

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-29	Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction Green Avenue and Parris Avenue 0107000401200 & 0107000401300 R-7.5, Single-family residential to FRD, Flexible Review District	23	Approval with conditions	Approval with conditions 4-29-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Making 2 lots into 3 lots; will meet with Ms. Norris</li> </ul> <p><u>Speakers Against:</u> 1) none</p> <p><b>List of meetings with staff:</b> Applicant – 1/29/20 and 2/19/20</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> The parcels are part of the <u>Plan Greenville County</u> Comprehensive Plan and are designated as <i>Core Neighborhood</i>, which calls for primary uses of attached and detached residential, small-scale apartment buildings, and neighborhood commercial and has a gross density of 8 to 14 dwelling units per acre. The parcels are approximately 380 feet south of the intersection of Green Avenue and Guess Street in Greenville. There is not a bus stop in the immediate area; however the nearest bus stop is 0.2 miles away at Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that passes in front of the proposed development along Green Avenue.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b> The applicant is proposing to build two new homes and continue to renovate one existing home on the project site. One existing home will be demolished. Three total lots for either sale or rent will be created with this proposal. Each house is proposed to be a maximum of 3,000 square feet on lots of 0.10 acres. Setbacks will be 5 feet on all sides of the project.</p> <p><b>Architectural Design:</b> The applicant is proposing bungalow style homes using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the homes is 45'. The provided examples all have front porches and most appear to be 1 ½ story tall.</p> <p>The applicant states that he would also like the option to place sheds and fencing on the properties. An existing accessory structure is within the required 5' building setback and will be relocated so it is no longer encroaching.</p> <p><b>Access and Parking:</b> The applicant is proposing individual driveways for each property which will be allowed by SCDOT for the properties along Green Avenue and Greenville County for the property along Parris Avenue. The applicant states that each house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.</p>					

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**Landscaping and Buffering:**

The applicant is proposing one street tree per lot. There are two large existing oaks exist on site and are stated to be removed.

**Signage and Lighting:**

No signage or lighting are proposed.

**Conclusion:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Core Neighborhood* in the Future Land Use section, which calls for both detached and attached single-family residential. The proposed development will not be taking away from the intent of this land use and instead will be providing for the possibility of more residential lots to help with the continued growth of Greenville County. The proposed homes will fit in with the character of the neighborhood and, even though the FRD will allow for reduced setbacks, the applicant is proposing to keep the dwellings in line with other surrounding lots. The proposed development will have to meet the following condition:

1. All proposed street trees will be hardwood canopy trees and not understory trees.
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

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



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-2020-29

**APPLICANT:** Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction

**PROPERTY LOCATION:** Green Avenue and Parris Avenue

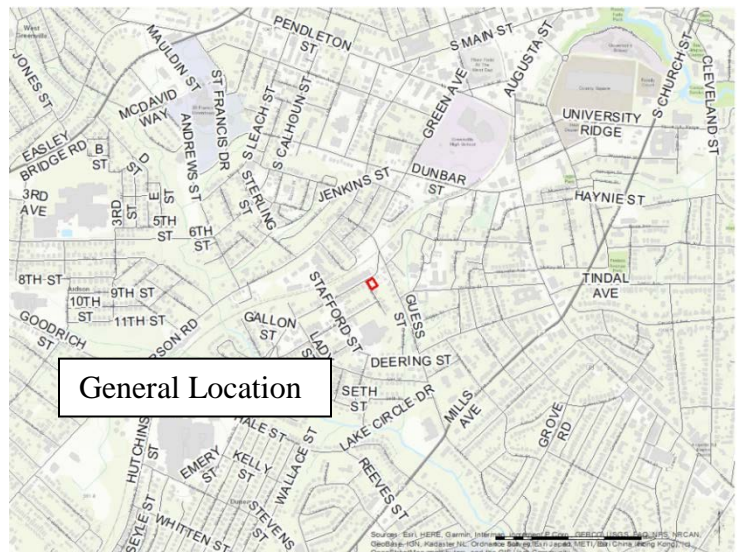
**PIN/TMS#(s):** 0107000401200 and 0107000401300

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

**REQUESTED ZONING AND LAND USE:** FRD, Flexible Review District  
Single-Family Residential Development

**ACREAGE:** 0.36

**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** The parcels were originally zoned R-7.5, Single-Family Residential in June 1973 as part of Area 4A. There have been no requested rezoning cases associated with the parcels in question.

