

Zoning Docket from June 17th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-036	Sarah Elizabeth Gilley & Luis C Caicedo of Sunrock Holdings, LLC for Sunrock Holdings, LLC 123 Mason St., Ross St., & 4, 6, & 8 Jones St., Greenville, SC 29611 0118000601900, 0118000602000, & 0118000602200 NC, Neighborhood Commercial District & R-7.5, Single-Family Residential District to FRD, Flexible Review District	23	Approval with Condition	Approval with Condition 6/26/2024		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Proposed development named Brandon Townes. Team has worked within the Brandon Mill neighborhood restoring, building, and renovating. Proposing 8 units total across from a church located on Mason Street that features a Dog Park. Currently plans to maintain required Stream Buffers. Would like to remove existing structures and salvage materials if possible, to be reused within development or outside within art, renovations, etc. Units are proposed to be two-story with office/study spaces. Meet with HOA & residents within the Brandon Mill neighborhood, their concerns included setting a precedent for future developers and removing trees. Feels this particular area needs to support different incomes. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> President of Brandon Mill Community <ul style="list-style-type: none"> Worries that residents of the community will be priced out of living within the Brandon Mill Community. Community Association is in favor of increased density but are opposed to this development because of the potential cultural and economic impact. This project would remove 2 single-family homes for a townhome development, believes this will set precedent for future developers to do the same. Brandon Mill is one of the last affordable neighborhoods located close to the city center. Their association is made of renters, homeowners, and people who live in the lofts. 					<p>Petition/Letter For: Signatures – 15</p> <p>Against:</p>

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	<ul style="list-style-type: none"> • Would like to see a project that is more affordable. <p>List of meetings with staff: N/A</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 1.164 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is part of the Brandon Community Plan, where it is designated as <i>Live</i>. • Mason Street is a two-lane County & City-maintained local road. The parcels have approximately 110 feet of frontage along Mason Street. Ross Street is a two-lane County-maintained local road. The parcels have approximately 86 feet of frontage along Ross Street. Jones Street is a two-lane County-maintained local road. The parcels have approximately 432 of frontage along Jones Streets. The parcels are approximately .26 miles southwest of the intersection of Mason Street and Pendleton Street (HWY 124). The property is not along a bus route but Bus Route 506 is located ~.5 miles from the parcels at the corner of Pendleton Street & Smith Street. There is an existing sidewalk along the opposite side of Mason Street and along the opposite side of Jones Street. • Floodplain is present on parcel 0118000602200, per Greenville County Floodplain Administration, no development can take place unless a floodplain permit is approved and issued meeting all requirements of the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. Hollis Academy, Alexander Elementary, & Legacy Early College Parker Campus 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 single-family attached residential development. <p>Project Information: The applicant is proposing a maximum of 8 single-family attached residential units. The site currently consists of three parcels and is 1.164 acres.</p> <p>Proposed Land Uses: The intended use for the site is a single-family attached residential housing development with a dog park. Individual mailboxes will be provided per unit.</p> <p>Architectural Design: The applicant states that the homes will consist of two buildings with similar style and appearance. All units are proposed to be three bedroom and two and a half baths. Units will have some variation in windows, doors, with outdoor living on the end units. Units are proposed to have a maximum of 2,700 gross square footage and maximum height of 45 feet. Building materials may consist of horizontal and vertical siding (brick, engineered wood/fiber cement and hardie), asphalt shingles, and black vinyl windows. Colors proposed are natural wood, dark grey, and light grey.</p> <p>Access and Parking: All units are proposed to meet Greenville County Zoning Ordinance off-street parking requirements by providing 2 private parking spaces within the garage. No additional guest parking is proposed to be provided. Units are to be accessed off of Jones Street and Mason via driveways on the front of all units.</p> <p>Landscaping and Buffering:</p>	

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A 5' minimum width buffer is proposed between the dog park and Jones Street with evergreen shrubs at a maximum of 5' in height. A 6' in height minimum, 5' wide landscape buffer/screening will be provided on the back of all new lots as they border existing residential properties. The on-site streams will have 100' and 50' stream buffers as required per Greenville County Land Development Regulations and act as landscape screening along the southern and eastern portion of the stormwater detention system.

