

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-16	Jonathan C. Nett for Central Realty Holdings LLC N. Pleasantburg Drive and Claremont Drive P009020201300, P009030100103 (portion) and P009030100104 (portion) R-20, Single-Family Residential and C-2, Commercial to FRD, Flexible Review District	20	Approval with conditions	Approval With Amended Conditions 2-28-18; Next: 3-28-18 Approval 3-28-18	Remanded to Planning Commission 3-5-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Townhomes will be built lower than the homes behind it • 10 foot buffer • Site will have to be graded down • Road will be 22 feet wide • 20 feet driveways provided <p>2) Applicant</p> <ul style="list-style-type: none"> • Extra parking near the Home Depot • There are areas where parking can be added • Will slope the rear of the property <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Would like to see single family homes in the R-20 • There are more units proposed now • Concerns about traffic/exceeding planned road • Concerns about homes and lack of buffer to the north <p>2) Resident</p> <ul style="list-style-type: none"> • Wants to see a smart plan • Concerned their property is going to be affected by this • Concerned people will use/trespass onto their property • Believes 25 feet area should be a buffer <p>3) Resident</p> <ul style="list-style-type: none"> • Creek is not correctly shown • Believes undisturbed buffer should be 25 feet • Screening should be extended • Would like additional time to get this plan right <p>4) Resident</p> <ul style="list-style-type: none"> • Against rezoning request • Consider all citizens in this area <p>List of meetings with staff: Applicant: 12/5/17</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	The subject parcels are zoned R-20, Single-Family Residential and C-2, Commercial. The requests on two of the parcels are only portions of those properties. The total acreage for the requested zoning					

Zoning Docket from February 19, 2018 Public Hearing

	<p>amendment is 8 acres. The property is located on Claremont Drive approximately 0.6 miles north of the intersection of North Pleasantburg Drive and Rutherford Road. The proposed project has approximately 619 feet of frontage along Claremont Drive.</p> <p>The applicant is proposing an FRD, Flexible Review District with 60 townhome units with anywhere from 3-8 units being attached per building. The townhomes will be 1.5 to 2 stories ranging from 1,800 to 2,000 square feet. A one car front entry garage is being proposed on each townhome. Hardi board, brick, or stone are to be the exterior materials used for the homes.</p> <p>The access to the portion of the current C-2, Commercial zoning comes from a private shared drive that serves the Home Depot Shopping Center. This shared private drive is proposed for the access to the project. Claremont Drive is being proposed to be emergency access only that will be equipped with a gate and Knox box. The proposed internal roads for the project are to be private drives.</p> <p>The Townhome Development is proposing to meet all of the Greenville County landscape requirements. A required 25 foot building setback is being shown around the entire property. A 10 foot undisturbed buffer along the eastern property line where the development abuts existing Single-Family homes is also being proposed. The Stormwater pond is to be screened with evergreen plantings and a fence. A 4 foot sidewalk through the development and a mulch walking trail are also being shown on the concept plan. All maintenance is to be handled by the Home Owners Association (HOA).</p> <p>The applicant is proposing typical street lighting located throughout the development as shown on the Concept Plan along with one standalone monument entry sign.</p> <p>The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. The subject site abuts both single-family residential and commercial zoning. The property is also located adjacent to a Sub-Regional Center at the intersection of N. Pleasantburg Drive and Rutherford Road on the Future Land Use map in the Comprehensive Plan. Sub-Regional Centers have commercial and high density residential at their core with a transitional area made up of medium and high density residential such as townhomes and apartments. Beyond that comes a residential area that has less density than the core and transitional areas. With this subject area of mixed use that goes from commercial to residential, the Flexible Review District zoning with townhomes would be a good transition from the commercial zoning (Home Depot) to the single-family residential located along Piney Mountain Road. Staff does feel that opportunities remain to improve the Preliminary Development Plan to best meet the goals of a transitional area. See recommended conditions below.</p> <p>Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential and C-2, Commercial to FRD, Flexible Review District together with the following conditions:</p> <ul style="list-style-type: none"> • The proposed 10 foot undisturbed buffer be increased to a 25 foot undisturbed buffer; and • Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions; and • Place mailbox kiosks on the sidewalk side of the development and provide a pull off for vehicles; and • Provide additional parking areas for visitor parking, all to be shown on the plans prior to final signature/approval.
<p>GCPC</p>	<p>At the February 28, 2018 Planning Commission meeting the Commission approved the request with amended conditions:</p> <ul style="list-style-type: none"> • A 10 foot berm to have plantings (evergreen), a 35 foot setback • Minimum parking spaces will be 25. • The density will be 56 units.