**EXISTING LAND USE:** Single-family residential

**AREA CHARACTERISTICS:**

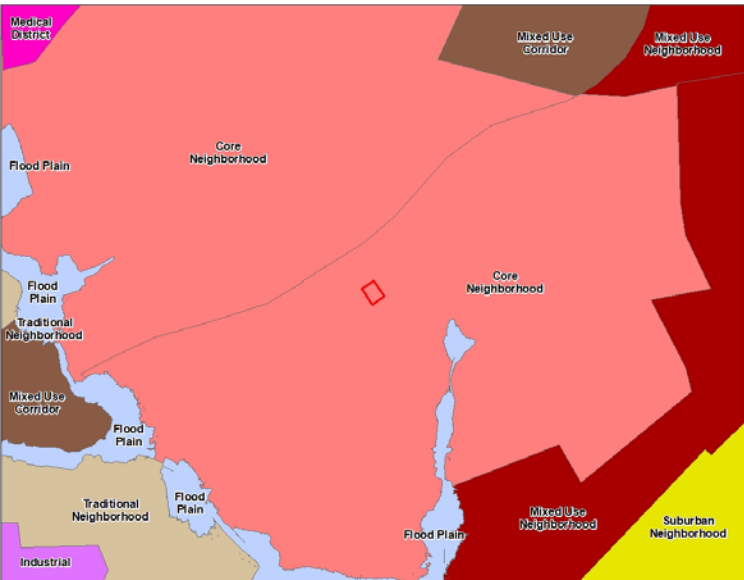
Direction	Zoning	Land Use
North	R-M2	City of Greenville, mill renovation
East	R-M1	City of Greenville, single family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

**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 *Core Neighborhood*, which calls for primary uses of attached and detached residential, small-scale apartment buildings, and neighborhood commercial and has a gross density of 8 to 14 dwelling units per acre.



Plan Greenville County, Future Land Use Map



**CN CORE NEIGHBORHOOD**

**Place Type Characteristics**

Core Neighborhoods are among the county’s oldest neighborhoods. Development is characterized by a mix of detached and attached single-family homes, mid-sized multi-family buildings, and a mix of small scale commercial development. These areas are walkable, with a well-connected sidewalk network, a balance of off-street and on-street parking, and parks and activity centers located near residential areas.

<b>Primary Uses</b>	Attached and detached residential, small-scale apartment buildings, neighborhood commercial
<b>Secondary Uses</b>	Civic and institutional facilities (e.g., places of worship), neighborhood parks, short-term rentals
<b>Gross Density</b>	8 to 14 dwellings per acre
<b>Transportation</b>	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
<b>Parking</b>	On-street, limited off-street
<b>Open Space</b>	Neighborhood parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY PLANS:**

These parcels are not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-7.5</i>	<i>5.8 du/ac</i>	<i>0.359</i>	<i>2 unit</i>
<i>Requested</i>	<i>FRD</i>	<i>10 du/ac</i>		<i>3 units</i>

A successful rezoning may add up to 1 dwelling units.

**ROADS AND TRAFFIC:**

Green Avenue: two-lane State-maintained local road and the parcel has approximately 101 feet of road frontage.

Parris Avenue: two-lane County-maintained local road and the parcels have approximately 133 feet of frontage.

The parcels are approximately 380 feet south of the intersection of

Green Avenue and Guess Street in Greenville. There is not a bus stop in the immediate area; however the nearest bus stop is 0.2 miles away at Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that passes in front of the proposed development along Green Avenue. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Green Avenue	305' S	1,900	2,200 +15.78%	1,650 -25.00%

**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 0.7 miles from Greenville Senior High School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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**Architectural Design:**

The applicant is proposing bungalow style homes using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the homes is 45'. The provided examples all have front porches and most appear to be 1 ½ story tall.

