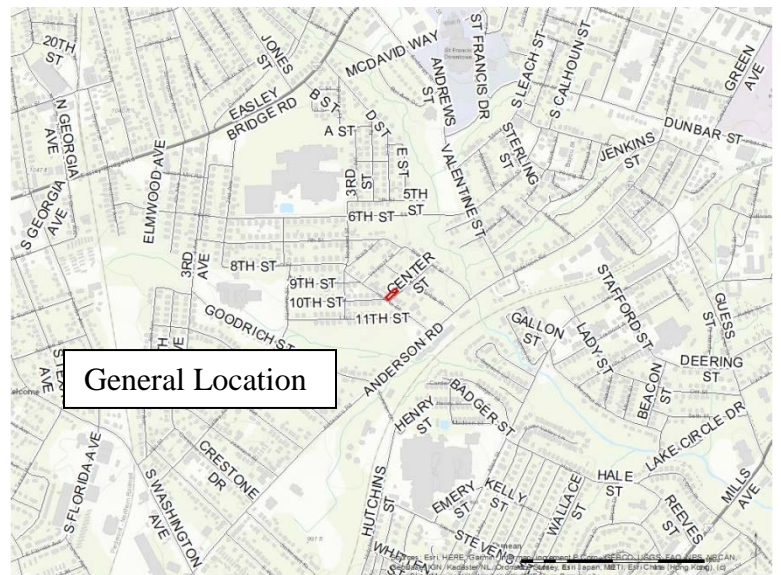
PIN/TMS#(s): 0111000400700

EXISTING ZONING: R-M20, Multi-Family Residential

**REQUESTED ZONING
AND LAND USE:** FRD, Flexible Review District
Two detached single-family residential dwellings

ACREAGE: 0.17

COUNCIL DISTRICT: 23 – Norris



ZONING HISTORY: The parcel was originally zoned R-M, Multi-Family Residential in June 1973. There have been no proposed rezonings for the parcel in question.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	single-family residential
East	R-M20	single-family residential
South	R-7.5	single-family residential
West	R-M20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Traditional Neighborhood*, which calls for primary uses of single-family attached and detached residential and has a gross density of 6 to 20 dwellings per acre.



Plan Greenville County, Future Land Use Map



TN TRADITIONAL NEIGHBORHOOD

Place Type Characteristics

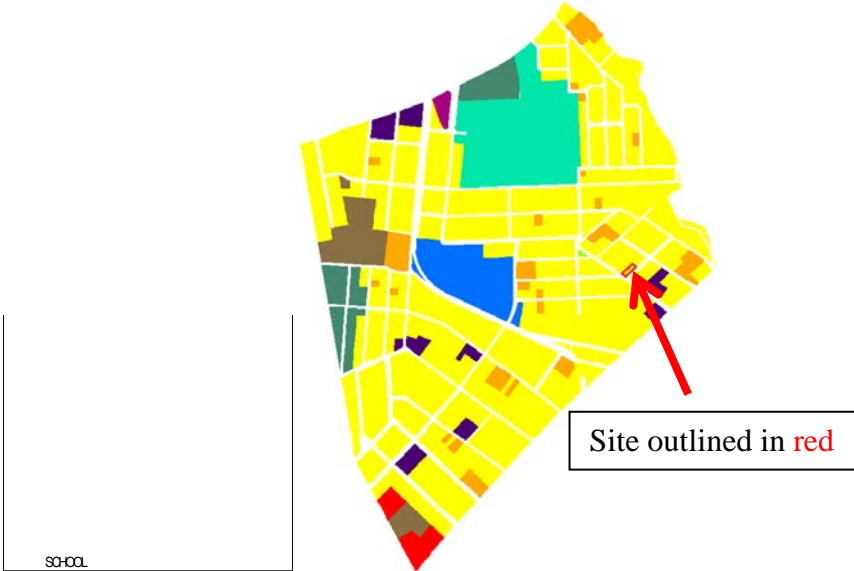
Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.

Primary Uses	Single-family attached and detached residential
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
Gross Density	6 to 20 dwellings per acre
Transportation	Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
Parking	On-street, driveways, garages off alleys, off-street parking should be in rear of buildings
Open Space	Neighborhood parks

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is included in the Judson Community Plan as existing single-family residential.



