

Zoning Docket from September 18th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-063	Austin Allen of Arbor Land Design for BI Jones Enterprises, LLC Stephenson Street Ext., Taylors, SC 29687 T006001200800 R-7.5, Single-Family Residential District to FRD, Flexible Review District	18	Approval with Condition			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 18, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Grew up in Taylors Property was recently rezoned to R-7.5, Single-Family Residential Property is separated by the railroad tracks from the Main St. Taylors area Subject parcel is located on a road that is 12 ft. wide The cost to bring in new infrastructure for this property is high and having more density is necessary <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures –</p> <p>Against: Signatures –</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 1.52 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. Stephenson Street Extension is a one-lane County-maintained local road. The parcel has approximately 570 feet of road frontage along Stephenson Street Extension. The parcel is approximately .2 miles south of the intersection of East Main Street and Stephenson Street. The property is not along a bus route, but it is ~.15 miles south the Route 508 bus stop on Boling Rd. and Stephenson St. Ext. There are no sidewalks in the area. Floodplain is present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary and Brook Glenn Elementary are located within one mile of the site. The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing Single-Family Attached Residential. <p>Project Information: The applicant is proposing a maximum of 12 single-family attached residential units. The site consists of one parcel and is 1.52 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 homes will be a mix of one and two-story structures. The homes will have a maximum width of 20' and max. height of 45'. They will average 1,200 to 2,300 square feet. Building materials will include Hardi-Plank, wood, brick, vinyl, and/or stone.

Access and Parking:

All homes are to be access off of Stephenson Street Extension, which will be widened to meet County standards. Two parking spaces will be provided for each unit.

Landscaping and Buffering:

A 20' undeveloped buffer will be provided along all external property lines, except those facing public roads. Open space is to be provided which may be landscaped. Landscaping in the FRD will meet all requirements of Greenville County.

Signage and Lighting:

The applicant states that no signage is proposed at this time but may be provided in the future. Lighting will be full cut-off and will not exceed a 16' mounting height.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-7.5, Single-Family Residential District, is located along Stephenson St. Ext., a one-lane, County-maintained local road. Staff recognizes that while the requested density under the FRD, Flexible Review District does not align with the Plan Greenville County Comprehensive Plan, which designates the parcel as Suburban Neighborhood, this FLU classification does list single-family attached housing as a primary use. Furthermore, the proposed widening of Stephenson Street Extension may serve to increase safety and accessibility on the currently narrow street.

The applicant will have to meet the following condition:

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.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-063

APPLICANT: Austin Allen of Arbor Land Design for BI Jones Enterprises, LLC

PROPERTY LOCATION: Stephenson Street Ext., Taylors, SC 29687

PIN/TMS#(s): T006001200800

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

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Attached Residential

ACREAGE: 1.52

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. In 2022 the property was rezoned to R-7.5, Single-Family Residential District (CZ-2022-068).

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Vacant
South	R-7.5 & R-20	Single-Family Residential
West	R-20	Single-Family Residential and Vacant

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 *Suburban 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 or 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	1.52	8 units
Requested	FRD	7.9 units/acre		12 units

A successful rezoning would allow for 4 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Stephenson Street Extension is a one-lane County-maintained local road. The parcel has approximately 570 feet of road frontage along Stephenson Street Extension. The parcel is approximately .2 miles south of the intersection of East Main Street and Stephenson Street. The property is not along a bus route, but it is ~.15 miles south the Route 508 bus stop on Boling Rd. and Stephenson St. Ext. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary and Brook Glenn Elementary are located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a maximum of 12 single-family attached residential units. The site consists of one parcel and is 1.52 acres.