The applicant states that he would also like the option to place sheds and fencing on the properties. An existing accessory structure is within the required 5' building setback and will be relocated so it is no longer encroaching

**Access and Parking:**

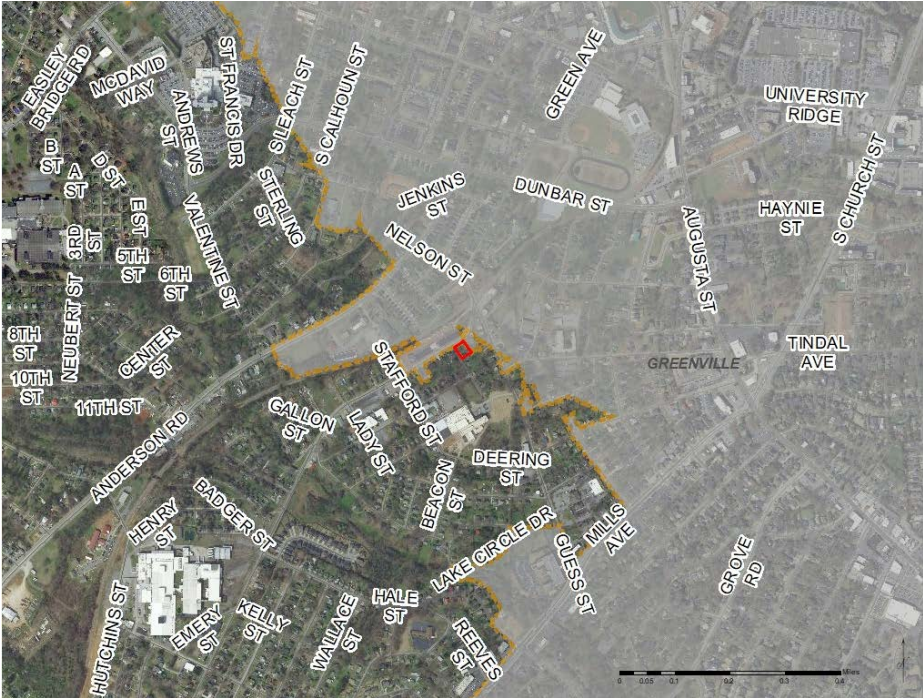
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**Landscaping and Buffering:**

The applicant is proposing one street tree per lot. Two large existing oaks exist on site and are stated to be removed.

