

Zoning Docket from April 15th, 2024 Public Hearing

Proposed Land Uses:

The proposed use for the site is a multifamily rental development.

Architectural Design:

The applicant states that the homes will be constructed on a common parcel in a townhome style and there will not be more than 6 attached units in a row. Maximum gross square footage of each home is 1,800 square feet and homes will have a maximum height of 40'. The applicant states that there will be 20 two-bedroom units and 6 three-bedroom units. Building materials may consist of fiber cement or vinyl siding, asphalt shingle, standing seam metal roofing, and vinyl windows.

Access and Parking:

There will be one entrance off of Page Drive leading to an internal parking lot. Homes will face inwards towards this parking area. Minimum parking required would be 1.5 spaces per 2-bedroom unit and 2 spaces per 3-bedroom unit. Sidewalks are to be provided along the internal parking area leading to home entrances. There is also a sidewalk proposed along Page Drive connecting to an existing sidewalk along White Horse Road.

Landscaping and Buffering:

The applicant states that a 5' screening area with 6' tall privacy fence will be provided adjacent to the western residential properties. A 6' tall privacy fence is also proposed adjacent to the southern railway. An 8' wide roadside landscape buffer is proposed along Page Drive and White Horse Road (excluding the Duke Power R.O.W.). The applicant is proposing a 20' setback along Page Drive, 50' along White Horse Road, 15' adjacent to single-family residential, and a 5' rear setback. A minimum of 200 square feet of usable open space is to be provided per unit.

Signage and Lighting:

The applicant states that a single monument sign will be provided at the intersection of Page Drive and White Horse Road which will conform to the Greenville County Sign Ordinance. Lighting will adhere to Greenville County Zoning Ordinance Section 12:1.1.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned S-1, Services District is located along Page Drive, a two-lane County-maintained local road and White Horse Road, a seven to six-lane State maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a multifamily rental development would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Transitional Corridor and lists a gross density of 12-30 dwellings per acre. Staff also feels that a residential use of the property would be more fitting for this stretch of Page Drive than the commercial uses that would be allowed under the current S-1, Services District zoning.

The development would have to meet the following condition:

1. 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, Flexible Review District with the aforementioned conditions.