

Zoning Docket from May 18, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC 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	
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:</p> <p>None</p> <p>Against:</p> <p>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	At the May 27, 2020 Planning Commission meeting, the Commission members recommended approval of the requested rezoning to R-M20, Multifamily Residential.
P&D	At the June 1, 2020 Planning and Development Committee Meeting, the Committee members voted to hold the applicant's rezoning request.



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-37

APPLICANT: George Asuke and Mazen Abushanab on behalf of Marc D. Workman for Oaks Properties, LLC

PROPERTY LOCATION: Berea Heights Road and Farris Bridge Road

PIN/TMS#(s): B015000100202

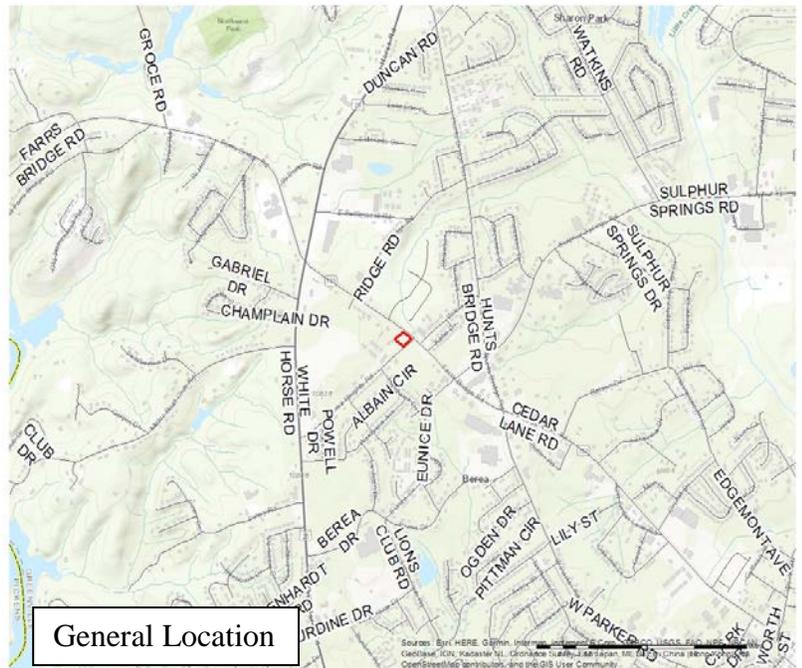
EXISTING ZONING: O-D, Office District

REQUESTED ZONING: R-M20, Multifamily Residential

PROPOSED LAND USE: Townhomes

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows



ZONING HISTORY: The parcel was originally zoned R-M20 in April of 1972 as part of Area 3. There has been one previous successful rezoning request CZ-2007-85, from R-M20, Multifamily Residential to O-D, Office District in 2007.

EXISTING LAND USE: Vacant wooded land

AREA CHARACTERISTICS:

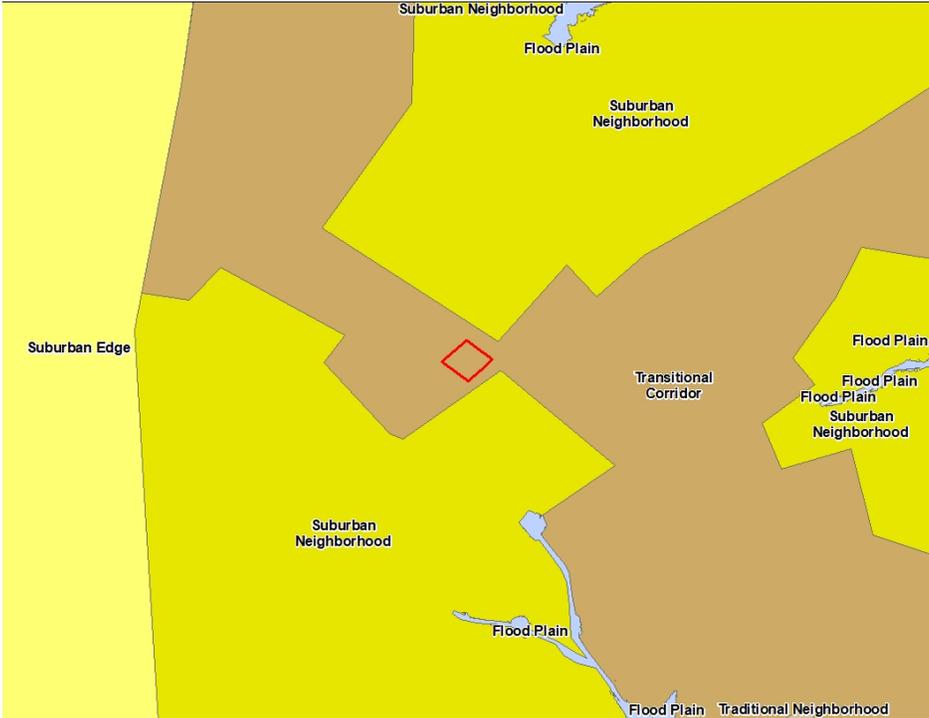
Direction	Zoning	Land Use
North	R-M20	single-family residential
East	R-M20 and C-3	single-family residential and retail shopping center
South	FRD	single-family residential
West	R-M20	multifamily residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*



Plan Greenville County, Future Land Use Map



TC **TRANSITIONAL CORRIDOR**

Place Type Characteristics

Transitional Corridors are 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.

