

Zoning Docket from August 16, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-77	James D. Martin of Arbor Engineering for Ronald White of White Real Estate Holdings, LLC W. Parker Rd B012000107001 and B012000102200 R-10, Single-Family Residential District to FRD, Flexible Review District	19	Approval with Condition	Denial 8-25-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Piece of property is vital to the community • Within a 15 minute walk you will find uses of schools, dining, etc. • Thirty minute walk from the Swamp Rabbit Trail • Berea had Economic Downturn between 2007 and 2009 • Several closures of needed businesses • Median household income is \$75,000 • Median sale price of 2021 is \$178,500 (30% growth) • Berea can take growth • Community is about ownership • Two streams on site will be preserved • Sewer will be made available to this property and fed up to the base of Berea • Currently has trash and non-appropriate activity <p><u>Speakers Against:</u></p> <p>2) Citizen</p> <ul style="list-style-type: none"> • Concerns with the proposed high density • Surrounded by R-10, Single-Family Residential properties • Concerns with flooding with the existing streams • Multiple areas that are apartments in the area • Concerns with crime rates with high density housing • HOA's are difficult to manage • Would like the R-10 zone preserved <p>List of meetings with staff: 7-22-21</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. Floodplain is not present on the overall site. There are two schools located within one mile of the site: Berea Elementary and Berea High School. The property is not along any bus routes and there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-10, Single-Family Residential and is 14.29 acres of land located on W Parker Rd, and is approximately 0.35 miles south of the intersection of W. Parker Rd and Cedar Lane Rd. The subject parcel has approximately 341 feet of frontage along W. Parker Rd. The applicant is</p>					

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	<p>requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed land use is for a Single-Family Residential Development.</p> <p>Project Information:</p> <p>The applicant is proposing a Single-Family Attached Residential Development. The site consists of two parcels containing 14.29 acres that will feature the attached single-family residential units within the Zone I area and open space, conservation area, and stream buffer within the Zone II area.</p> <p>Proposed Land Uses:</p> <p>The intended uses for the site are to include: Single-Family Attached, Open space and Conservation, and some amenity structures such as mail kiosk and shelters.</p> <p>ARCHITECTURAL DESIGN:</p> <p>The proposed townhomes will be constructed with wood hardi-plank, vinyl, brick or stone. Average size will be 1,100-1,600 sq. ft. and will feature a will of one and two story structures.</p> <p>Access and Parking:</p> <p>The site is accessed via W. Parker Road all encroachments are subject to review and approval by SCDOT.</p> <p>Landscaping and Buffering:</p> <p>The applicant states that no lots will extend into the 25’ setback area, homes will front along well landscaped public or private roads, and public greenspaces will be maintained by the POA. Plantings are to include shade trees, flowering trees, foundation plantings, and shrubbery. A 25’ landscape buffer will be provided along all external property lines.</p> <p>Signage and Lighting:</p> <p>The applicant states that signs within the project will not be illuminated internally but will allow for external illumination. Signage will meet the Greenville County Sign Ordinance. Lighting for roads, entrances, cluster boxes, and other public areas will meet IENSA “full cut-off” standard and will be mounted between 16-25’ above finished grade.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-10, Single-Family Residential, is located along W. Parker Road a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development and align with the Greenville County Comprehensive plan.</p> <p>The development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Submit a site plan for review and approval prior to the issuance of any land development or building permits. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>
<p>GCPC</p>	<p>At the August, 25, 2021 Planning Commission Meeting, the Commission voted on a motion to recommend approval with condition for this request. In a 4-4 (tie vote) the recommendation for approval with conditions failed, thus resulting in a recommendation for denial. Concerns stated by those who voted to recommend denial focused heavily on issues with the density of this rezoning request.</p>

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-77

APPLICANT: James D. Martin of Arbor Engineering for Ronald White
of White Real Estate Holdings, LLC

PROPERTY LOCATION: W. Parker Rd

PIN/TMS#(s): B012000107001 and B012000102200

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 14.29

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1/C-2	Industrial/Service
East	C-2	Retail Center
South	R-10	Single-Family
West	R-10, R-12	Single-Family

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

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 a part of the Berea Community Plans, where it is designated as *Low Density Residential* which is equivalent to a maximum density of 4 units per acre.

