

Zoning Docket from May 18, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-37	George Asuke and Mazen Abushanab on behalf of Marc D. Workman for Oaks Properties, LLC Berea Heights Road and Farris Bridge Road B015000100202 O-D, Office District to R-M20, Multifamily Residential	19	Approval	Approval 5-27-20	Held 6-1-20 Denial 7-6-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to build townhomes on the property • Would be leasable units • Similar development is in the area • Would like to get as close to 20 units as possible <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</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>Traditional Corridor</i>. Floodplain is not present on the site and there are no known significant or cultural resources on this site; however, the property does contain a significantly wooded area within it. There are two schools located nearby: Berea Elementary at 0.53 miles away; and Berea High School at 0.72 miles away. The property is not along a bus route, but Routes 502 and 506 are located approximately 0.21 miles away at the intersection of Farris Bridge Road and Eunice Drive. Additionally, there are sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned O-D, Office District is 1 acre of property located on Berea Heights Road and Farris Bridge Road approximately 0.22 miles northwest of the intersection of Sulphur Springs Road and Farris Bridge Road. The subject parcel has 200 feet of road frontage along Berea Heights Road and 195 feet of frontage along Farris Bridge Road. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for townhomes.</p> <p>CONCLUSION</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>. This future land use designation typically includes older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site-design, and more pedestrian-friendly building placement. The primary uses for these areas are commercial, office, and retail, with townhomes as a supporting use.</p>					

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	<p>Residential development is suggested for these areas at a gross density of 12 to 30 dwelling units per acre. However, this property is also within the <u>Berea Community Plan</u>, where it is designated as <i>Low Density Residential</i>. This land use designation calls for 1 to 4 units per acre.</p> <p>Despite the request for R-M20 allowing for 20 units per acre, the configuration of the site would add constraints that would limit the number of possible single-family attached homes. Further, since this parcel does not meet the two acre requirement for multifamily, the type of development would be limited to single-family attached or single-family detached at this site. Due to this, the total practicable number of units at this site would be somewhere between the recommendation of the <u>Berea Community Plan</u> and the <u>Plan Greenville County Comprehensive Plan</u>.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>
GCPC	<p>At the May 27, 2020 Planning Commission meeting, the Commission members recommended approval of the requested rezoning to R-M20, Multifamily Residential.</p>
P&D	<p>At the June 1, 2020 Planning and Development Committee Meeting, the Committee members voted to hold the applicant's rezoning request.</p> <p>At the July 6, 2020 Planning and Development Committee Meeting, the Committee members initially voted to recommend approval of the requested rezoning to R-M20, Multifamily Residential</p> <p>However, at the request of Councilman Barnes, a motion was made and approved to reconsider the recommendation made for this docket. After reconsideration, the Committee members voted to recommend denial of the requested rezoning to R-M20, Multifamily Residential</p>