Signage and Lighting:

The applicant states signage will adhere to Greenville County Zoning Ordinance Section 12:1.2 and Article 5 of the Greenville County Sign Ordinance including a freestanding and monument signage. In addition, the development will comply with Greenville County Zoning Ordinance Special Use Area requirements as listed in the Statement of Intent. A development sign is proposed along the intersection of Mason Street and Jones Street as shown on the Preliminary Development Plan. All new lighting is proposed to comply with Section 12:1.1 of the Greenville County Zoning Ordinance. An exterior light pole is planned to be installed in the dog park.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned NC, Neighborhood Commercial and R-7.5, Single-Family Residential District, is located along Mason Street, a two-lane County & City-maintained local road, Ross Street, a two-lane County-maintained local road, and Jones Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a Single-Family Attached Residential Development is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Traditional Neighborhood* and recommends a density of 8 to 20 dwellings per acre with Single-Family Attached as a primary use. Additionally, Staff feels the proposed development could act as buffer between the adjacent existing neighborhood and the Multifamily, Commercial, and Industrial uses that are along Draper, Mason, & Jones 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: Kelsey Mulherin, Planner II

RE: CZ-2024-036

APPLICANT: Sarah Elizabeth Gilley & Luis C Caicedo of Sunrock Holdings, LLC for Sunrock Holdings, LLC

PROPERTY LOCATION: 123 Mason St., Ross St., & 4, 6, & 8 Jones St.,
Greenville, SC 29611

PIN/TMS#(s): 0118000601900, 0118000602000, & 0118000602200

EXISTING ZONING: NC, Neighborhood Commercial District & R-7.5, Single-Family Residential District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Attached Residential Development

ACREAGE: 1.164

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: The parcels were originally zoned R-7.5; Single-Family Residential District in June of 1973 as part of Area 4A. There have been 4 previous rezoning requests that include one or more of the parcels. Docket CZ-1983-089, requesting R-7.5, Single-Family Residential District to C-1, Commercial District, included parcel 0118000601900, the request was approved as amended to C-1N, Neighborhood Commercial, by County Council in November 1983. Docket CZ-1997-090, requesting C-1N to O-D, included parcel 0118000601900, the request was denied by County Council in November of 1997. Docket CZ-2005-045, requesting C-1N, Neighborhood Commercial to NC, Neighborhood Commercial, included parcel 0118000601900, this was approved in June of 2005. Docket CZ-2023-011, requesting NC, Neighborhood Commercial & R-7.5, Single-Family Residential District, to R-6, Single-Family Residential District, included parcels 0118000601900 and 0118000602000, was administratively withdrawn. Docket CZ-2024-028, requesting rezoning from NC, Neighborhood Commercial & R-7.5, Single-Family Residential District to FRD, Flexible Review District was administratively withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 & R-7.5	Commercial, Religious Facility
East	NC & R-7.5	Single-Family Residential
South	R-7.5	Single-Family Residential & Vacant
West	I-1 & PD	Industrial & Multifamily

WATER AVAILABILITY: Greenville Water – Annexation Covenant Required per Greenville Water

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 *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is part of the Brandon Community Plan, where it is designated as *Live*. **Please refer to the Conceptual Land Use Map at the end of the document. **

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>NC</i>	<i>10 units/acre</i>	<i>.26</i>	<i>2units</i>
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre</i>	<i>.89</i>	<i>5 units</i>
Requested	<i>FRD</i>	6.87 units/acre	1.164	8 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Mason Street is a two-lane County & City-maintained local road. The parcels have approximately 110 feet of frontage along Mason Street. Ross Street is a two-lane County-maintained local road. The parcels have approximately 86 feet of frontage along Ross Street. Jones Street is a two-lane County-maintained local road. The parcels have approximately 432 of frontage along Jones Streets. The parcels are approximately .26 miles southwest of the intersection of Mason Street and Pendleton Street (HWY 124). The property is not along a bus route but Bus Route 506 is located ~.5 miles from the parcels at the corner of Pendleton Street & Smith Street. There is an existing sidewalk along the opposite side of Mason Street and along the opposite side of Jones Street.

There are no traffic counts that pass directly by the parcels.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on parcel 0118000602200, per Greenville County Floodplain Administration, no development can take place unless a floodplain permit is approved and issued meeting all requirements of the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. Hollis Academy, Alexander Elementary, & Legacy Early College Parker Campus is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

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Proposed Land Uses:

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CONCLUSION:

