

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-003	Alexander Zuendt of Zuendt Engineering, LLC for Kamlesh Patel of V-go Holdings LLC W Georgia Rd. and Sullivan Rd. 0584010102900, 0584010102901, 0584010102903, 0584010102906, 0584010102905, 0584010102908, 0584010102904, 0584010102902, and 0584010102907 R-S, Residential Suburban District and FRD, Flexible Review District to FRD-MC, Flexible Review District – Major Change	25	Approval with conditions	Approval with conditions 1-26-22	Approval with conditions 1-31-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Two access points to the site • Improvements will be made to the existing infrastructure • Sewer and water will be provided 2) Developer Representative <ul style="list-style-type: none"> • Provides a quick access to stores without fighting traffic • Reached out to local emergencies services to ensure street widths are appropriate as well as ingress and egress <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Doesn't oppose property development but does not want townhomes or apartments due to traffic • Concerns for more traffic on West Georgia Road <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Living</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Service/Industrial</i> and <i>Suburban Residential</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Greenville Technical College – Brashier Campus and Middle College Charter School. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and FRD, Flexible Review District and is 12.3 acres of land located on W. Georgia Rd. and Sullivan Rd. and is approximately 0.58 miles east of</p>					

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the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 1,022 feet of frontage along W. Georgia Rd. and 645 feet of frontage along Sullivan Rd. The applicant is requesting to rezone the property to FRD-MC, Flexible Review District – Major Change.

The applicant states that the proposed land use is a mixed-use development.

Project Information:

The applicant is proposing a mixed-use development. The site consists of nine parcels consisting of 12.3 acres that will feature: commercial retail along West Georgia Road and at the intersection of West Georgia Road and Sullivan Road; and townhomes on the remaining 12.03 acres.

Proposed Land Uses:

The intended uses for the site are to include: commercial retail, townhomes, and all uses permitted in C-3, Commercial and R-MA, Multifamily Residential.

Architectural Design:

The applicant states that the townhomes will be constructed by a national builder and will be similar to other townhomes being constructed in the area. Construction will be typical wood frame construction with cement fiber, stone, brick, or vinyl exterior. The gas station and convenience store will be constructed with steel framing and a stone and cement fiber exterior.

Access and Parking:

The site is accessed on West Georgia Road and Sullivan Road via newly proposed roads. Access on West Georgia Road will be at the signalized intersection at Holcombe Road. Access to Sullivan Road will be approximately 500 feet south of the intersection of West Georgia Road.

Landscaping and Buffering:

The applicant states that a 12.5 foot landscape buffer with continuous evergreen species screening will be provided where the development adjoins residential properties.

Signage and Lighting:

The applicant states that monument signage is proposed for the project. Internal site lighting is proposed for the site.

CONCLUSION

The subject parcels, zoned R-S, Residential Suburban, and FRD, Flexible Review District, are located along West Georgia Road, a two-lane State-maintained arterial road, and Sullivan Road, a two lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District—Major Change, which would allow for commercial development along West Georgia Road in conjunction with additional residential units at a greater density than allowed under the current zoning, would be consistent with much of the residential density in the area, and would not have an adverse impact on this area.

The development would have to meet the following conditions:

1. Submit revised Statement of Intent and Preliminary Land Development and Landscape Plan, addressing comments from the letter dated January 13, 2022.
2. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to FRD-MC, Flexible Review District—Major Change with the aforementioned conditions.