

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

| Docket Number   | Applicant   | CC DIST. | STAFF REC.               | GCPC REC.                        | P&D REC. | COUNCIL ACTION  |
|-----------------|---|----------|--------------------------|----------------------------------|----------|---|
| CZ-2020-30      | Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction<br>Tremont Avenue and Parris Avenue<br>0107000600200 & 0107000600100<br>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><br/>1) Applicant</p> <ul style="list-style-type: none"> <li>• Making 2 lots into 3 lots</li> </ul> <p><u>Speakers Against:</u><br/>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><br/>None</p> <p><b>Against:</b><br/>None</p> |
| Staff Report    | <p><b>ANALYSIS:</b><br/>The parcels are part of the <u>Plan Greenville County Comprehensive Plan</u> 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 700 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 0.3 miles away at Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that connects to the sidewalk along Green Avenue near the proposed development.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b><br/>The applicant is proposing to build three new homes on the project site. 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><br/>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.</p> <p><b>Access and Parking:</b><br/>The applicant is proposing individual driveways for each property. The applicant states that each house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.</p> <p><b>Landscaping and Buffering:</b><br/>The applicant is proposing one street tree per lot. Four large existing hardwoods exist on site and are stated to be removed.</p> |          |                          |                                  |          |   |

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**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-2020-30

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

**PROPERTY LOCATION:** Tremont Ave and Parris Avenue

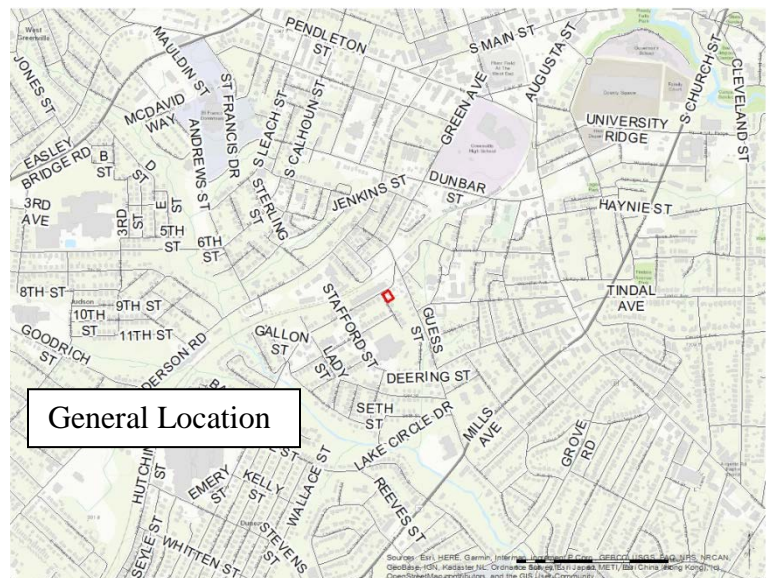
**PIN/TMS#(s):** 0107000600200 and 0107000600100

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

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

**ACREAGE:** 0.35

**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 and vacant land

**AREA CHARACTERISTICS:**

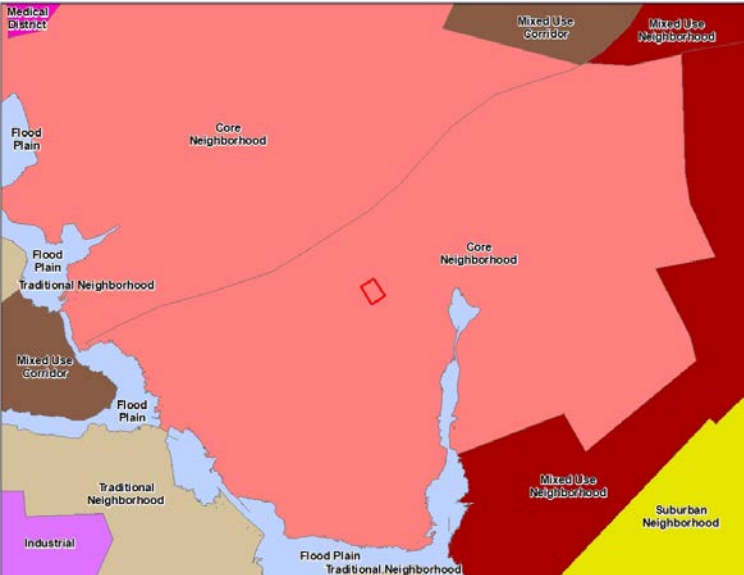
| Direction | Zoning | Land Use                                  |
|-----------|--------|---|
| North     | R-7.5  | single-family residential                 |
| East      | R-7.5  | single-family residential and vacant land |
| South     | I-1    | warehouse/distribution                    |
| West      | 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 as 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> | R-7.5         | 5.8 du/ac             | 0.359        | 2 unit             |
| Requested      | FRD           | 10 du/ac              |              | 3 units            |

A successful rezoning may add up to 1 dwelling unit.

