

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-96	Stephanie P. Gates for ECS Development, LLC 201 and 205 Reid School Road T029030105000 R-S, Residential Suburban to FRD, Flexible Review District	20	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Previously came with a request for multifamily rezoning • Proposing 20 units per acre • Has completed a TIS and is working with SCDOT on the reconfiguration of the curve with the addition of a left turn lane into the proposed development • The buildings will be up to three stories • Taylors Fire has approved the access location and will continue to work with them on the development on width of the ingress/egress point to accommodate emergency vehicles <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 8/25/21</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 Plan Greenville County Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is present adjacent to the subject parcel. There are no known significant historical, cultural or environmental features on site. However there is significant wooded land on site. Additionally, the property is located 1.15 miles from a school. The property is not along a bus route and there is no sidewalk present in the area.</p> <p>SUMMARY</p> <p>The subject Parcel is zoned R-S, Residential Suburban and is 6.547 acres of land located on Reid School Road, and is approximately 0.25 miles northwest of the intersection of Reid School Road and Wade Hampton Boulevard. The subject parcel has approximately 616 feet of frontage along Reid School Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed use is for a multifamily development.</p> <p>PROJECT INFORMATION:</p> <p>The applicant is proposing a multifamily residential development with a density of 20 units per acre on 6.547 acres of property along Reid School Road. The proposed units will have a maximum of 2,000 square feet per unit, and the maximum height for the development will be 55 feet. The applicant is also proposing a left-turn lane on Reid School Road.</p> <p>Proposed Land Uses:</p> <p>The proposed land use for the site is multifamily residential. Additionally, the site will have an amenity area that may include either a swimming pool, park with picnic area, playground, gazebo and/or pavilion, dog park, barbecue area, fire pit, or community garden.</p>					

Zoning Docket from October 18, 2021 Public Hearing

Architectural Design:

The proposed apartment buildings will be a maximum of three stories in height and will contain either 24 units, 28 units or 22 units with varying walkouts. Materials for the buildings may include but are not limited to architectural roofing shingles, aluminum gutters with downspouts, fiber cement board and batten siding, trim board, vinyl siding, fiber cement lap siding (or equivalent), manufactured stone, vinyl single hung windows, and fascia trim board.

Access and Parking:

The applicant states that on-site parking will meet the requirements set forth in Section 12.2 Greenville County Zoning Ordinance, as well as meeting Federal ADA requirements for parking and accessibility. In addition to the minimum parking requirements, a 10% increase in parking will be added to meet guest parking requirements, and six ADA spaces are also proposed.

Landscaping and Buffering:

The applicant states that landscaping shall meet or exceed requirements set forth in the Greenville County Land Development Regulations in section 13.6 and Section 12 of the Greenville County Zoning Ordinance. Islands will be placed at a maximum between every 15 parking spots and contain one tree per 15 parking spaces and one bush per five parking spaces. A 20 foot natural buffer will be around the side and rear of the property and street screening will be provided.

Signage and Lighting:

The applicant states that the lighting will meet the requirements of Section 12:1.1 of the Greenville County Zoning Ordinance, and that fixtures will not be mounted in excess of 16 feet above finished grade. The lighting plan will also meet the requirements of the Greenville County Land Development Regulations.

The applicant is proposing one monument sign at the entrance of the development along Reid School Road. This sign will be required to meet the requirements of the Greenville County Sign Ordinance.

CONCLUSION

The subject parcel zoned R-S, Residential Suburban is located along Reid School Road, a two-lane State-maintained residential road. The density requested in the Flexible Review District does not align with the Plan Greenville County Comprehensive Plan. Staff is of the opinion that the Comprehensive Plan's future land use designation for this area is appropriate.