Zoning Docket from February 19, 2018 Public Hearing

	<ul style="list-style-type: none"> • Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions • Place mailbox kiosks on the sidewalk side of the development and provide a pull off for vehicles
P&D Committee	<p>At the March 5, 2018 Planning and Development meeting, the Committee remanded CZ-2018-16 to Planning Commission for consideration of an updated preliminary development plan from the developer.</p>
Staff Report (Updated Plan)	<p>The subject parcels are zoned R-20, Single-Family Residential and C-2, Commercial. The requests on two of the parcels are only portions of those properties. The total acreage for the requested zoning amendment is 8 acres. The property is located on Claremont Drive approximately 0.6 miles north of the intersection of North Pleasantburg Drive and Rutherford Road. The proposed project has approximately 619 feet of frontage along Claremont Drive.</p> <p>The applicant is proposing an FRD, Flexible Review District with 56 townhome units with anywhere from 3-6 units being attached per building. The townhomes will be 1.5 to 2 stories ranging from 1,600 to 2,000 square feet. A one car front entry garage is being proposed on each townhome. Hardie board, brick, or stone are to be the exterior materials used for the homes.</p> <p>The access to the portion of the current C-2, Commercial zoning comes from a private shared drive that serves the Home Depot Shopping Center. This shared private drive is proposed for the access to the project. Claremont Drive is being proposed to be emergency access only that will be equipped with a gate and Knox box. The proposed internal roads for the project are to be private drives.</p> <p>The Townhome Development is proposing to meet all of the Greenville County landscape requirements. A 35 foot building setback is being proposed on the northern and southern property lines with a required 25 foot building setback is being shown along the southern and western boundaries of the property. A 10 foot disturbed buffer with earthen berm and evergreen plantings is shown along the eastern and northern property lines w The Stormwater pond is to be screened with evergreen plantings and a fence. A 5 foot sidewalk through the development and a mulch walking trail are also being shown on the concept plan. All maintenance is to be handled by the Home Owners Association (HOA).</p> <p>The applicant is proposing typical street lighting located throughout the development as shown on the Concept Plan along with one standalone monument entry sign.</p> <p>The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. The subject site abuts both single-family residential and commercial zoning. The property is also located adjacent to a Sub-Regional Center at the intersection of N. Pleasantburg Drive and Rutherford Road on the Future Land Use map in the Comprehensive Plan. Sub-Regional Centers have commercial and high density residential at their core with a transitional area made up of medium and high density residential such as townhomes and apartments. Beyond that comes a residential area that has less density than the core and transitional areas. With this subject area of mixed use that goes from commercial to residential, the Flexible Review District zoning with townhomes would be a good transition from the commercial zoning (Home Depot) to the single-family residential located along Piney Mountain Road.</p> <p>Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential and C-2, Commercial to FRD, Flexible Review District.</p>

DOCKET NUMBER: CZ-2018-16

APPLICANT: Jonathan C. Nett for Central Realty Holdings LLC

PROPERTY LOCATION: N. Pleasantburg Drive and Claremont Drive

PIN/TMS#(s): P009020201300, P009030100103 (portion) and P009030100104 (portion)

EXISTING ZONING: R-20, Single-Family Residential and C-2, Commercial

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 8

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned R-20 Single-Family Residential in May 1970, as part of Area 1. Parcel P009030100103 was a successful C-2, Commercial rezoning request in 1996, CZ-1996-51. Parcel P009020201300 was an unsuccessful R-M8, Multifamily Residential rezoning request in 2017, CZ-2017-49.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential and vacant wooded land
East	R-20	single-family residential
South	R-20 and C-2	vacant wooded land
West	R-20 and C-2	vacant wooded land and retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre. The property is also located adjacent to a Sub-Regional Center at the intersection of N. Pleasantburg Drive and Rutherford Road. Sub-Regional Centers allow for commercial and high density multi-family developments at the core of the node. It then leads into a transitional area made up of a variety of medium to high density residential uses such as apartments and townhomes. Finally there is the Residential support area, which is comprised of a variety of both multi-family and single family housing types at densities less than those found in the core and transitional areas.