Primary Uses	Commercial, office, retail
Secondary Uses	Townhomes, attached single-family residential
Gross Density	12 - 30 dwellings per acre
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking in rear of buildings
Open Space	Neighborhood parks, plazas

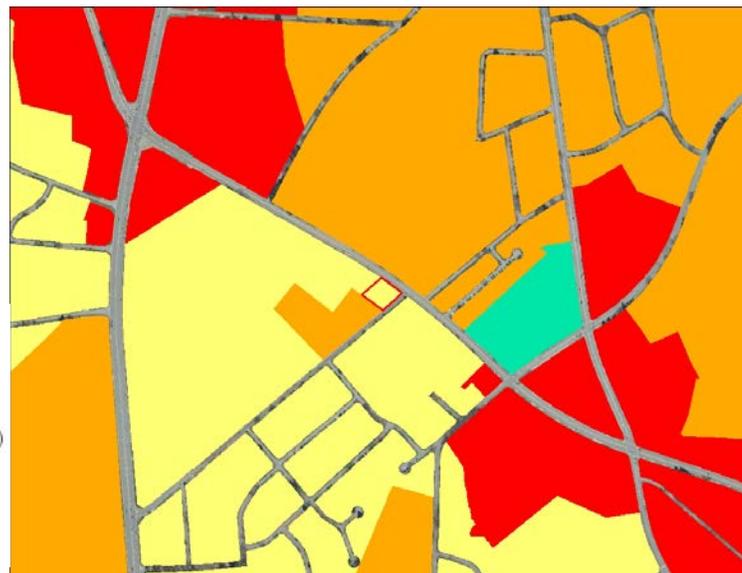
Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is included in the Berea Community Plan, designated as *Low-Density Residential*. (Map Below)

Future Land Use

- COMMERCIAL / OFFICE
- MIXED USE
- LOW DENSITY RESIDENTIAL (0 TO 4 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (4 TO 8 UNITS/ACRE)
- REGIONAL CORRIDOR
- TRANSIT CORRIDOR
- BEREA STUDY AREA
- STREET



DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	O-D	0 units/acre	1	0 units
Requested	R-M20	20 units/acre		20 units

A successful rezoning would add 20 dwelling units

ROADS AND TRAFFIC: Farris Bridge Road: four-lane State-maintained Minor Arterial. Berea Heights Road: two-lane State-maintained Local. The parcel has approximately 200 feet of frontage along Berea Heights Road, and approximately 195 feet of frontage along Farris Bridge Road. Additionally, the parcel is approximately 0.22 miles northwest of the intersection of Sulphur Springs Road and Farris Bridge Road. 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.

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	270' NW	11,600	13,300 +14.7%	14,900 +12.0%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic 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.

CONCLUSION: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*. 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. 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 Berea Community Plan, where it is designated as *Low Density Residential*. This land use designation calls for 1 to 4 units per acre.

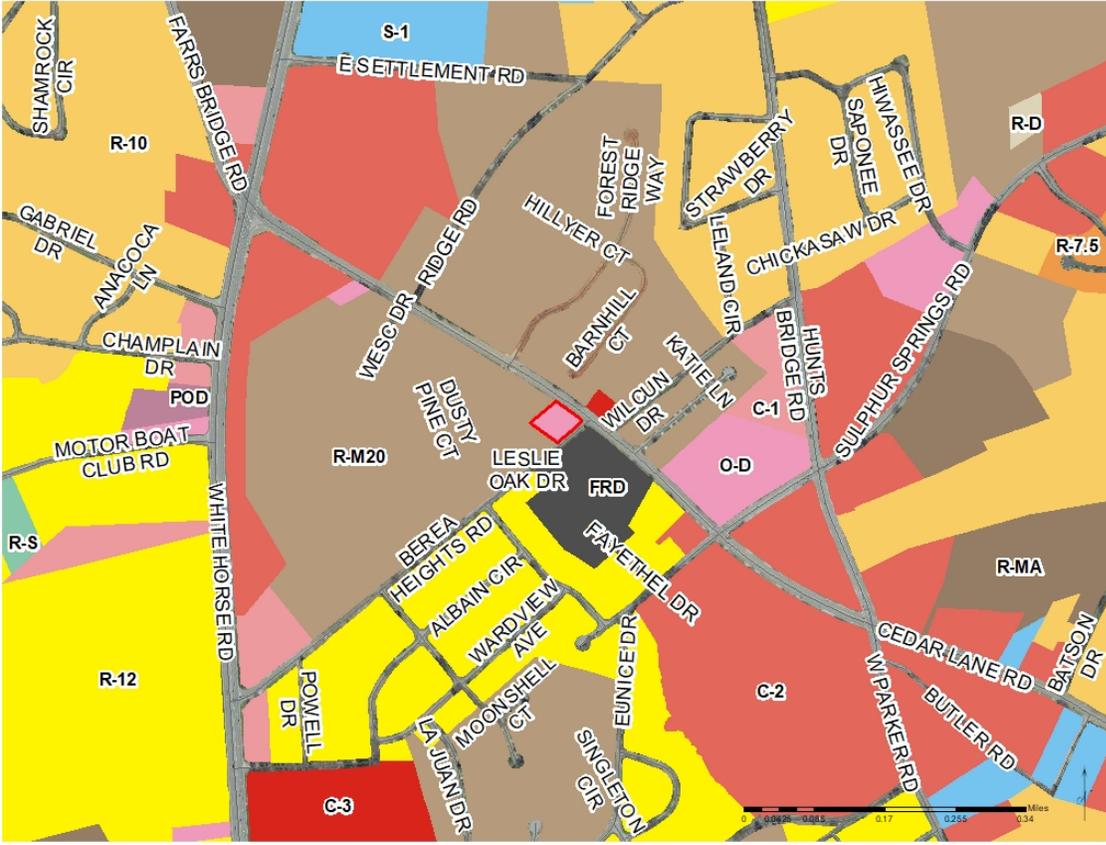
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STAFF RECOMMENDATION: Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.



Aerial Photography, 2019





Zoning Map

