

**Zoning Docket from August 14<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-054	Jessica Chapman of Site Design, Inc. for Greenville County Redevelopment Authority 212 Gridley St., 214 Morris St., & Bailey St. 0155000900700 & 0155000800100 R-7.5, Single-Family Residential District to FRD, Flexible Review District	19 & 23	Approval with condition			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>- Would like to have 7 townhome buildings with at total of 14 units</li> <li>- There will be common space on both sides</li> <li>- Having to work out some concerns with the adjacent property at the corner of Bailey St. and Morris St.</li> <li>- Units will be 1,650 sq. ft.</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>- Lives a few blocks from the proposed development</li> <li>- The proposed development falls within their community plan</li> <li>- Supports affordable housing</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 1.49 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Traditional Neighborhood</i>. The subject property is not included in any area or community plans.</li> <li>• Gridley, Morris, and Bailey Streets are all two-lane, County maintained local roads. The parcels have approximately 250 feet of road frontage along Gridley Street, 500 feet of frontage along Morris Street, and 145 feet of frontage along Bailey Street. The parcels are approximately .44 miles north of the intersection of Old Buncombe Road and Highway 183. The property is not along a bus route. There are no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary School and Legacy Early College Washington Campus are located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing single-family attached residential.</li> </ul> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b> The applicant is proposing a maximum of 14 single-family attached residential units for use as affordable workforce housing. The site consists of two parcels and 1.49 acres.</p>					

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**Proposed Land Uses:**

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

**Architectural Design:**

The applicant states that the building materials will include fiber cement or vinyl siding, asphalt shingle and standing seam metal roofing, and vinyl windows.

**Access and Parking:**

All homes are to be access off of Morris Street. Per the Statement of Intent, all units will have a garage, a pull off parking space, and a stacked parking space behind the garage for a total of 42 spaces, or 3 per unit in the development. A 5-foot wide sidewalk will be provided along roadways with a crosswalk at the intersection of Gridley and Morris Streets.

**Landscaping and Buffering:**

A 20' undisturbed/landscaped buffer will be provided adjacent to residential areas. Per applicant, a variance will be sought from Planning Commission for a parking space encroachment at one unit

**Signage and Lighting:**

The applicant states that no signage is proposed. A floodlight is proposed on each corner of each building and will comply with Section 12:1.1 of the Greenville County Zoning Ordinance.

**CONCLUSION and RECOMMENDATION**

The subject parcel, zoned R-7.5, Single-Family Residential District, is located along Gridley, Morris, and Bailey Streets which are all two-lane, County maintained local roads. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Traditional Neighborhood*.

The development would have to meet the following conditions:

1. Submit a 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, Flexible Review District with the aforementioned condition.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2023-054

**APPLICANT:** Jessica Chapman of Site Design, Inc. for Greenville  
County Redevelopment Authority

**PROPERTY LOCATION:** 212 Gridley St., 214 Morris St., and Bailey St.,  
Greenville, SC 29609

**PIN/TMS#(s):** 0155000900700 and 0155000800100

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

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Single-Family Attached Residential

**ACREAGE:** 1.49

**COUNCIL DISTRICT:** 19 – Blount and 23 – Mitchell

**ZONING HISTORY:** These parcels were originally zoned R-7.5, Residential Suburban in April 1972 as part of Area 3. There have been no previous rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	R-7.5	Single-Family Residential
South	R-7.5	Single-Family Residential
West	R-7.5	Single-Family Residential, Manufactured Home Park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is available

**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 included in any area and community plans.

**DENSITY WORKSHEET:** The following scenario provides 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	1.49	8 units
Requested	FRD	9.4 units/acre		14 units

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

**ROADS AND TRAFFIC:**

Gridley, Morris, and Bailey Streets are all two-lane, County maintained local roads. The parcels have approximately 250 feet of road frontage along Gridley Street, 500 feet of frontage along Morris Street, and 145 feet of frontage along Bailey Street. The parcels are approximately .44 miles north of the intersection of Old Buncombe Road and Highway 183. The property is not along a bus route. There are no sidewalks in the area. ***There are no traffic counts in the area.***

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary School and Legacy

Early College Washington Campus are located within one mile of the site.

**REVIEW DISTRICT DETAILS:****Project Information:**

The applicant is proposing a maximum of 14 single-family attached residential units for use as affordable workforce housing. The site consists of two parcels and 1.49 acres.

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**CONCLUSION:**

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**STAFF****RECOMMENDATION:**

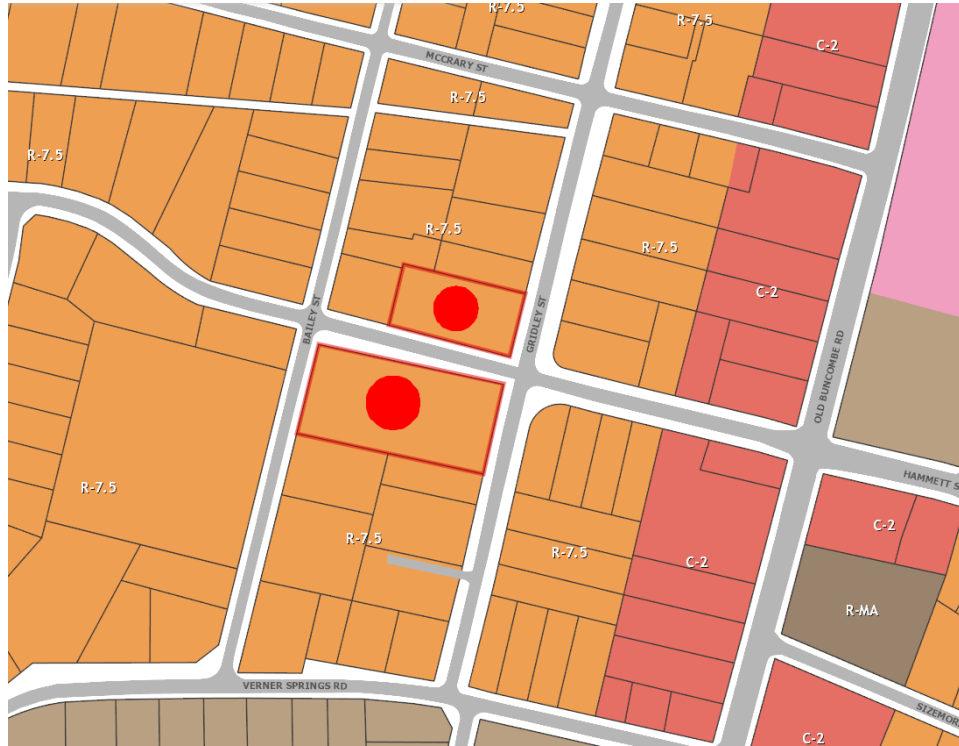
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Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map