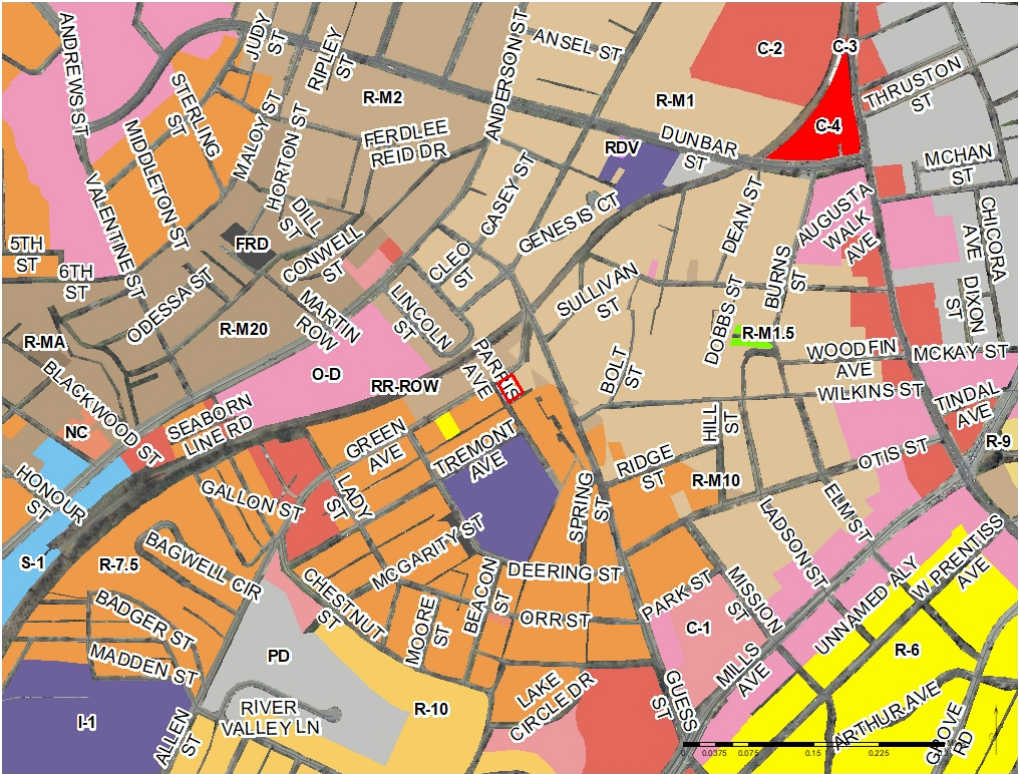
**Signage and Lighting:**

No signage or lighting are proposed.

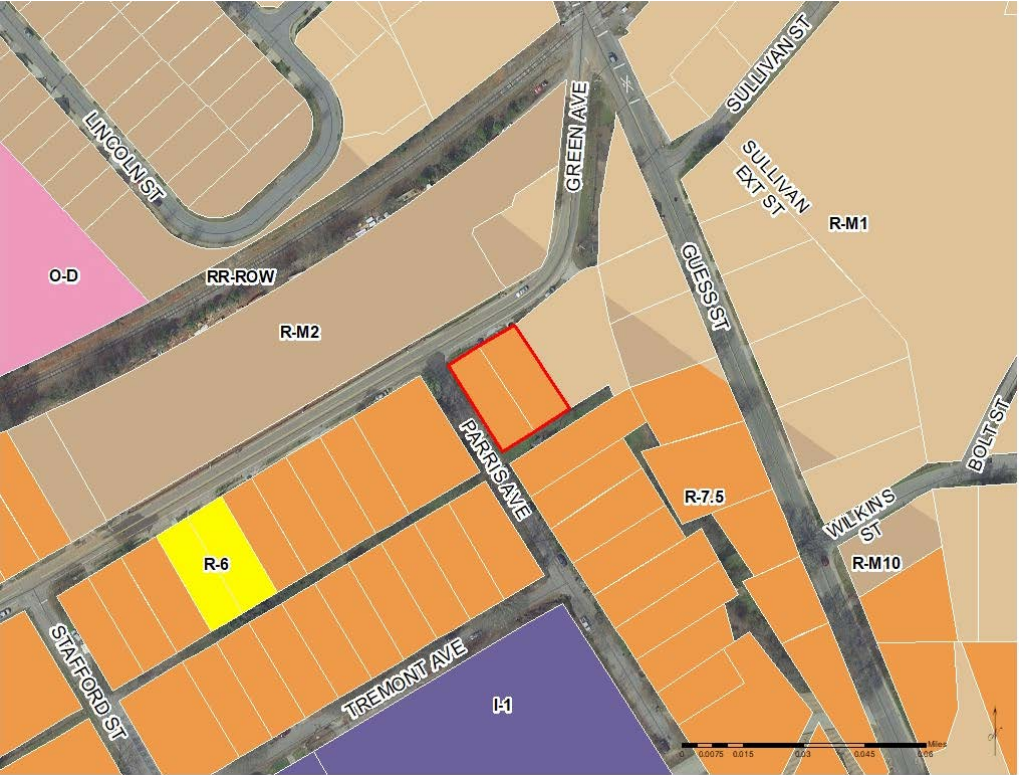


Aerial Photography, 2019





Zoning Map







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

April 1, 2020    **Applicant's Response 4-7-20**    Staff's 4-8-20

Dean Aldrich  
AC&S Engineering and Surveying, Inc.  
3 Marcus Drive  
Greenville, SC 29615

RE:    Green and Parris Staff Comment letter; CZ-2020-29

Dear Mr. Aldrich,

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. **Please refer to the bottom of these comments for information on resubmittal.**