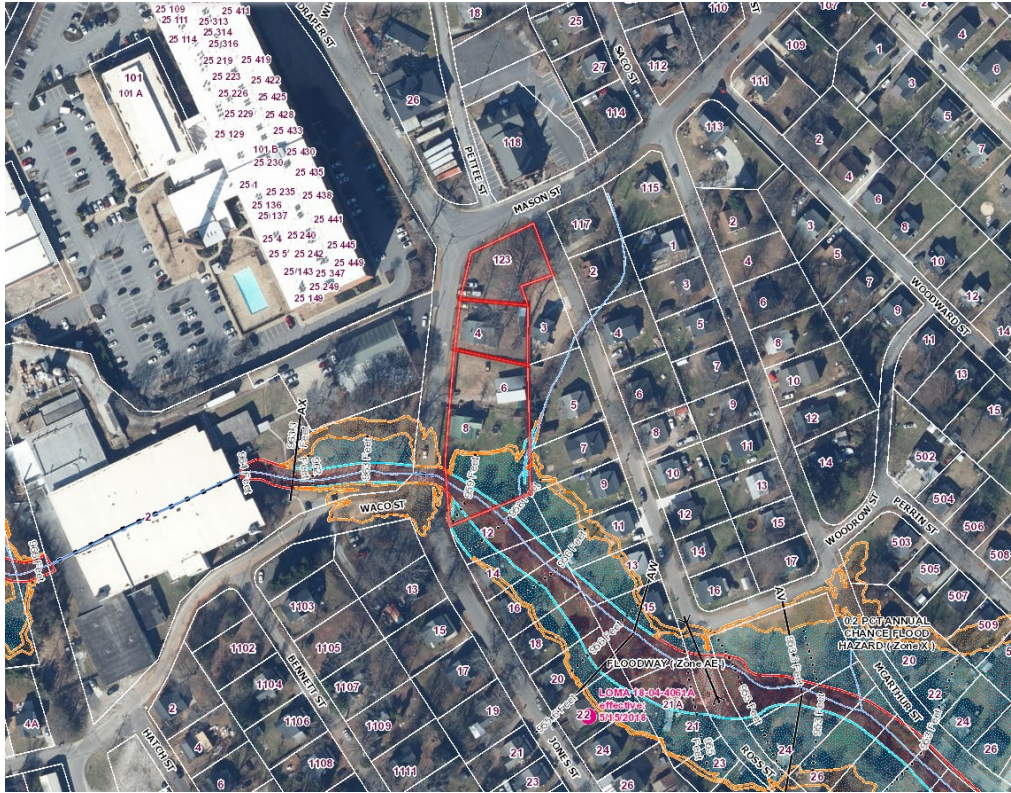
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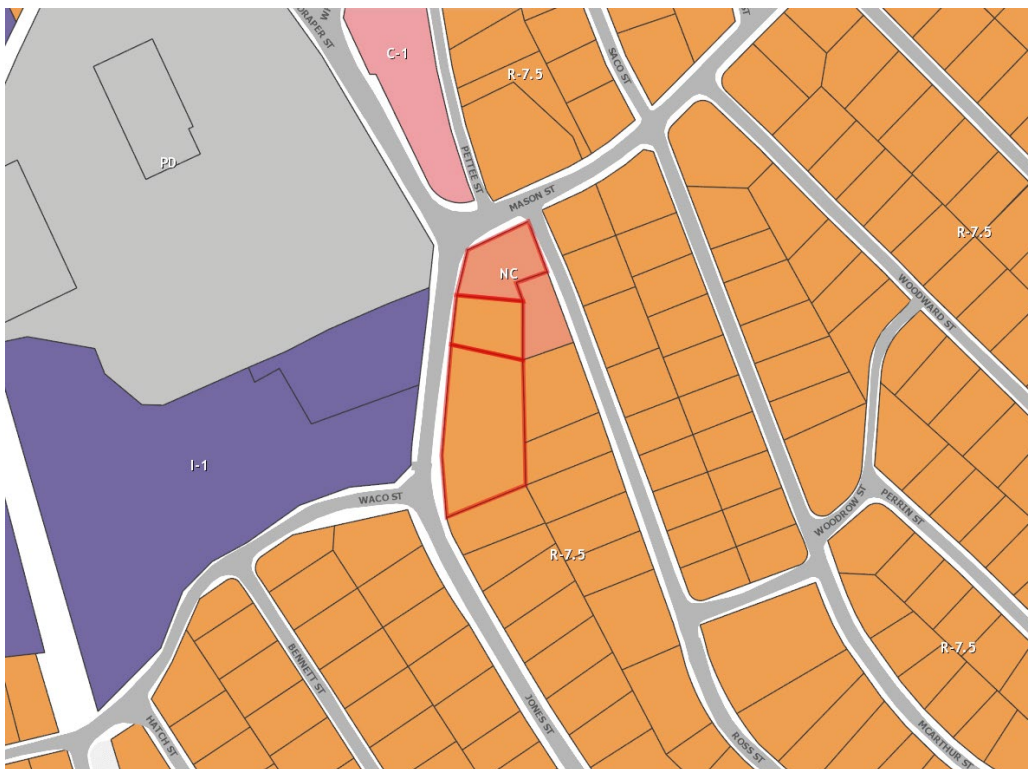
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**STAFF
RECOMMENDATION:**

