

Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-022	Jessica Reeves Chapman of Site Design, Inc. for Soltz Inc. 107 Page Dr. & White Horse Rd., Greenville, SC 29611 0232000100500 & 0232000100203 S-1, Services District to FRD, Flexible Review District	23	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Proposing 26 townhomes on the subject parcels Believes that the proposed use of townhomes is a better use for the property and will be less intense from what the existing zoning will allow Over half an acre of open space within the development Rental units that will be owned by the developer There were existing residences on the property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></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 1.989 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Transitional Corridor</i>. The subject property is not part of any area or community plans. Page Drive is a two-lane County-maintained local road and the property has approximately 240 feet of frontage along it. White Horse Road (HWY 25) is a seven to six-lane State-maintained arterial road and the property has approximately 400 feet of frontage along it. The property is located approximately .32 miles southeast of the intersection of White Horse Road and W. Blue Ridge Drive (HWY 253). There is a bus stop at the corner of White Horse Road and Page Drive and there is a sidewalk adjacent to the property along White Horse Road. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Alexander Elementary is located within one mile of the site. The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing a Multifamily Rental Development. <p>Project Information: The applicant is proposing a multifamily rental development comprised of common parcel single-family attached units. There will be a maximum of 26 units with a maximum of 1,800 gross square feet each.</p> <p>Proposed Land Uses:</p>					

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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.



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-2024-022

APPLICANT: Jessica Reeves Chapman of Site Design, Inc. for Soltz Inc.

PROPERTY LOCATION: 107 Page Dr. and White Horse Rd., Greenville, SC 20611

PIN/TMS#(s): 0232000100500 and 0232000100203

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Rental Development

ACREAGE: 1.989

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: These parcels were originally zoned S-1, Services District in June, 1973 as part of Area 4A. There have been no prior rezoning requests for the parcels.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2, R-12	Single-Family Residential
East	C-2	Retail, Auto-Service
South	Railroad, I-1	Retail, Auto-Service, Salvage Yard
West	S-1	Single-Family Residential

WATER AVAILABILITY: Greenville Water – Annexation Covenant Required

SEWER AVAILABILITY: Metro District – Sewer is accessible

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*.
**Please refer to the Future Land Use Map at the end of the document.
**

AREA AND COMMUNITY PLANS:

The subject property is not 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	S-1	0 units/acre	1.989	0 units
Requested	FRD	13.07 units/acre		26 units

A successful rezoning would allow for 26 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Page Drive is a two-lane County-maintained local road and the property has approximately 240 feet of frontage along it. White Horse Road (HWY 25) is a seven to six-lane State-maintained arterial road and the property has approximately 400 feet of frontage along it. The property is located approximately .32 miles southeast of the intersection of White Horse Road and W. Blue Ridge Drive (HWY 253). There is a bus stop at the corner of White Horse Road and Page Drive and there is a sidewalk adjacent to the property along White Horse Road.

Location of Traffic Count	Distance to Site	2019	2021	2022
White Horse Road	6,600'	34,100	29,800 -12.6%	29,800 +0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Alexander Elementary is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a multifamily rental development comprised of common parcel single-family attached units. There will be a maximum of 26 units with a maximum of 1,800 gross square feet each.

Proposed Land Uses:

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CONCLUSION:

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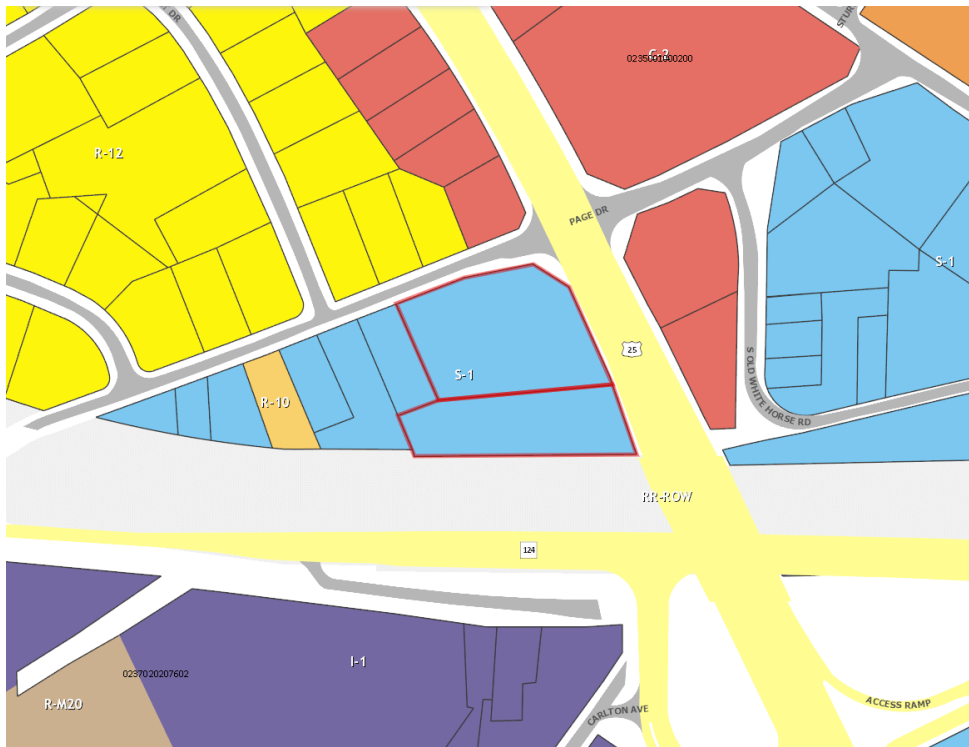
STAFF

RECOMMENDATION:

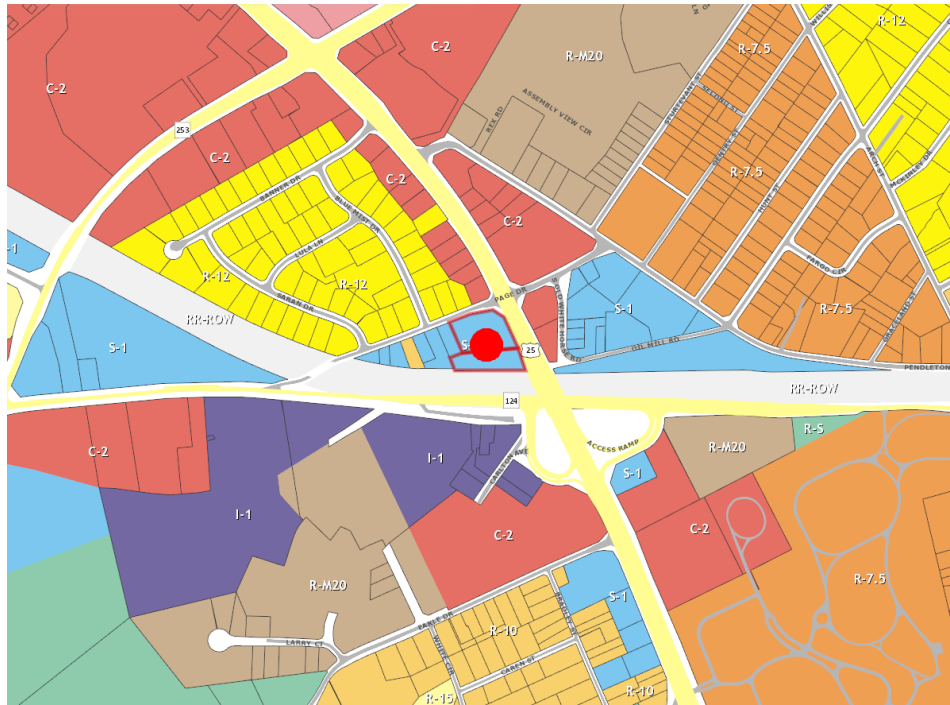
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Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map