

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-31	Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction Beacon Street & Orr Street 0106001800100 NC, Neighborhood Commercial to NC-MC, Neighborhood Commercial-Major Change	23	Approval with conditions	Approval with conditions 4/29/20	Approval with conditions as amended 5/4/20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Going from vacant commercial to one single family residence <p><u>Speakers Against:</u> 1) none</p> <p>List of meetings with staff: Applicant – 1/29/20 and 2/19/20</p>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: The parcel is part of the <u>Plan Greenville County Comprehensive Plan</u> and is designated as <i>Core Neighborhood</i>, which calls for primary uses of attached and detached residential, small-scale apartment buildings, and neighborhood commercial and has a gross density of 8 to 14 dwelling units per acre. The parcel is approximately 2,391 feet south of the intersection of Green Avenue and Guess Street in Greenville. The nearest bus stop is 0.7 miles away at the intersection of Nelson Street and Anderson Street; however there are not sidewalks that connect to the site.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information: The applicant is proposing to build one new home on the project site. Currently, there are two vacant commercial buildings, which will be demolished. The house is proposed to be a maximum of 3,000 square feet on the one lot, for a density of 7.3 du/acre. Setbacks will be 5 feet on all sides of the project.</p> <p>Architectural Design: The applicant is proposing a bungalow style home using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the home is 45'. The provided examples all have front porches and most appear to be 1 ½ story tall.</p> <p>The applicant states that he would also like the option to place sheds and fencing on the property.</p> <p>Access and Parking: The applicant is proposing a driveway for the property to be located off of Beacon Street; encroachment permitting will go through SCDOT. The applicant states that the house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.</p> <p>Landscaping and Buffering: The applicant is proposing one street tree. No significant hardwoods exist on site.</p>					

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	<p>Signage and Lighting: No signage or lighting are proposed.</p> <p>Conclusion: According to the <u>Plan Greenville County</u> Comprehensive Plan, this area is designated as <i>Core Neighborhood</i> in the Future Land Use section, which calls for both detached and attached single-family residential. The proposed major change will not take away from the intent of this land use and instead will be providing for the possibility of an additional residential lot to help with the continued growth of Greenville County. The proposed home will fit in with the character of the neighborhood and, even though the FRD will allow for reduced setbacks, the applicant is proposing to keep the dwelling in line with other surrounding lots. The proposed development will have to meet the following condition:</p> <ol style="list-style-type: none">1. All proposed street trees will be hardwood canopy trees and not understory trees.2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits. <p>Based on these reasons, staff recommends approval of the requested Major Change to the NC, Neighborhood Commercial District with conditions.</p>
P&D	<p>At the May 4, 2020 Planning and Development Committee meeting, the Committed voted to approve the rezoning request to FRD, Flexible Review District with conditions and amending Condition 1 to read as follows:</p> <ul style="list-style-type: none">- All proposed street trees will be a hardwood canopy tree that is one of the trees listed on the Greenville County Approved Street Tree list.