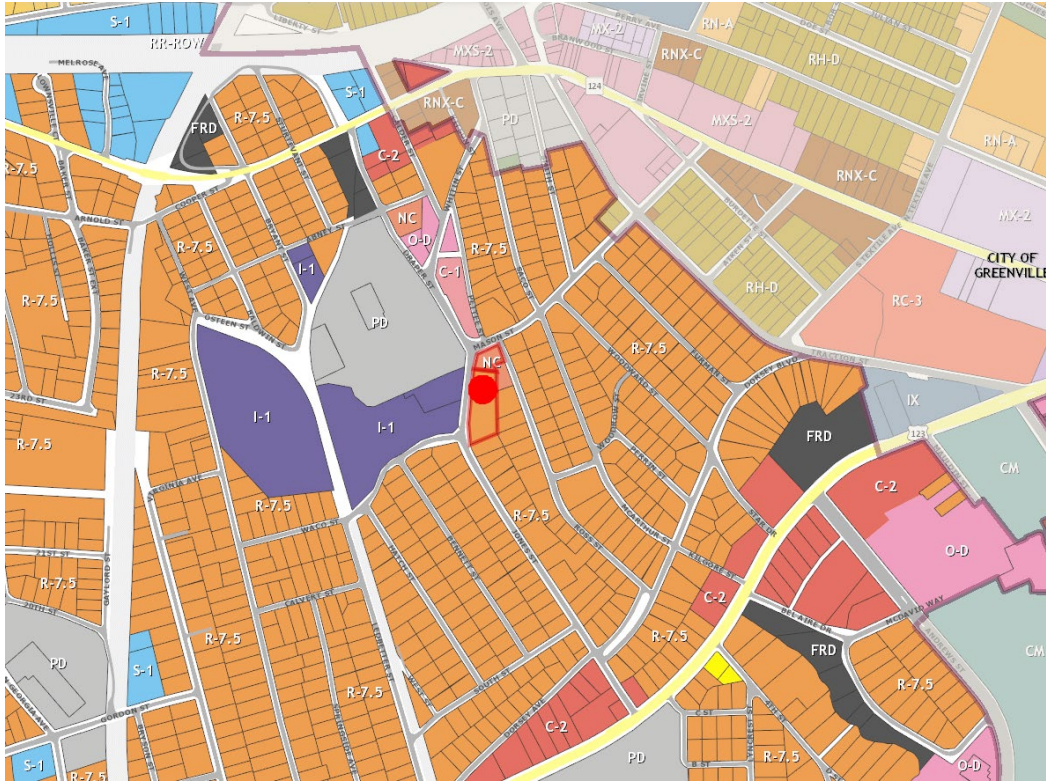
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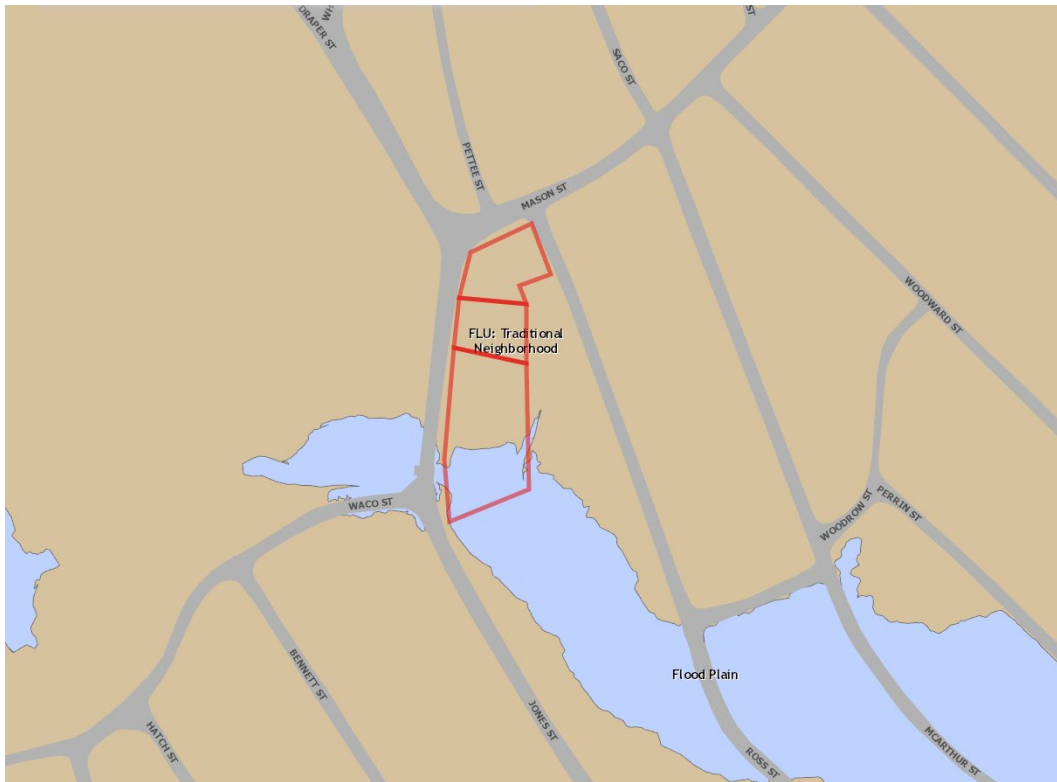
Aerial Photography, 2024