**ROADS AND TRAFFIC:**

Tremont Avenue: two-lane County-maintained local road and the parcels have approximately 113 feet of road frontage.

Parris Avenue: two-lane County-maintained local road and the parcels have approximately 144 feet of road frontage.

The parcels are approximately 700 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 0.3 miles away at

Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that connects to the sidewalk along Green Avenue near the proposed development. Below is the traffic count for the area.

| Location of Traffic Count | Distance to Site | 2011  | 2014             | 2018               |
|---------------------------|------------------|-------|------------------|--------------------|
| Green Avenue              | 694' N           | 1,900 | 2,200<br>+15.78% | 1,650 -<br>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 0.8 miles from Greenville Senior High School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to build three new homes on the project site. 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.

**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.

**Access and Parking:**

The applicant is proposing individual driveways for each property. The applicant states that each house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.

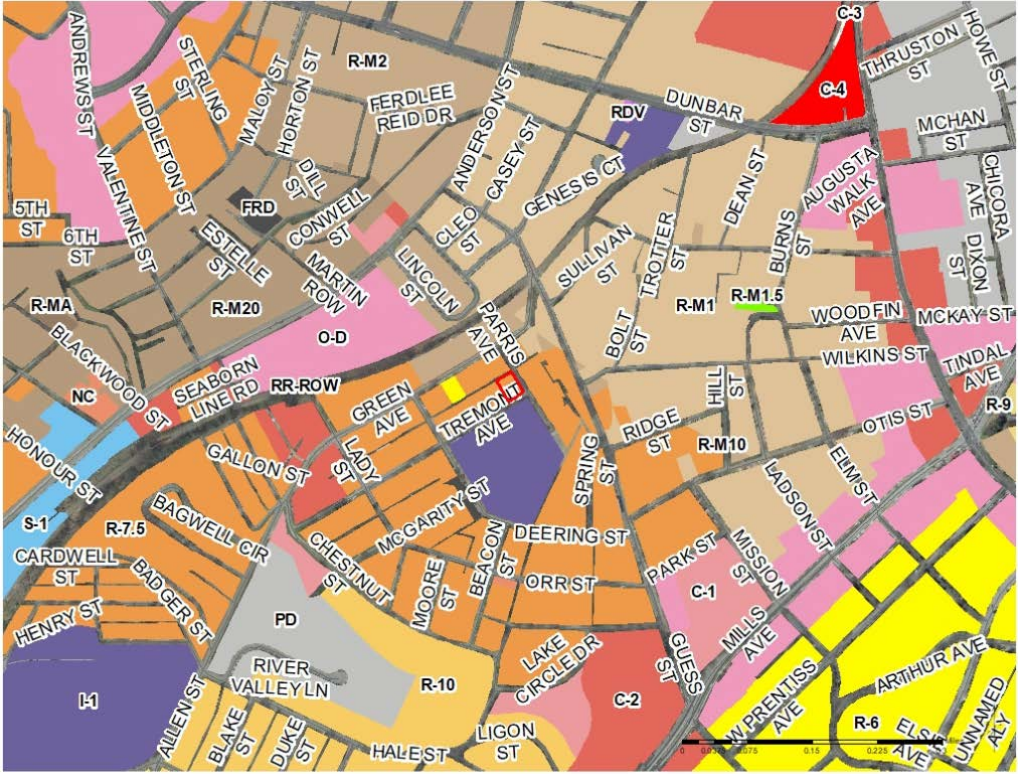
**Landscaping and Buffering:**

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

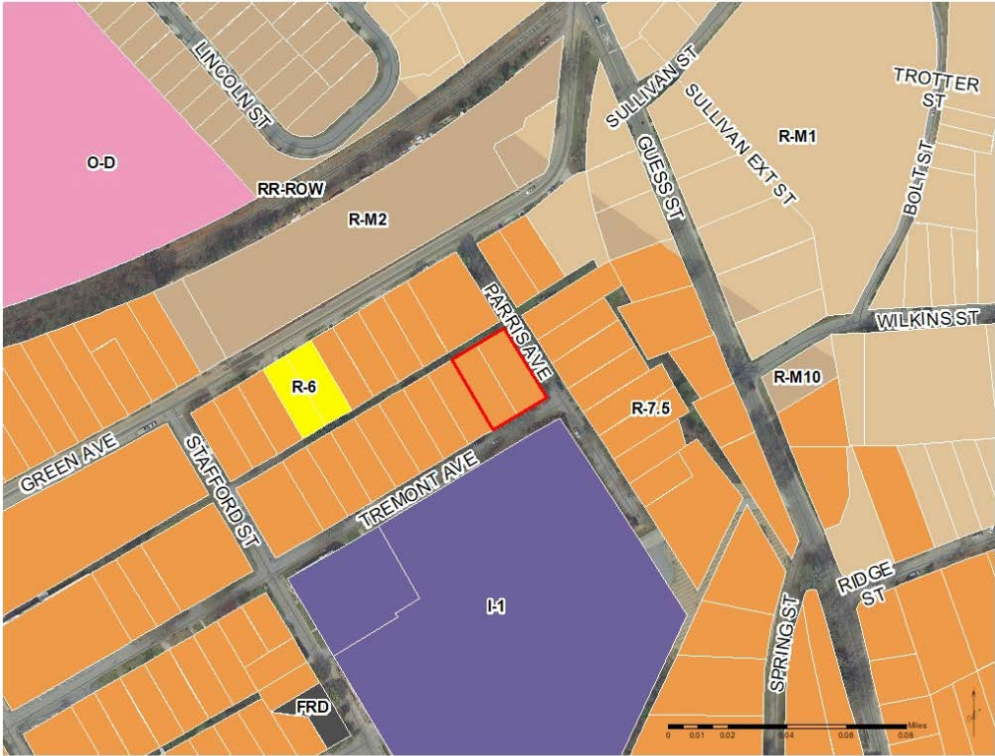
**Signage and Lighting:**

No signage or lighting are proposed.





Zoning Map







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

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

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

RE:    Tremont and Parris Staff Comment letter; CZ-2020-30

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.

#### Statement of Intent

##### Page 1

1. Under the first paragraph, please correct the language to read "setback" rather than seatback.
  - a. **Revised**
  - b. **Staff accepts applicant's response**
2. Under #2, it looks like Parcel B consists of 102 and 104 Tremont Avenue. Since this is one project with one use, you might want to combine the data matrix into one area with one use, allowing up to 3 separate homes. Your other option would be to break out the areas into individual lots (1,2, and 3) with the uses are described. Either way, the Max SF/Unit should be clear to say one unit/house per lot.
  - 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? Also, you are proposing 3 new homes in this request, not 1; please update in the last sentence.
  - a. **Revised**
  - b. **Staff accepts applicant's response**
4. In item #4, please provide reference to the bus stop that is 0.3 miles away at Nelson Street and Anderson Street and that there is pedestrian connectivity form this bus stop that connects to the sidewalk along Green Avenue near the proposed development.