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-M20</i>	<i>20 units per acre</i>	0.17	<i>3 units</i>
Requested	FRD	2 units per site		2 units

A successful rezoning would be a decrease of 1 dwelling unit.

ROADS AND TRAFFIC: Honour St: two-lane County-maintained residential road and the parcel has approximately 52 feet of road frontage.

Center St: two-lane County-maintained residential road and the parcel has approximately 151 feet of road frontage.

The parcel is approximately 0.11 miles west of Anderson Road (SC-81) and Highway 20. There are not sidewalks in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Anderson Rd	1,481' E	8,200	8,600 +4.88%	7,900 - 8.14%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 0.4 miles of Hollis Academy.

REVIEW DISTRICT DETAILS: **Project Information:**
The applicant is proposing to build 2 new ±900 square foot single-family homes on 1 existing parcel of land. The parcel is currently vacant; the most recent use of the property was a duplex which was demolished in 2016. The proposed development will also include two ribbon driveways and two grass lawns (1 per each home).

Architectural Design:
The 2 new homes will have the same footprint with different porch elevations. Each unit is a one-story single-family home consisting of two bedrooms and approximately 900 square feet. Maximum height for each unit is 24 ft from the ground. Building materials will consist of horizontal vinyl siding, vinyl board and batten or vinyl shakes, architectural shingles, vinyl windows, concrete porches, and brick perimeters on the foundation.

Access and Parking:
The applicant is proposing a well-established connection to existing roads. Two ribbon driveways, one per each home, will be constructed.

Existing sidewalks, trails, or other bike/pedestrian features do not exist; therefore no attempt can be made to connect to these features.

Landscaping and Buffering:

The applicant states that no screening will be needed based on the proposed residential uses in an existing residential area. There are no ponds, lakes, or stormwater features existing on site. There will be no specialized outdoor areas, playgrounds, or pedestrian connections. Each home will have a grass lawn available to use by residents. Foundation shrubs will be installed and two new trees will be planted on the site.

The applicant states that while they hope to save as many trees as possible, existing trees may be removed based on proximity to proposed uses or health of the tree.

Signage and Lighting:

The applicant states that there will not be any signage on the finished homes other than site address numbers. Signage will be placed in yard during construction.

Each home will have 1 front porch light, 1 back door light, and 1 motion-sensitive light mounted on the corner and pointed at respective driveways. There will be no additional site lighting.

Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Traditional Neighborhoods, as stated in the Plan Greenville County Comprehensive Plan, includes “opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.”

CONCLUSION:

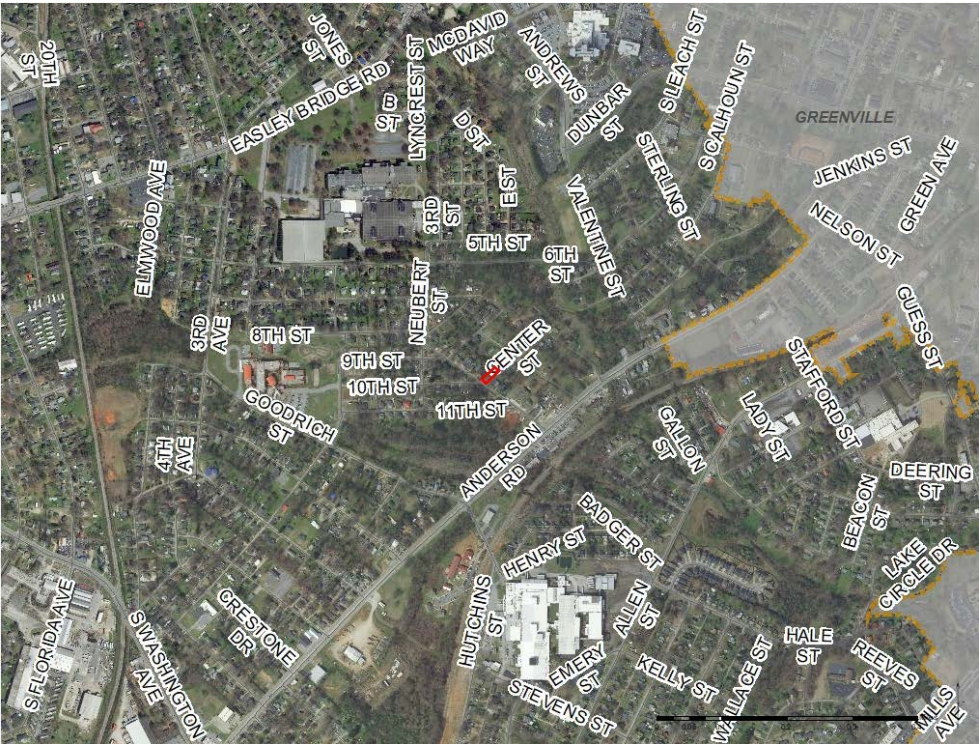
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Transitional Neighborhood* use in the Future Land Use section. It is also designated as *Single-Family Residential* in the Judson Community Plan. According to the Comprehensive Plan, this future land use should allow for “single-lot infill development” which Staff believes is being accomplished with the proposed development. This development will be providing an additional dwelling which this parcel would not be able to accomplish due to any conventional zoning designation because of its acreage. The proposed development will have to meet the following conditions:

1. Provide a shared driveway (constructed as “ribbon strips”) that will turn towards each dwelling providing adequate parking for each;
2. Provide a side entry on the driveway side of each dwelling for better access;
3. Meet any remaining comments from Staff’s response dated March

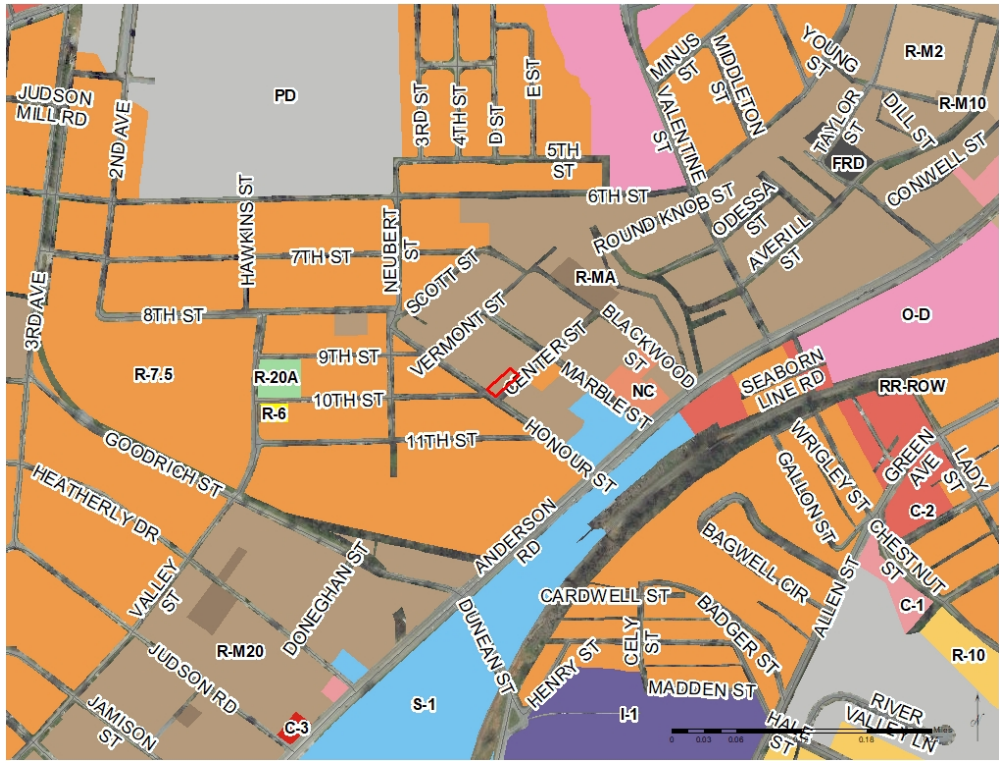
13, 2020;