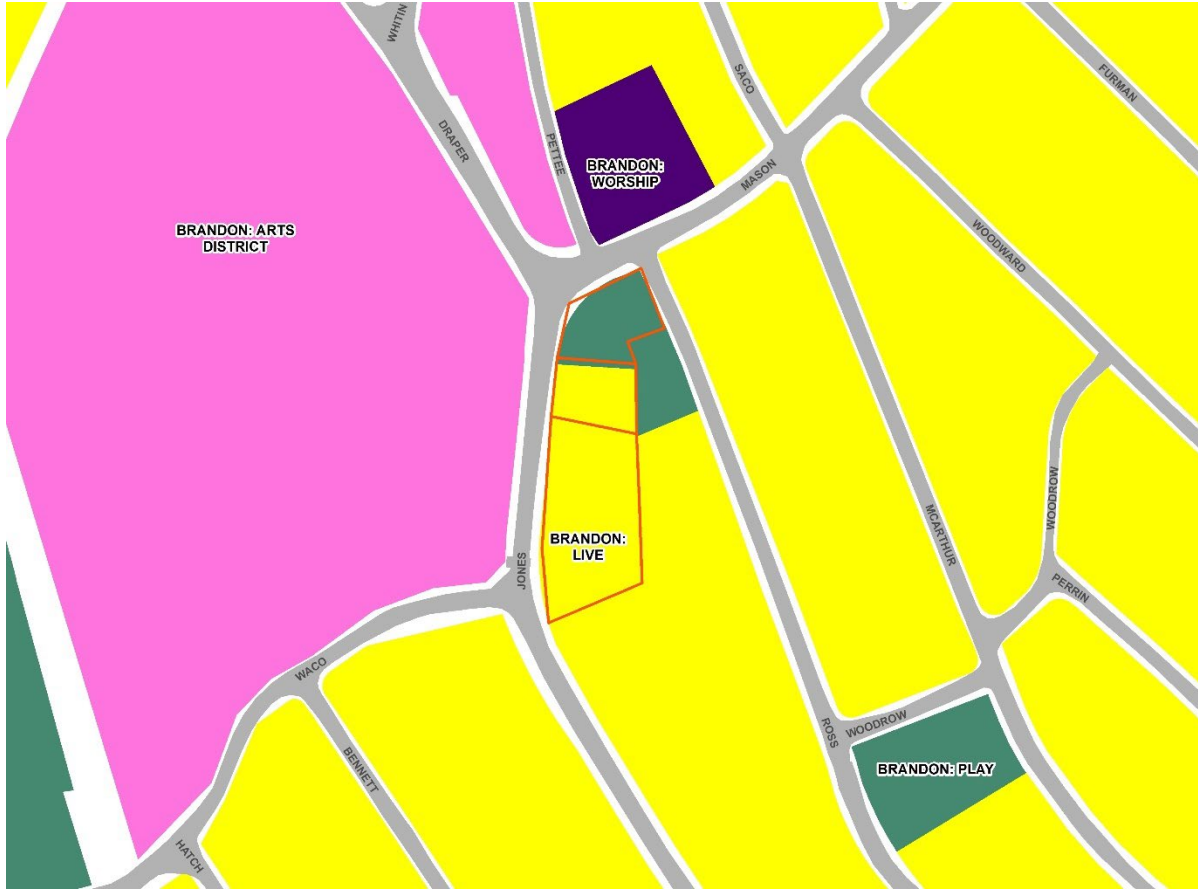
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Brandon Community Plan, Future Land Use Map