  - a. **Revised**
  - b. **Staff accepts applicant's response**

##### Page 2

5. In paragraph 5, are you proposing driveways, common parking lots, or garages? Please clarify. Note that both roads in this application are county-owned; you may want to contact Roads and

Bridges and see if on-street parking is permitted. You may remove the comment about a parking count because this isn't a large-scale, mixed use development.

- a. Revised
  - b. Staff accepts applicant's response
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 will be located. Also, fencing would require approval from the county, although you need to specify where it would be located and what type it would be, both in the text and graphically on the concept plan.
  - a. Revised
  - 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. Please correct the one streetscape tree per house. Please separate out what should be item 10 (signage) and item 11 (lighting) for ease of use and review.
  - a. Revised
  - b. Staff accepts applicant's response

#### Concept Plan

1. Please change the name of your site plan to read "FRD Concept Plan" and remove language about Option B. This plan will be very specific to what is approved and various options can't be considered.
  - a. Revised
  - b. Staff accepts applicant's response
2. Please add the revised data table to the plan.
  - a. Revised
  - b. Staff accepts applicant's response
3. Add a Notes section that specifically addresses any easements (if there are none, please state so), no proposed signage, and no proposed lighting.
  - a. Revised
  - b. Staff accepts applicant's response
4. On the plan itself, you need to show the proposed house envelopes, along with dimensions and square footage. Additionally, you'll need to provide driveway and/or parking locations. You might consider sharing driveways to minimize curb cuts into the public road. Finally, the existing house to be demolished should be removed so that it doesn't cause confusion.
  - a. Revised
  - b. Staff accepts applicant's response
5. Please show any easements on the plan, if there are any.
  - a. Revised
  - b. Staff accepts applicant's response
6. 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.
  - a. Revised
  - b. Staff accepts applicant's response
7. 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 four large hardwoods to be removed. These are in locations where they could be preserved with some minimal planning.

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

Natural Resource Inventory

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

These changes may be made now, due on April 7, 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 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  
Zoning Administrator