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

	Zoning	Zoning Density	Acres	Units	Total Units
Current	R-20	2.2 units/acre	5.5	12 units	52
Current	C-2	16 units/acre	2.5	40 units	
Requested	FRD	7.5 units/acre	8	60 units	60

A successful rezoning may add up to 8 dwelling units.

ROADS:

Claremont Drive: two-lane County-maintained local
North Pleasantburg Drive: five-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Piney Mountain Road	3,500' N	4,100	3,200 -22%	2,400 -25%
North Pleasantburg Drive	5,000' S	29,400	26,400 -10.2%	23,000 -12.9%

SUMMARY:

The subject parcels are zoned R-20, Single-Family Residential and C-2, Commercial. The requests on two of the parcels are only portions of those properties. The total acreage for the requested zoning amendment is 8 acres. The property is located on Claremont Drive approximately 0.6 miles north of the intersection of North Pleasantburg Drive and Rutherford Road. The proposed project has approximately 619 feet of frontage along Claremont Drive.

The applicant is proposing an FRD, Flexible Review District with 60 townhome units with anywhere from 3-8 units being attached per building. The townhomes will be 1.5 to 2 stories ranging from 1,800 to 2,000 square feet. A one car front entry garage is being proposed on each townhome. Hardi board, brick, or stone are to be the exterior materials used for the homes.

The access to the portion of the current C-2, Commercial zoning comes from a private shared drive that serves the Home Depot Shopping Center. This shared private drive is proposed for the access to the project. Claremont Drive is being proposed to be emergency access only that will be equipped with a gate and Knox box. The proposed internal roads for the project are to be private drives.

The Townhome Development is proposing to meet all of the Greenville County landscape requirements. A required 25 foot building setback is being shown around the entire property. A 10 foot undisturbed buffer along the eastern property line where the development abuts existing Single-Family homes is also being proposed. The Stormwater pond is to be screened with evergreen plantings and a fence. A 4 foot sidewalk through the development and a mulch walking trail are also being shown on the concept plan. All maintenance is to be handled by the Home Owners Association (HOA).

The applicant is proposing typical street lighting located throughout the development as shown on the Concept Plan along with one standalone monument entry sign.

CONCLUSION:

The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. The subject site abuts both single-family residential and commercial zoning. The property is also located adjacent to a Sub-Regional Center at the intersection of N. Pleasantburg Drive and Rutherford Road on the Future Land Use map in the Comprehensive Plan. Sub-Regional Centers have commercial and high density residential at their core with a transitional area made up of medium and high density residential such as townhomes and apartments. Beyond that comes a residential area that has less density than the core and transitional areas. With this subject area of mixed use that goes from commercial to residential, the Flexible Review District zoning with townhomes would be a good transition from the commercial zoning (Home Depot) to the single-family residential located along Piney Mountain Road. Staff does feel that opportunities