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	R-10	4.4 units/acre	14.29	62 units
Requested	FRD	11 units/acre		117 units

A successful rezoning would allow for 55 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

W. Parker Rd is a Four-lane State-maintained arterial road. The parcel has approximately 341 feet of frontage along W. Parker Rd. The parcel is approximately 0.35 miles south of the intersection of W. Parker Rd and Cedar Lane Rd. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
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Hunts Bridge Rd	7,168' N	6,100	5,400 -11.4%	6,600 +8.2%
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CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Berea Elementary, and Berea High School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a Single-Family Attached Residential Development. The site consists of two parcels containing 14.29 acres that will feature the attached single-family residential units within the Zone I area and open space, conservation area, and stream buffer within the Zone II area.

Proposed Land Uses:

The intended uses for the site are to include: Single-Family Attached, Open space and Conservation, and some amenity structures such as mail kiosk and shelters.

ARCHITECTURAL DESIGN:

The proposed townhomes will be constructed with wood hardi-plank, vinyl, brick or stone. Average size will be 1,100-1,600 sq. ft. and will feature a will of one and two story structures.

Access and Parking:

The site is accessed via W. Parker Road all encroachments are subject to review and approval by SCDOT.

Landscaping and Buffering:

The applicant states that no lots will extend into the 25' setback area, homes will front along well landscaped public or private roads, and public greenspaces will be maintained by the POA. Plantings are to include shade trees, flowering trees, foundation plantings, and shrubbery. A 25' landscape buffer will be provided along all external property lines.

Signage and Lighting:

The applicant states that signs within the project will not be illuminated internally but will allow for external illumination. Signage will meet the Greenville County Sign Ordinance. Lighting for roads, entrances, cluster boxes, and other public areas will meet IENSA "full cut-off" standard and will be mounted between 16-25' above finished grade.

CONCLUSION:

The subject parcel, zoned R-10, Single-Family Residential, is located along W. Parker Road a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development and align with the Greenville County Comprehensive plan.

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The development will have to meet the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

STAFF

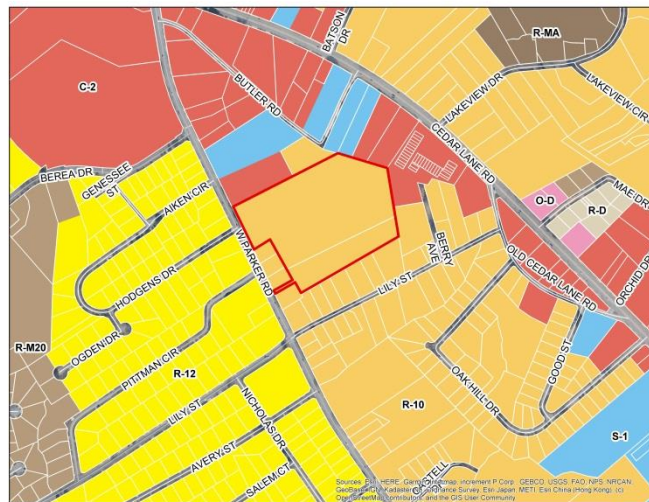
RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.

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Aerial Photography, 2020

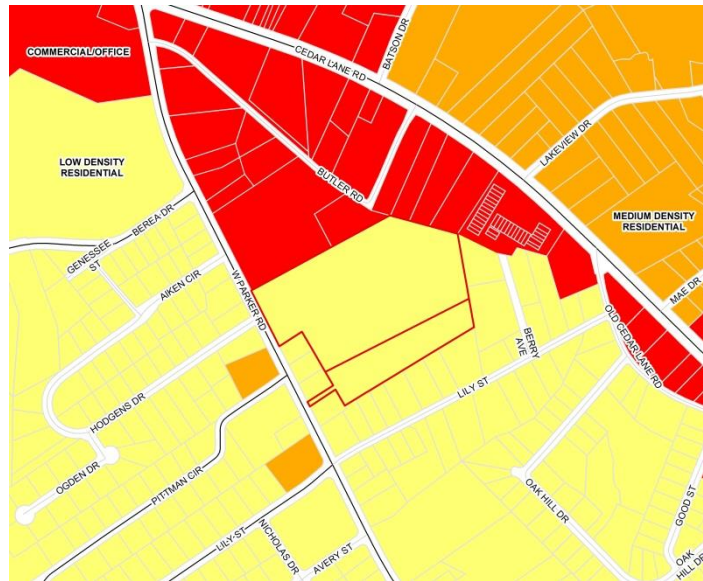


Zoning Map

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Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map