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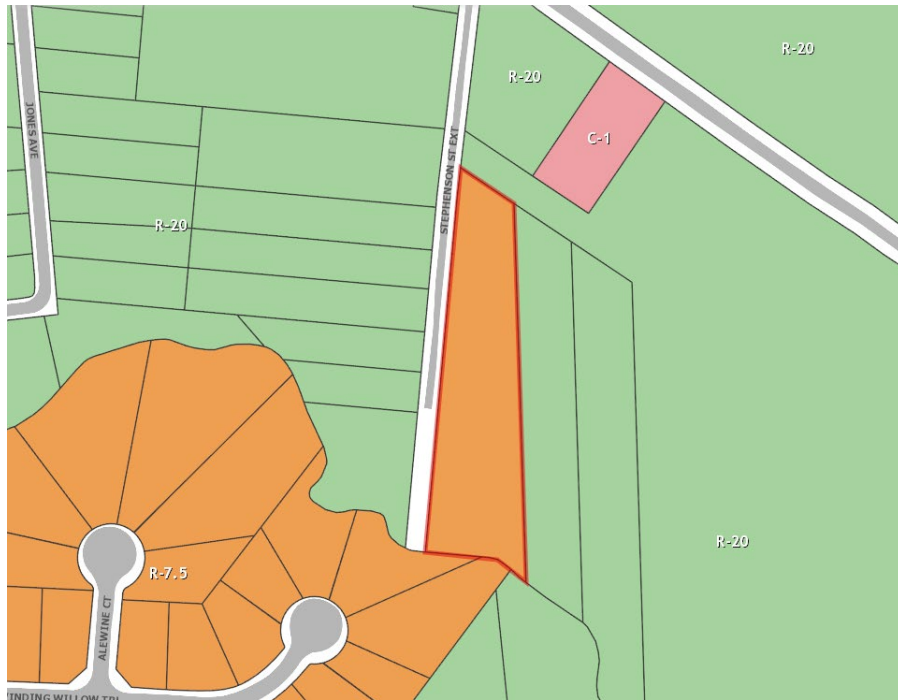
STAFF

RECOMMENDATION:

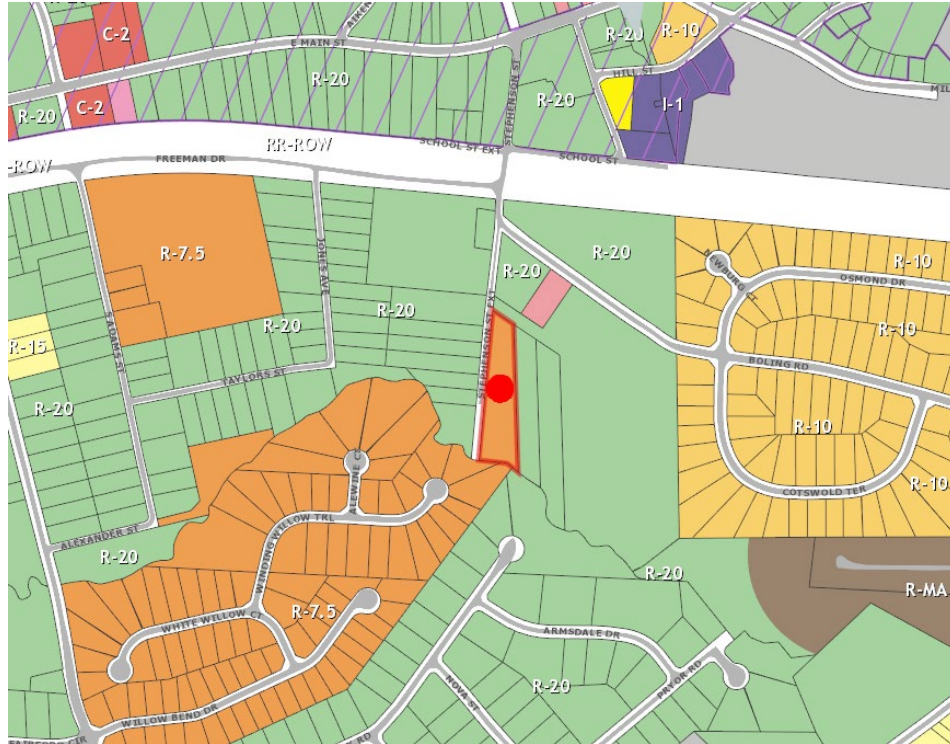
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Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map