

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-20	Don Oglesby, on behalf of Homes of Hope, Inc. 200 Honour Street 0111000400700 R-M20, Multifamily residential to FRD Flexible Review District	23	Approval with conditions	Approval with conditions 4/22/20	Approval with conditions 5/4/20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Affordable housing project; rezoning allows 2 homes where a duplex used to be, rental at about \$350/month, often for seniors</li> </ul> <p><u>Speakers Against:</u></p> <p>1) none</p> <p><b>List of meetings with staff:</b> Applicant – 1/27/2020</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Traditional Neighborhood</i>, which calls for primary uses of single-family attached and detached residential and has a gross density of 6 to 20 dwellings per acre. It is also included in the <u>Judson Community Plan</u> as existing single-family residential.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></p> <p>The applicant is proposing to build 2 new ±900 square foot single-family homes on 1 existing parcel of land. The parcel is currently vacant; the most recent use of the property was a duplex which was demolished in 2016. The proposed development will also include two ribbon driveways and two grass lawns (1 per each home).</p> <p><b>Architectural Design:</b></p> <p>The 2 new homes will have the same footprint with different porch elevations. Each unit is a one-story single-family home consisting of two bedrooms and approximately 900 square feet. Maximum height for each unit is 24 ft from the ground. Building materials will consist of horizontal vinyl siding, vinyl board and batten or vinyl shakes, architectural shingles, vinyl windows, concrete porches, and brick perimeters on the foundation.</p> <p><b>Access and Parking:</b></p> <p>The applicant is proposing a well-established connection to existing roads. Two ribbon driveways, one per each home, will be constructed. Existing sidewalks, trails, or other bike/pedestrian features do not exist; therefore no attempt can be made to connect to these features.</p> <p><b>Landscaping and Buffering:</b></p> <p>The applicant states that no screening will be needed based on the proposed residential uses in an existing residential area. There are no ponds, lakes, or stormwater features existing on site. There will be no specialized outdoor areas, playgrounds, or pedestrian connections.</p>					

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Each home will have a grass lawn available to use by residents. Foundation shrubs will be installed and two new trees will be planted on the site.

The applicant states that while they hope to save as many trees as possible, existing trees may be removed based on proximity to proposed uses or health of the tree.

**Signage and Lighting:**

The applicant states that there will not be any signage on the finished homes other than site address numbers. Signage will be placed in yard during construction.

Each home will have 1 front porch light, 1 back door light, and 1 motion-sensitive light mounted on the corner and pointed at respective driveways. There will be no additional site lighting.

**Proposed Land Uses:**

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Traditional Neighborhoods, as stated in the Plan Greenville County Comprehensive Plan, includes “opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.”

**Conclusion:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Transitional Neighborhood* use in the Future Land Use section. It is also designated as *Single-Family Residential* in the Judson Community Plan. According to the Comprehensive Plan, this future land use should allow for “single-lot infill development” which Staff believes is being accomplished with the proposed development. This development will be providing an additional dwelling which this parcel would not be able to accomplish with any conventional zoning designation because of its acreage. The proposed development will have to meet the following conditions:

1. Provide a shared driveway (constructed as “ribbon strips”) that will turn towards each dwelling providing adequate parking for each;
2. Provide a side entry on the driveway side of each dwelling for better access;
3. Meet any remaining comments from Staff’s response dated March 13, 2020;
4. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

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