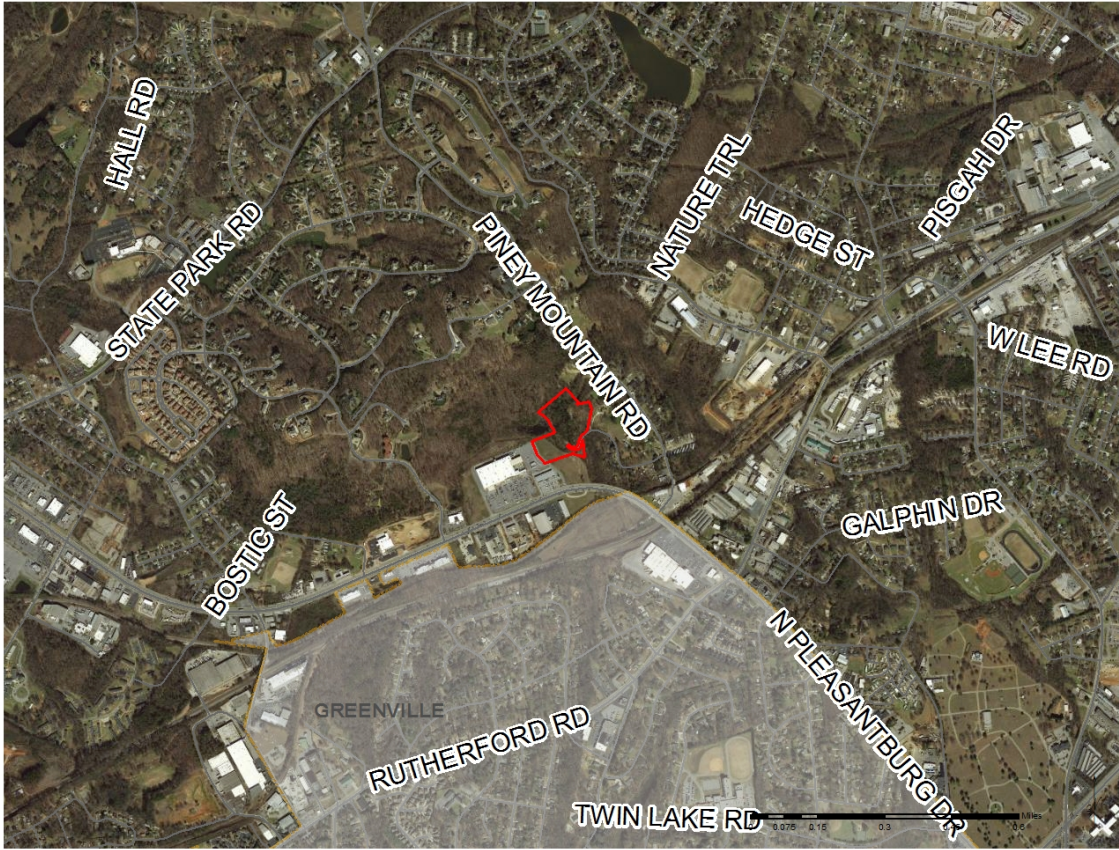
remain to improve the Preliminary Development Plan to best meet the goals of a transitional area. See recommended conditions below.

Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential and C-2, Commercial to FRD, Flexible Review District together with the following conditions:

- The proposed 10 foot undisturbed buffer be increased to a 25 foot undisturbed buffer; and
- Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions; and
- Place mailbox kiosks on the sidewalk side of the development and provide a pull off for vehicles; and
- Provide additional parking areas for visitor parking, all to be shown on the plans prior to final signature/approval.

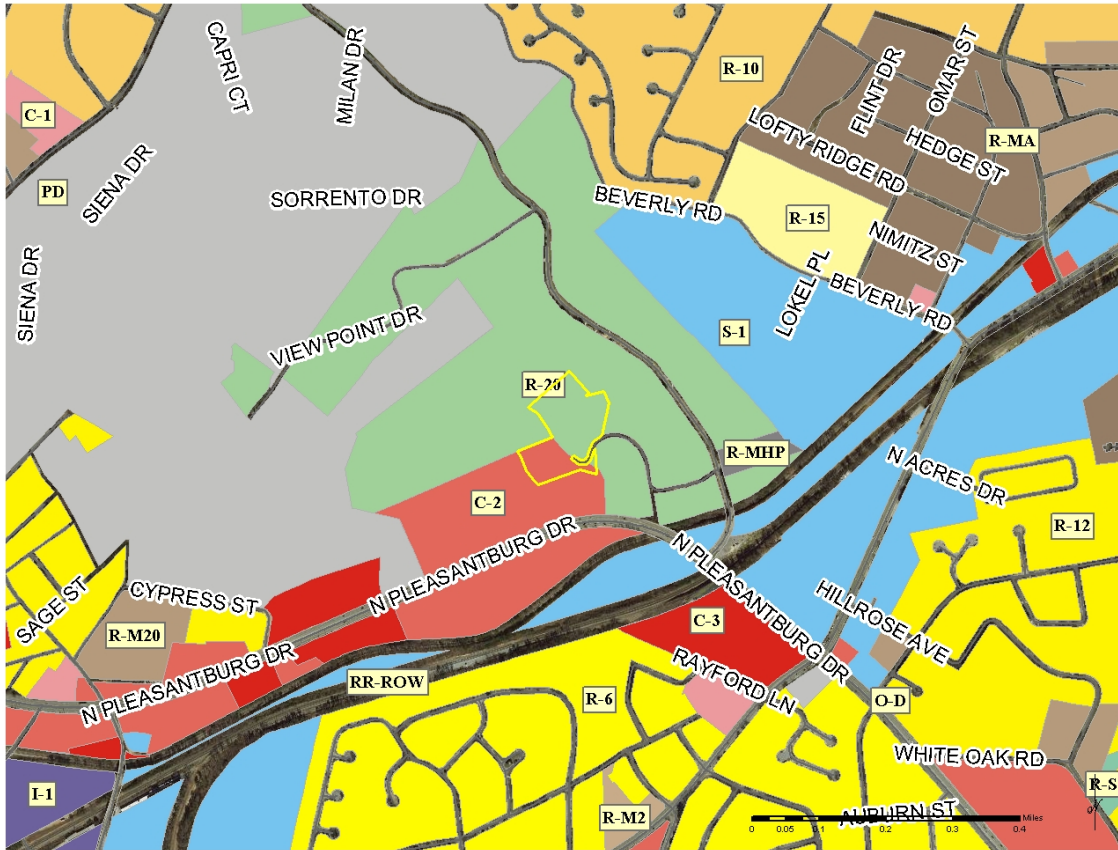
At the last Planning Commission meeting the following amended conditions were made by the Commission. The Planning and Development Committee returned the item to the Commission in order for all Commissioners to have an opportunity to see the revised Preliminary Development Plan. The following are the amended conditions:

