

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-29	Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction Green Avenue and Parris Avenue 0107000401200 & 0107000401300 R-7.5, Single-family residential to FRD, Flexible Review District	23	Approval with conditions	Approval with conditions 4/29/20	Approval with conditions as amended 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> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Making 2 lots into 3 lots; will meet with Ms. Norris</li> </ul> <p><u>Speakers Against:</u> 1) none</p> <p><b>List of meetings with staff:</b> Applicant – 1/29/20 and 2/19/20</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> The parcels are part of the <u>Plan Greenville County</u> Comprehensive Plan and are 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 parcels are approximately 380 feet south of the intersection of Green Avenue and Guess Street in Greenville. There is not a bus stop in the immediate area; however the nearest bus stop is 0.2 miles away at Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that passes in front of the proposed development along Green Avenue.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b> The applicant is proposing to build two new homes and continue to renovate one existing home on the project site. One existing home will be demolished. Three total lots for either sale or rent will be created with this proposal. Each house is proposed to be a maximum of 3,000 square feet on lots of 0.10 acres. Setbacks will be 5 feet on all sides of the project.</p> <p><b>Architectural Design:</b> The applicant is proposing bungalow style homes using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the homes 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 properties. An existing accessory structure is within the required 5' building setback and will be relocated so it is no longer encroaching.</p> <p><b>Access and Parking:</b> The applicant is proposing individual driveways for each property which will be allowed by SCDOT for the properties along Green Avenue and Greenville County for the property along Parris Avenue. The applicant states that each house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.</p>					

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	<p><b>Landscaping and Buffering:</b> The applicant is proposing one street tree per lot. There are two large existing oaks exist on site and are stated to be removed.</p> <p><b>Signage and Lighting:</b> No signage or lighting are proposed.</p> <p><b>Conclusion:</b> 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 development will not be taking away from the intent of this land use and instead will be providing for the possibility of more residential lots to help with the continued growth of Greenville County. The proposed homes 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 dwellings in line with other surrounding lots. The proposed development will have to meet the following condition:</p> <ol style="list-style-type: none"><li>1. All proposed street trees will be hardwood canopy trees and not understory trees.</li><li>2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.</li></ol> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
<b>P&amp;D</b>	<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"><li>- 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.</li></ul>