

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-050	John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority Scott St., Marie St., Emory St., & Rutherford Rd., Greenville, SC 29609 0175000908902, 0175000909012, 0175000908901, 0175000909008, & 0175000909001 R-7.5, Single-Family Residential District to FRD, Flexible Review District	23	Approval with Conditions	Approval with Conditions 5-25-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • GCRA was established in 1974 to help revitalize neighborhoods • Would be developing 4 buildings with 14 total single-family attached dwelling units • This is just part of the overall Bruntontown development • Will encourage connectivity and walkability within the community • Will be realigning, closing, and redeveloping the road system to accommodate the proposed development • Will be adding trees to the area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff:</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. • Rutherford Road is a four-to-five lane State-maintained Arterial road and the parcels have approximately 193 feet of frontage along Rutherford Road. Marie Street is a two lane County-maintained Local road and the parcels have approximately 342 feet of frontage along Marie Street. Scott Street is a two lane County-maintained Local road and the parcels have approximately 150 feet of frontage along Scott Street. Emory Street is a two-lane County-maintained Local road and the parcels have approximately 118 feet of frontage along Emory Street, which dead-ends into the parcels. The property is approximately 0.07 miles from bus route 505 on Rutherford Road. There are sidewalks along a portion of the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Stone Academy is located approximately 1.0 mile from the site. 					

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- The intended use for the site is single-family attached residential units.

PROJECT INFORMATION

The applicant is proposing 14 single-family attached residential units. The site consists of five parcels and 1.4 acres.

Proposed Land Uses:

The intended use for the site is single-family attached residential units.

Architectural Design:

The applicant states that the buildings may include Hardiplank lap siding, board and batten, shingle, brick, block/stucco, and/or wood.

Access and Parking:

The site is accessed by a location on Scott Street, a location on Marie Street, and a location on Emory Street. The access on Marie Street is aligned with Emory Street and a new street is proposed to connect the two accesses. A minimum of two parking spaces per residence will be provided via surface driveway parking. One parking space is also provided at the mail cluster box unit.

Landscaping and Buffering:

The applicant states that landscaping will comply with Section 12:9 of the Zoning Ordinance and Section 8:21 of the Land Development Regulations.

Signage and Lighting:

The applicant states that all signage will comply with the Greenville County Sign Ordinance and will not exceed 20 square feet of sign copy area and 8 feet in height. Street lighting may be included as part of the new proposed streets and fixtures will be full-cutoff and shall not create light trespass onto adjoining properties exceeding what is allowed by code.

CONCLUSION AND RECOMMENDATION

The subject parcels, zoned R-7.5, Single-Family Residential, are located along Rutherford Road, a four-to-five lane State-maintained Arterial road; Marie Street, a two lane County-maintained Local road; Scott Street, a two lane County-maintained Local road; and Emory Street, a two-lane County-maintained Local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, which would allow for single-family residential uses, would be consistent with the residential uses in the area and would not have an adverse impact on this area.

The development would have to meet the following conditions:

1. Include a buffer meeting Section 8.21 of the Land Development Regulations, Forested Natural Vegetative and/or Landscaped Buffer.
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 with conditions of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.



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Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner

RE: CZ-2022-050

APPLICANT: John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority

PROPERTY LOCATION: Scott St., Marie St., Emory St., & Rutherford Rd., Greenville, SC 29609

PIN/TMS#(s): 0175000908902, 0175000909012, 0175000908901, 0175000909008, & 0175000909001

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.4

COUNCIL DISTRICT: 23 – Norris

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ZONING HISTORY: These parcels were originally zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5, R-M20	Single-Family Residential
East	R-6	Single-Family Residential
South	S-1 (City of Greenville)	Recycling Center
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, where it is designated as *Traditional Neighborhood*. **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	5.8 units/acre	1.4	8 units
Requested	FRD	10 units/acre		14 units

A successful rezoning would allow for 6 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Rutherford Road is a four-to-five lane State-maintained Arterial road and the parcels have approximately 193 feet of frontage along Rutherford Road. Marie Street is a two lane County-maintained Local road and the parcels have approximately 342 feet of frontage along Marie Street. Scott Street is a two lane County-maintained Local road and the parcels have approximately 150 feet of frontage along Scott Street. Emory Street is a two-lane County-maintained Local road and the parcels have approximately 118 feet of frontage along Emory Street, which dead-ends into the parcels. The property is approximately 0.07 miles from bus route 505 on Rutherford Road. There are sidewalks along a portion of the subject property.

