

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-31	Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction Beacon Street & Orr Street 0106001800100 NC, Neighborhood Commercial to NC-MC, Neighborhood Commercial-Major Change	23	Approval with conditions	Approval with conditions 4-29-20		
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> 1) Applicant</p> <ul style="list-style-type: none"> Going from vacant commercial to one single family residence <p><u>Speakers Against:</u> 1) none</p> <p>List of meetings with staff: Applicant – 1/29/20 and 2/19/20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The parcel is part of the <u>Plan Greenville County</u> Comprehensive Plan and is 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 parcel is approximately 2,391 feet south of the intersection of Green Avenue and Guess Street in Greenville. The nearest bus stop is 0.7 miles away at the intersection of Nelson Street and Anderson Street; however there are not sidewalks that connect to the site.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information: The applicant is proposing to build one new home on the project site. Currently, there are two vacant commercial buildings, which will be demolished. The house is proposed to be a maximum of 3,000 square feet on the one lot, for a density of 7.3 du/acre. Setbacks will be 5 feet on all sides of the project.</p> <p>Architectural Design: The applicant is proposing a bungalow style home using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the home 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 property.</p> <p>Access and Parking: The applicant is proposing a driveway for the property to be located off of Beacon Street; encroachment permitting will go through SCDOT. The applicant states that the house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.</p> <p>Landscaping and Buffering: The applicant is proposing one street tree. No significant hardwoods exist on site.</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 major change will not take away from the intent of this land use and instead will be providing for the possibility of an additional residential lot to help with the continued growth of Greenville County. The proposed home 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 dwelling 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 Major Change to the NC, Neighborhood Commercial 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-2020-31

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

PROPERTY LOCATION: Beacon Street and Orr Street

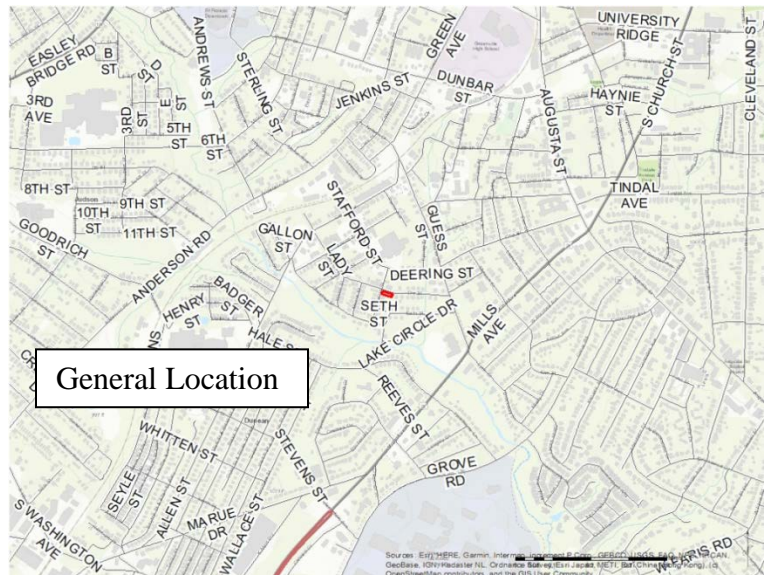
PIN/TMS#(s): 0106001800100

EXISTING ZONING: NC, Neighborhood Commercial

REQUESTED ZONING AND LAND USE: NC-MC, Neighborhood Commercial Major Change
Single-Family Residential development

ACREAGE: 0.16

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 was an unsuccessful C-1 rezoning request for this parcel in 1992, CZ-1992-078. There was a successful rezoning request for this parcel to rezone from R-7.5 to NC in 2012, CZ-2012-039.