- 4. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

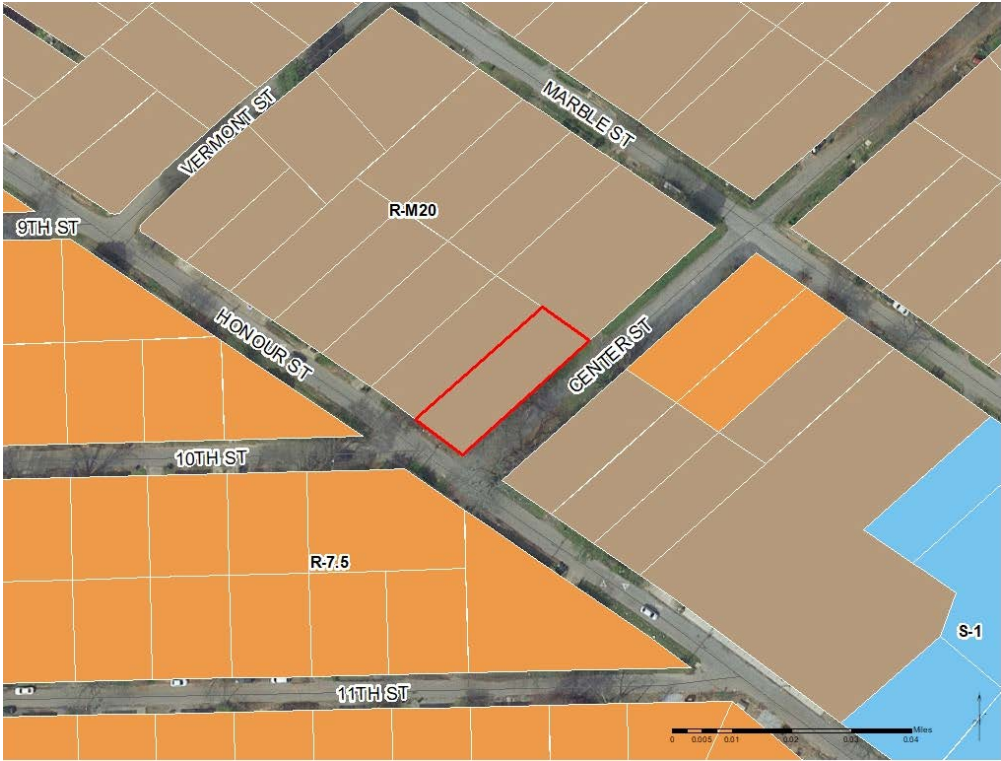
Staff recommends approval with conditions.



Aerial Photography, 2019



Zoning Map





Joshua Henderson
Zoning Administrator
(864) 467-7537
www.greenvillecounty.org

March 6, 2020 **Applicant's Response March 12, 2020** Staff March 13, 2020

Julia Boland
Homes of Hope, Inc.
3 Dunean Street
Greenville, SC 29611

RE: 200 Honour Street Staff Comment letter; CZ-2020-20

Dear Ms. Boland,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

Page 1

1. In the first paragraph on this page, please elaborate on the possible future selling of the lots. Please state that the parcel cannot currently be subdivided due to lot size minimums. Please go into detail as to actual subdividing of the parcel and it might be beneficial to show a possible property line on the Concept Plan as to where you might want to subdivide the parcel. Also, please state that the subdividing of the parcel will meet all requirements from the Subdivision Administration Department at the time of subdividing.
 - a. **This comment was completed.**
 - b. **Staff accepts applicant's response.**
2. In Item 2 on this page, please remove "that we are aware of" in the first sentence. Also in this section, you refer to the responsibility of maintenance will be that of the "property owners". I am assuming that Homes of Hope, Inc. will be the property owner until that time that the lot is subdivided and sold. This needs to be more specific.
 - a. **This was completed.**
 - b. **Staff accepts applicant's response.**
3. In Item 3 on this page, please add "the" before Honour St and "Development" after Honour St.
 - a. **This was completed.**
 - b. **Staff accepts applicant's response.**
4. In Item 5 on this page, you state that there are no local bus stops in the immediate area, which is correct; however, there is one 0.11 miles at the intersection of Anderson Road and Honour Street. It might be beneficial to mention this.
 - a. **This was completed.**
 - b. **Staff accepts applicant's response.**
5. In Item 6 on this page, you discuss the two separate driveways that are being proposed. At our Internal Staff meeting it was discussed at length with GCRA that the dwellings looked too crowded on the site. Staff believes that having one shared driveway in the middle of the parcel and push the dwellings further apart will be more fitting. It will make the dwellings appear to be

more on separate lots, and the single driveway will help with curb cuts on Center Street. This would not cause any issues with subdividing in the future as you can put a property line through the driveway and have it drafted up in the deed that the lots are to share the driveway.