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



Zoning Docket from October 18, 2021 Public Hearing

Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-96

APPLICANT: Stephanie P. Gates of Site Design, Inc. for ECS
Development, LLC

PROPERTY LOCATION: 201 and 205 Reid School Rd

PIN/TMS#(s): T029030105000

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 6.457

COUNCIL DISTRICT: 20 – Shaw

Zoning Docket from October 18, 2021 Public Hearing

ZONING HISTORY: The parcel was originally zoned R-20, Single-family Residential in May 1970, as part of Area 1. There is one previous successful rezoning case for this parcel, CZ-1991-063, from R-20 to R-S. Additionally, there is also one previous unsuccessful rezoning case for this parcel, CZ-2020-05, from R-S to R-M20.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	R-M20	single-family residential
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. ****Please refer to the Future Land Use Map at the end of the document.****

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	6.547	10 units
Requested	FRD	20 units/acre		130 units

A successful rezoning would allow for 120 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Reid School Road is a two-lane State-maintained Collector road. The parcel is located on Reid School Road approximately 0.25 miles northwest of the intersection of Reid School Road and Wade Hampton Boulevard, and has approximately 616 feet of frontage along Reid School Road. The property is not along a bus route and there is no sidewalk present in the area.

Zoning Docket from October 18, 2021 Public Hearing

Location of Traffic Count	Distance to Site	2011	2014	2019
Reid School Road	6,780' NW	8,200	8,300 +1.2%	9,400 +13%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the subject parcel and adjacent to the subject parcel. There are no known significant historical, cultural or environmental features on site. However there is significant wooded land on site. Additionally, the property is located just over a mile from several schools.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a multifamily residential development with a density of 20 units per acre on 6.547 acres of property along Reid School Road. The proposed units will have a maximum of 2,000 square feet per unit, and the maximum height for the development will be 55 feet. The applicant is also proposing a left-turn lane on Reid School Road.

Proposed Land Uses:

The proposed land use for the site is multifamily residential. Additionally, the site will have an amenity area that may include either a swimming pool, park with picnic area, playground, gazebo and/or pavilion, dog park, barbecue area, fire pit, or community garden.

Architectural Design:

The proposed apartment buildings will be a maximum of three stories in height and will contain either 24 units, 28 units or 22 units with varying walkouts. Materials for the buildings may include but are not limited to architectural roofing shingles, aluminum gutters with downspouts, fiber cement board and batten siding, trim board, vinyl siding, fiber cement lap siding (or equivalent), manufactured stone, vinyl single hung windows, and fascia trim board.

Access and Parking:

The applicant states that on-site parking will meet the requirements set forth in Section 12.2 Greenville County Zoning Ordinance, as well as meeting Federal ADA requirements for parking and accessibility. In addition to the minimum parking requirements, a 10% increase in parking will be added to meet guest parking requirements, and six ADA spaces are also proposed.

Landscaping and Buffering:

The applicant states that landscaping shall meet or exceed requirements set forth in the Greenville County Land Development Regulations in section 13.6 and Section 12 of the Greenville County Zoning Ordinance. Islands will be placed at a maximum between every 15 parking spots and contain one tree per 15 parking spaces and one

Zoning Docket from October 18, 2021 Public Hearing

bush per five parking spaces. A 20 foot natural buffer will be around the side and rear of the property and street screening will be provided.

Signage and Lighting:

The applicant states that the lighting will meet the requirements of Section 12:1.1 of the Greenville County Zoning Ordinance, and that fixtures will not be mounted in excess of 16 feet above finished grade. The lighting plan will also meet the requirements of the Greenville County Land Development Regulations.

The applicant is proposing one monument sign at the entrance of the development along Reid School Road. This sign will be required to meet the requirements of the Greenville County Sign Ordinance.

CONCLUSION:

The subject parcel zoned R-S, Residential Suburban is located along Reid School Road, a two-lane State-maintained residential road. The density requested in the Flexible Review District does not align with the Plan Greenville County Comprehensive Plan. Staff is of the opinion that the Comprehensive Plan's future land use designation for this area is appropriate.

STAFF

RECOMMENDATION:

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

Zoning Docket from October 18, 2021 Public Hearing



Plan Greenville County, Future Land Use Map