#### Statement of Intent

##### Page 1

1. Under item 1, please clarify that 2 new homes will be built on Green and one will be built on Parris. Add a period after the next-to-last sentence. In the last sentence, state that lot sizes "will be" 4500 square feet with a minimum "lot" frontage of 40'.
  - a. **Revised**
  - b. **Staff accepts applicant's response**
2. Under #2, the Green and Parris parcels are transposed with their Tax ID #s; please correct. For the acreage for Parris Avenue, it's 1.99 according to our records. You might want to consider bringing all uses together into one area in the data table; it's a bit confusing as it's currently shown, especially with the number of units per area. You appear to be asking for three total houses, whether existing or new.
  - a. **Revised**
  - b. **Staff accepts applicant's response**
3. #3 says that it's the responsibility of the building owners to maintain the building and site. Are these rental units or for sale units?
  - a. **Revised**
  - b. **Staff accepts applicant's response**
4. In item #4, please provide reference to the bus stop located 0.2 miles away at the intersection of Nelson Street and Anderson Street and that there is pedestrian connectivity from this bus stop that passes in front of the proposed development along Green Avenue.
  - a. **Revised**
  - b. **Staff accepts applicant's response**
5. In paragraph 5, are you proposing driveways, common parking lots, or garages? Please clarify. Note that Green is a SCDOT road, and they may require a shared driveway and on-street parking may not be permitted. You can state that a "parking count" monitoring mechanism isn't required, for clarity, or remove that statement entirely.

- a. Revised
- b. Staff accepts applicant's response

## Page 2

6. In item 7, please confirm that fire service is adequate and that they will serve.
  - a. Information provided by Parker Fire
  - b. Staff accepts applicant's response
7. In paragraph 8, please explain (and show on the concept plan), where sheds and fencing will be located. Fencing would require permits from the county, and you should state what kind of fencing you envision.
  - a. Revised on plan and SOI
  - b. Staff accepts applicant's response
8. Item 9 talks about "grass lawns available for use by the residents" which leads us to believe that these are rental units; please clarify.
  - a. Removed
  - b. Staff accepts applicant's response
9. Please provide comments on what should be item 10 (signage) and item 11 (lighting) for ease of use and review.
  - a. Added
  - b. Staff accepts applicant's response

## Concept Plan

1. Please add the revised data table from the SOI.
  - a. Added
  - b. Staff accepts applicant's response
2. The site calculations looks like they should total .359 acres.
  - a. Revised
  - b. Staff accepts applicant's response
3. Please change the name of your site plan to read "FRD Concept Plan".
  - a. Revised
  - b. Staff accepts applicant's response
4. Add a Notes section that specifically addresses any easements (if there are none, please state so), no proposed signage, and no proposed lighting.
  - a. Note added
  - b. Staff accepts applicant's response
5. On the plan itself, you need to show all the proposed house envelopes, along with dimensions and square footage. Additionally, you'll need to provide driveway and/or parking locations. You may be required to share a driveway on Green Avenue to minimize curb cuts. The house to be demolished should be removed so that it doesn't cause confusion.
  - a. Revised
  - b. Staff accepts applicant's response
6. Please show any easements on the plan, if there are any.
  - a. No easements
  - b. Staff accepts applicant's response
7. Please show proposed fencing and shed locations so that a permit may be obtained without further review by our division, should you choose to put up either. **The existing building on the northeast side lot line needs to be moved or obtain a variance from the BZA. We cannot approve this FRD without this being taken care of first.**

- a. Revised and the existing accessory building will be relocated to meet the 5' side setback requirement
  - b. Staff accepts applicant's response
8. Show the locations of the proposed street trees. Indicate species so that we can be certain that roots won't become a problem. Additionally, you indicate two large hardwoods to be removed. These are in locations where they could be preserved with some minimal planning.
  - a. Existing trees are in poor condition and need to be removed
  - b. Staff accepts applicant's response; however, we would like for the proposed street trees to be hardwood canopy trees and not an understory tree

#### Natural Resource Inventory

1. Please add a note that the existing houses will be removed or remodeled.
  - a. Revised
  - b. Staff accepts applicant's response

These changes may be made now, but must be resubmitted no later than close of business on April 7, 2020 in time to get the 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 April 1, 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