

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 | | | |
| 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 <u>For:</u> None <u>Against:</u> 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.



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Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-99

APPLICANT: Simon Tuohy of Urban Realty Partners for Water
Dagger, LLC

PROPERTY LOCATION: Hampton Avenue Extension, Kelly Avenue, Cedar Lane
Court

PIN/TMS#(s): 0139000601400, 0139000601300, 0139000601200,
0139000601100, 0139000601000, 0139000600900,
0139000600700, 0139000600500, 0139000600501,
0139000600400, 0139000600301, 0139000600300,
0139000500100, 0139000500200, 0139000601800

EXISTING ZONING: R-7.5, Single-Family Residential District, R-M20,
Multifamily Residential District, C-2, Commercial
District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Residential Development

ACREAGE: 4.6

COUNCIL DISTRICT: 23 – Norris

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ZONING HISTORY: This parcel was originally zoned R-7.5, Single-Family Residential, C-2, Commercial, and R-M20, Multifamily Residential in June 1973 as part of Area 4A. The property was brought into the County’s Jurisdiction when the City View Municipality was dissolved. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential & Vacant Land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|------------|---|
| North | FRD | Mixed Use Development |
| East | I-1, R-M10 | Rail Road ROW, Warehousing, Multifamily |
| South | I-1, C-2 | Multifamily |
| West | R-1 | Scrap Yard |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not a 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-7.5, R-M20, C-2 | 7.6,20,16 units/acre | 4.6 | 25,1,7 units |
| Requested | FRD | 23 units/acre | | 105 units |

A successful rezoning would allow for 72 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Hampton Ave Ext is a two-lane county-maintained collector road, Kelly Ave is a two-lane county-maintained residential road, and Cedar Lane Ct is a two-lane county-maintained residential road. The parcel has 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 parcel is approximately 0.1 miles north east of the intersection of St. Clair St and W Washington St. The property is along a bus route, Route 506. There are also sidewalks in the area.

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There are no traffic counts in the immediate vicinity.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Legacy Charter School, Montessori Education Center, Maranatha Baptist Church School, and Stone Academy.

REVIEW DISTRICT DETAILS:

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.

Proposed Land Uses:

The applicant is proposing either townhomes or small format multifamily with a 105 maximum units.

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 and 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

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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.

STAFF

RECOMMENDATION:

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

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Plan Greenville County, Future Land Use Map