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Location of Traffic Count	Distance to Site	2013	2016	2019
Rutherford Rd.	2,208' NE	7,200	8,000 +11.1%	8,900 +11.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Stone Academy is located approximately 1.0 mile from the site.

REVIEW DISTRICT DETAILS:

Project Information:

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Proposed Land Uses:

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CONCLUSION:

The subject parcels, zoned R-7.5, Single-Family Residential, are located along Rutherford Road, a four-to-five lane State-maintained Arterial road; Marie Street, a two lane County-maintained Local road; Scott Street, a two lane County-maintained Local road; and Emory Street, a two-lane County-maintained Local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, which would allow for single-family residential uses, would be consistent with the

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STAFF

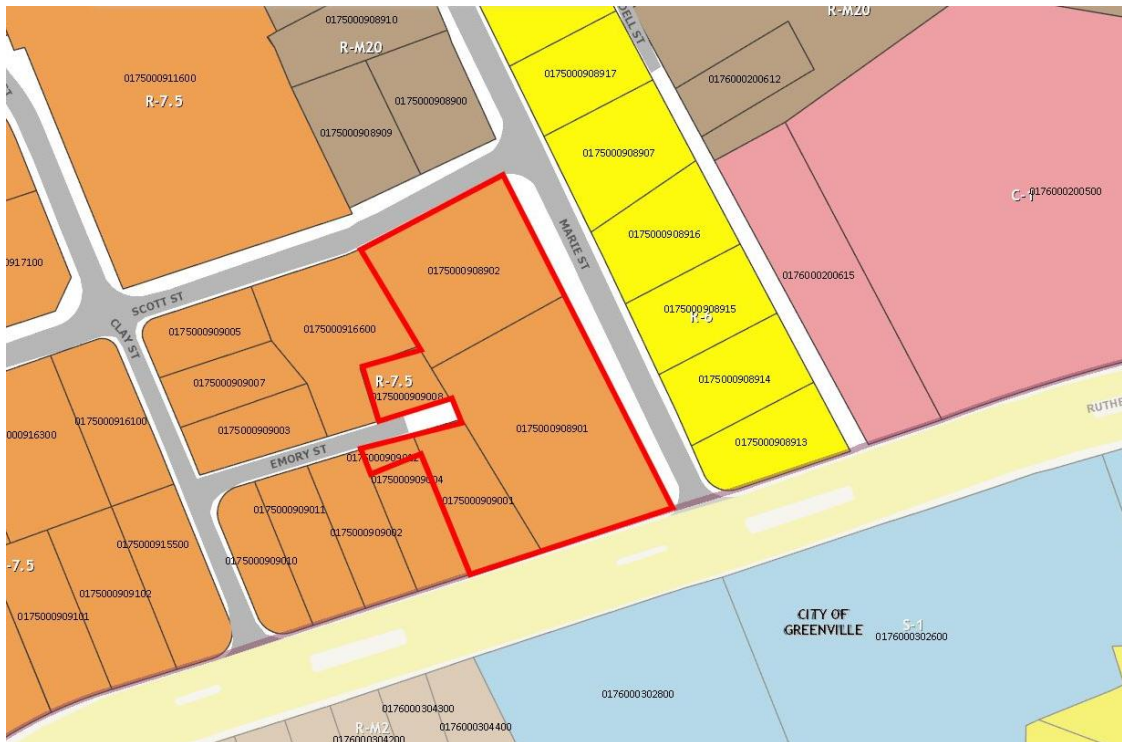
RECOMMENDATION:

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

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Aerial Photography, 2022



Zoning Map

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Plan Greenville County, Future Land Use Map