- A 10 foot berm to have plantings (evergreen), a 35 foot setback
- Minimum parking spaces will be 25
- The density will be 56 units.
- Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions.
- Place mailbox kiosks on the sidewalks side of the development and provide a pull off for vehicles.

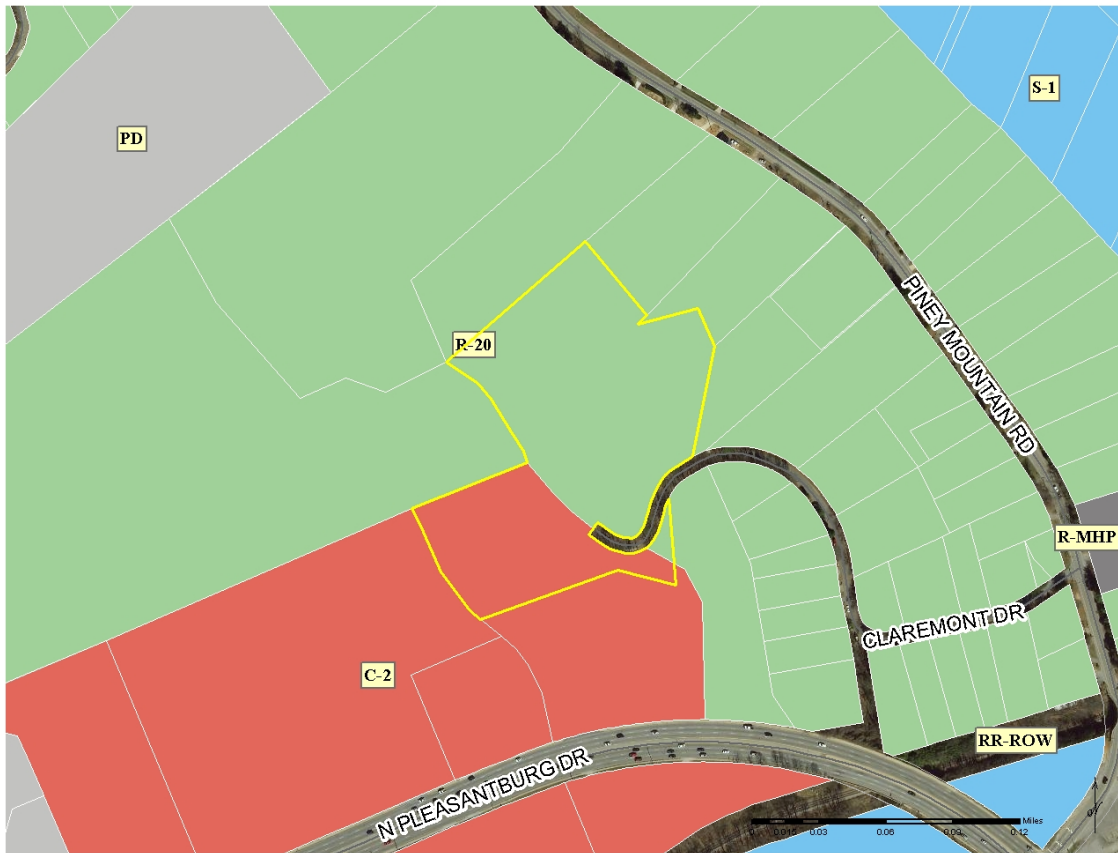


Aerial Photography, 2017





Zoning Map





Future Land Use Map