

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-99	Simon Tuohy of Urban Realty Partners for Water Dagger, LLC Hampton Ave. Ext., Kelly Ave. & Cedar Lane Ct 0139000601400, 0139000601300, 0139000601200, 0139000601100, 0139000601000, 0139000600900, 0139000600700, 0139000600500, 0139000600501, 0139000600400, 0139000600301, 0139000600300, 0139000500100, 0139000500200, 0139000601800 R-7.5, Single-Family Residential District, R-M20, Multifamily Residential District, and C-2, Commercial District to FRD, Flexible Review District	23	Approval with Conditions	Approval with Conditions 10-27-21	Approval with Conditions 11-1-21	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were: <u>Speakers For:</u> 1) Applicant <ul style="list-style-type: none"> • Goal is to convert the three existing zoning classifications into a FRD to allow for the proposed townhome development <u>Speakers Against:</u> None List of meetings with staff: 7-29-21 & 8-25-21					Petition/Letter For: None Against: None
Staff Report	ANALYSIS The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> , where it is designated as <i>Mixed Employment Center</i> . Floodplain is not present on the site. There are four schools are located within one mile of the site: Legacy Charter School, Montessori Education Center, Maranatha Baptist Church School, and Stone Academy. The property is also along bus route, Route 506 and there are sidewalks along the subject property. SUMMARY The subject parcels is zoned R-7.5, Single-Family Residential District, R-M20, Multifamily Residential District, and C-2, Commercial District and is 4.6 acres of land located on Hampton Ave. Ext., Kelly Ave. & Cedar Lane Ct, and is approximately 0.1 miles north east of the intersection of St. Clair St and W Washington St. The subject parcels have approximately 1041 feet of frontage along Hampton Ave Ext, 657 feet of frontage along Cedar Lane Ct, and 689 feet of frontage along Kelly Ave. The applicant is requesting to rezone the property to FRD, Flexible Review District.					

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PROJECT INFORMATION

The applicant is proposing a Residential Development of either apartments or townhomes. The site consists of fifteen parcels totaling of 4.6 acres.

ARCHITECTURAL DESIGN

Architectural materials will consist of masonry, cementitious panel siding, and/or decorative metal accent panels. The development will not use vinyl siding and EIFS. 50% of units will have their own dedicated entry.

ACCESS & PARKING

The site will provide parking both onsite, and on street at a minimum of 1.25 spaces per residential unit. Additionally, bicycle parking will be provided at 1 space per 20 residential units.

6' sidewalks will be provided

LANDSCAPING AND BUFFERING

A 12.5' buffer will be provided along the edges of the project. The project will be the Greenville County Landscaping requirements.

SIGNAGE AND LIGHTING

The applicant states that site signage comply with the Greenville County Sign Ordinance. Lighting will meet "Full-Cutoff" standards and not exceed 20' above finished grade.

CONCLUSION

The subject parcel zoned R-7.5, Single-Family Residential, C-2, Commercial, and R-M20, Multifamily Residential is located along Hampton Avenue Ext a two-lane county-maintained collector road, Kelly Avenue a two-lane county-maintained residential road, and Cedar Lane Ct a two-lane county-maintained residential road. Staff is of the opinion that while the proposed development will not meet the primary uses in the comprehensive plan, Mixed Employment Center calls for Multifamily Residential as a secondary use. This use will provide additional housing opportunities for the commercial activity in the immediate area. Additionally, the project will serve as a gateway to downtown Greenville aiding in the development of pedestrian pathways. The development will have to meet the following conditions:

1. Revise handicap spaces to meet the current adopted version of ANSI 117.1 as required by Building Codes.
2. Submit a site plan for review and approval prior to issuance of any land development or building permits.

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