- a. We did move both driveways to the center to create greater space between the units. Instead of doing a single driveway we did two side-by-side ribbon driveways. The ribbon driveway helped us keep down our impervious surface. Additionally, since these will most likely be rental units, we have experienced that clients benefit from having it clearly defined where they are supposed to park, and a shared driveway has had more challenges with that in the past. This road does not have any curb, so curb cuts should not be an issue, but we can use a shared driveway apron to access the ribbon drives.
- b. Staff understands the applicant's concerns with this; however, Staff believes that limiting the impervious area can still be accomplished with one shared driveway (which can still be constructed with "ribbon strips") with each driveway turning in towards each dwelling to clearly identify the parking area for each dwelling. This will help eliminate safety concerns which is the reason Staff is making the recommendation.

Page 2

1. In Item 9 on this page, will there be a walkway leading from the driveway to the dwellings? If the driveway is to be shared, will the walkway be provided?
 - a. Walkway has been added from driveway to each dwelling.
 - b. Staff accepts applicant's response.
2. Will there be a side entry on the side of the house near the driveway? If so, will there be a canopy or awning structure covering the entryway?
 - a. There is a side entrance, and it has a roof overhang. The 4x8 section on the outside edge of each house is the side entrance and storage closet.
 - b. Staff believes that having a side entrance on the side of the house as the driveway would provide better access for the dwellings.
3. Will accessory structures be allowed? If there is a possible intent for that, please include this in the Statement of Intent with the total number that is allowed and the total of square feet for each building. Also, please show the allowed area that an accessory structure can be placed on the parcel keeping in mind the fact that this is a corner lot.
 - a. No accessory structures will be allowed.
 - b. Staff accepts applicant's response.

Concept Plan

1. Please indicate the required 5' setbacks around the property.
 - a. This was completed.
 - b. Staff accepts applicant's response.
2. Your surveyor indicated a 1"=20' scale; however, the actual plan does not meet this scale. Please make sure that this plan meets this requirement.
 - a. This was completed.
 - b. Staff accepts applicant's response.
3. In Note 8, it states that there is 2360 sq. ft. of impervious area. If you are to agree with my previous comments regarding the driveway, accessory structures, and walkways, this amount could change. Please make sure to make this correction?
 - a. This was completed.
 - b. Due to Staff's stance on providing a shared driveway, this amount could still change.
4. Please include a note matching the lighting section (Item 11) from the Statement of Intent.
 - a. This was completed.

- b. Staff accepts applicant's response.
5. Please indicate the proposed zoning of FRD, Flexible Review District in the Title Block.
 - a. This was completed.
 - b. Staff accepts applicant's response.
6. Please make sure that any changes that are agreed upon from my previous comments under the Statement of Intent section are reflected on the Concept Plan.
 - a. This was completed.
 - b. Staff accepts applicant's response.

Natural Resource Inventory

1. There needs to be a Natural Resources Inventory plan submitted including the items listed in the FRD checklist. It needs to be titled as such and contain the following items.
 - a. Use the same scale and orientation as all other plans for the package. Ideally, use a screened-back aerial photo as a base map if legibility can be maintained
 - i. This was completed.
 - ii. Staff accepts applicant's response.
 - b. Show existing land cover type, including woods, pastures, wetlands and their edges.
 - i. This was completed.
 - ii. Staff accepts applicant's response.
 - c. Include areas of significant trees that will be saved and note on the plan how they will be saved
 - i. This was completed.
 - ii. Staff accepts applicant's response.
 - d. Show historic features including, but not limited to: buildings, water towers/chimneys, landscapes, cemeteries, and the method of protecting them from harm
 - i. This was completed.
 - ii. Staff accepts applicant's response.
 - e. Show all floodplain and stream information
 - i. This was completed.
 - ii. Staff accepts applicant's response.
 - f. Provide topographic lines at 4 foot intervals
 - i. This was completed.
 - ii. Staff accepts applicant's response.

Please submit the revised Statement of Intent and plans no later than March 12, 2020 in time to get revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated March 6, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments.

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Principal Planner