EXISTING LAND USE: Vacant commercial buildings

AREA CHARACTERISTICS:

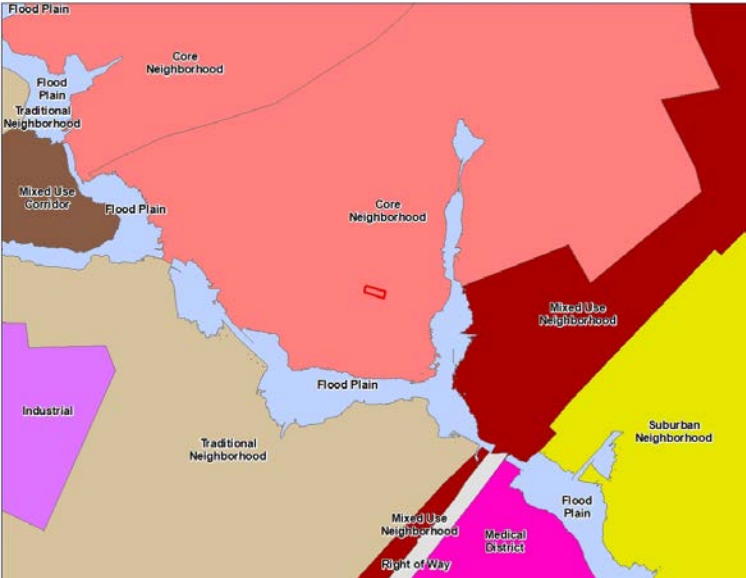
Direction	Zoning	Land Use
North	R-7.5	vacant commercial
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

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 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.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	NC	0	0.16	0
Requested	NC-MC	7.3 du/ac		1 units

A successful rezoning may add up to 1 dwelling unit.

ROADS AND TRAFFIC:

Orr Street: two-lane State-maintained local road and the parcel has approximately 145 feet of road frontage.

Beacon Street: two-lane State-maintained local road and the parcel has approximately 48 feet of road frontage.

The parcel is approximately 2,391 feet south of the intersection of Green Avenue and Guess Street in Greenville. The nearest bus stop is 0.7 miles away at the intersection of Nelson Street and Anderson

Street; however there are not sidewalks that connect to the site. There are no traffic counts in the immediate area.

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 1.1 miles from Primrose School of Greenville.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to build one new home on the project site. Currently, there are two vacant commercial buildings, which will be demolished. The house is proposed to be a maximum of 3,000 square feet on the one lot, for a density of 7.3 du/acre. Setbacks will be 5 feet on all sides of the project.

Architectural Design:

The applicant is proposing a bungalow style home using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the home 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 a shed and fencing on the property.

Access and Parking:

The applicant is proposing a driveway for the property to be located off of Beacon Street; encroachment permitting will go through SCDOT. The applicant states that the 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. No significant hardwoods exist on site.

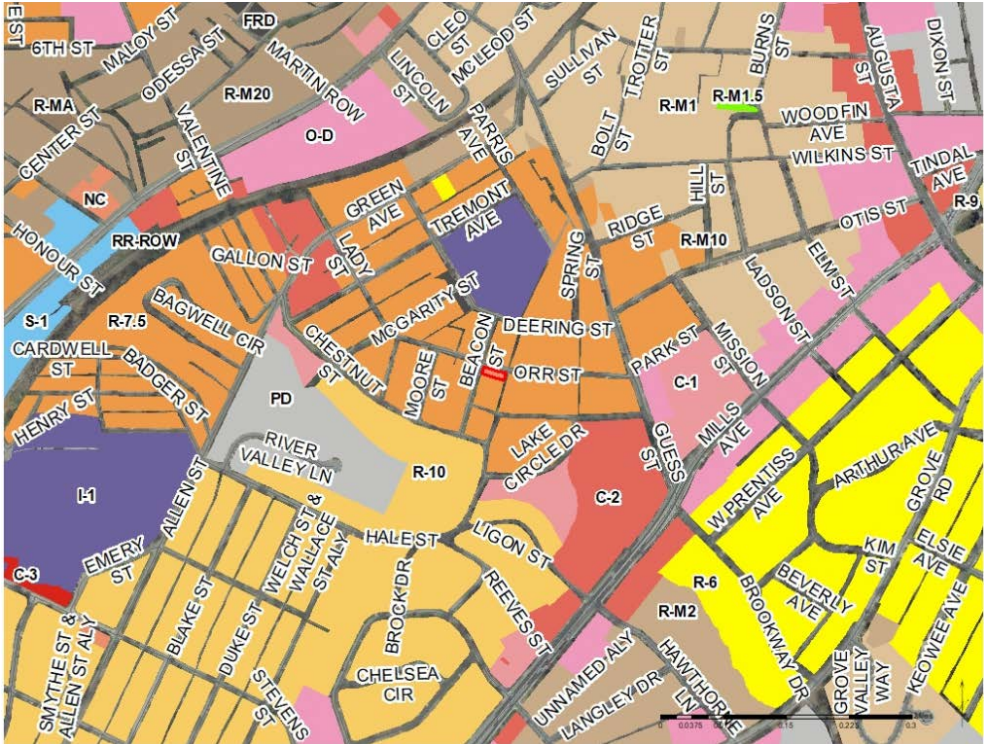
Signage and Lighting:

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 responses 4-7-20** Staff's 4-8-20

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

RE: Neighborhood Commercial Major Amendment Staff Comment letter; CZ-2020-31

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. The title should read "Neighborhood Commercial – Major Amendment".
 - a. **Revised**
 - b. Staff accepts applicant's response
2. In the data table, you're requesting one single unit; please revise.
 - a. **Revised**
 - b. Staff accepts applicant's response
3. In the 3rd paragraph, please remove "per home" since this is a single home request.
 - a. **Revised**
 - b. Staff accepts applicant's response
4. Under Parker Sewer and Fire, please confirm in writing that Parker Fire can and will serve the project.
 - a. **Information provided by Parker Fire**
 - b. Staff accepts applicant's response
5. Bottom paragraph page 1, please change the language to remove "all" homes and use the singular. Describe where a shed might be permitted and where fencing might be allowed, so you don't have to come back for a modification in the future, should you wish to install these items.
 - a. **Revised**
 - b. Staff accepts applicant's response
6. Please provide reference to the nearest bus stop that is 0.7 miles away at Nelson Street and Anderson Street; however there are not sidewalks that can connect to the site.
 - a. **Note added**
 - b. Staff accepts applicant's response

Concept Plan

1. Please change the name of your site plan to read "NC-Major Amendment Concept Plan".
 - a. **Noted on plan**
 - b. **Staff accepts applicant's response**
2. Add the revised data table to the plan.
 - a. **Added to plan**
 - 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. **Added to plan**
 - b. **Staff accepts applicant's response**
4. On the plan itself, you need to show the proposed house envelope, along with dimensions and square footage. Additionally, you'll need to provide driveway and/or parking. Both roads at this location are owned by SCDOT, so any encroachments will require their approval. The existing buildings should be removed so that they doesn't cause confusion. Please identify the small rectangle in the south side setback; is that a structure that will stay? If so, it may need a variance from the BZA.
 - a. **Revised and the driveway will be off of Beacon St.**
 - b. **Staff accepts applicant's response**
5. Please show any easements on the plan, if there are any.
 - a. **Noted on plan (no additional easements)**
 - 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. **Added to plan**
 - b. **Staff accepts applicant's response**
7. Show the locations of the proposed street tree. Indicate species so that we can be certain that roots won't become a problem.
 - a. **Tree added to plan**
 - 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**
8. Provide a note that no signage or lighting will be used.
 - a. **Note added to plan**
 - b. **Staff accepts applicant's response**

Natural Resource Inventory

1. Please add a note that the existing structures will be removed.
 - a. **Noted on plan**
 - b. **Staff accepts applicant's response**
2. Identify the small rectangle on the south side property line and whether or not it will stay.
 - a. **Removed**
 - b. **Staff accepts applicant's response**
3. Please label this drawing "Natural Resources Inventory".
 - a. **Noted on plan**
 - 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
Zoning Administrator