

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-29	Paul J. Harrison, Bluewater Civil Design for Huff Creek Venture, LLC Antioch Church Road 0593030100400 R-S, Residential Suburban to FRD, Flexible Review District	25	Approval	Approval with condition 4-25-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Working on developing this site for over a year • This area of Greenville is growing • Access to public water and sewer • Future land use map recommends 6 or more units per acre • True affordable housing project with a max of \$150,000 per home • 134 homes planned <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about attached access road into Idlewild Subdivision • Traffic concerns regarding safety <p>List of meetings with staff: Applicant: 2/21/18</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 32.2 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange and approximately 0.5 miles east of the Michelin Plant. The parcel has approximately 760 feet of frontage along Antioch Church Road. There is floodplain located along the eastern portion of the property. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant is proposing an FRD, Flexible Review District with 134 single-family detached homes. The proposed homes will be a mixture of 1 to 2 stories ranging from 900 to 1,400 square feet. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone.</p> <p>The applicant is proposing one ingress/egress onto Antioch Church Road along with a full connection previously required at Planning Commission and required by the Land Development Regulations into the Idlewild Subdivision. Each lot will contain a minimum of two parking spaces, with one garage space and one space in front of the garage. Any additional parking will be required to be outside of the public right-of-way and built to Greenville County Standards. A five foot wide sidewalk is proposed on one side of the development. Mulched walking trails are also proposed throughout the development.</p> <p>A twenty foot undisturbed buffer is being shown along the east, west, and south property lines. Only selective clearing will be allowed in these areas for walking trails, utility easements, roadways, and removal of invasive species. The applicant is also proposing a 30 foot buffer to the north, along Antioch Church Road that may be cleared and/or disturbed.</p> <p>The applicant is proposing typical street lighting located throughout the development to be designed and installed by Duke Energy. Poles will be twelve feet in height with LED fixtures. All proposed open</p>					

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	<p>space, landscaping, monuments, stormwater management pond, and all common grounds are to be maintained by the HOA.</p> <p>The applicant is proposing 134 homes on approximately 32.2 acres with max density of 4.66 units per acre. The development also includes approximately 10 acres of undisturbed passive open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. These amenities add to the value of the neighborhood. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing and emerging residential zoning and development in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>
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DOCKET NUMBER: CZ-2018-29

APPLICANT: Paul J. Harrison, Bluewater Civil Design for Huff Creek Venture, LLC

PROPERTY LOCATION: Antioch Church Road

PIN/TMS#(s): 0593030100400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 32.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential rezoning request in 2017, CZ-2017-22.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	vacant land
East	R-S and R-12	vacant land and single-family residential
South	R-S	vacant land
West	R-7.5	single-family residential (Idlewild Subdivision)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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.

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	R-S	1.7 units/acre	32.2	54 units
Requested	FRD	4.2 units/acre		134 units

A successful rezoning may add up to 80 dwelling units.

ROADS: Antioch Church Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Antioch Church Road	1,800' E	3,300	3,300 0%	3,800 15.2%

SUMMARY:

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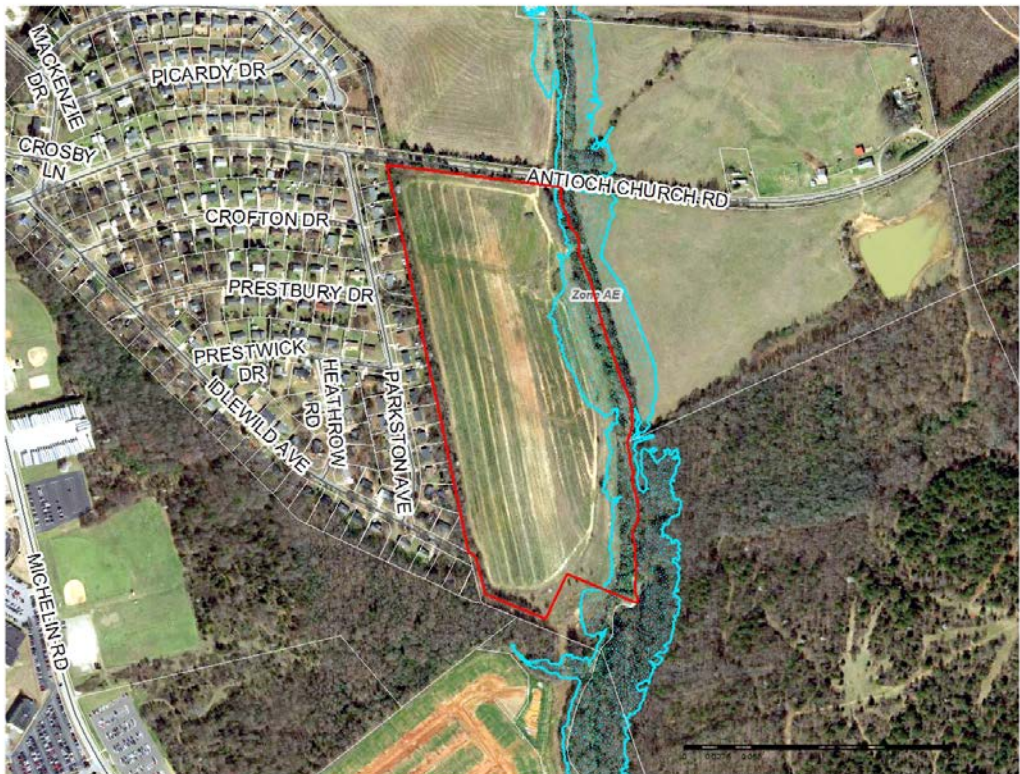
CONCLUSION:

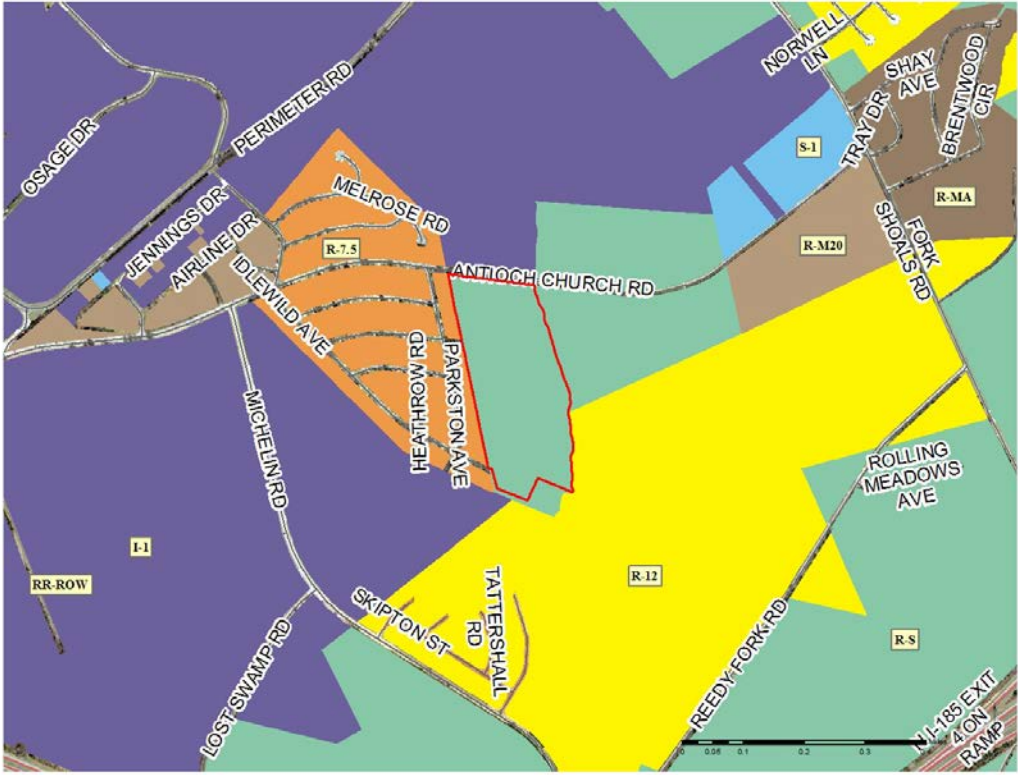
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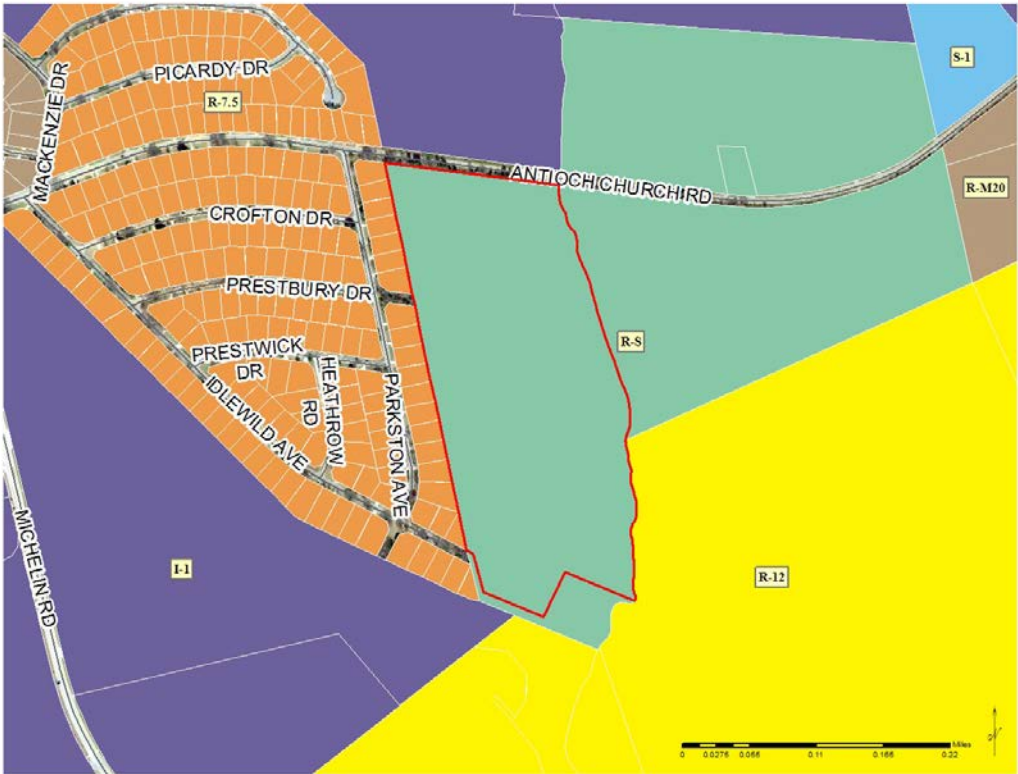


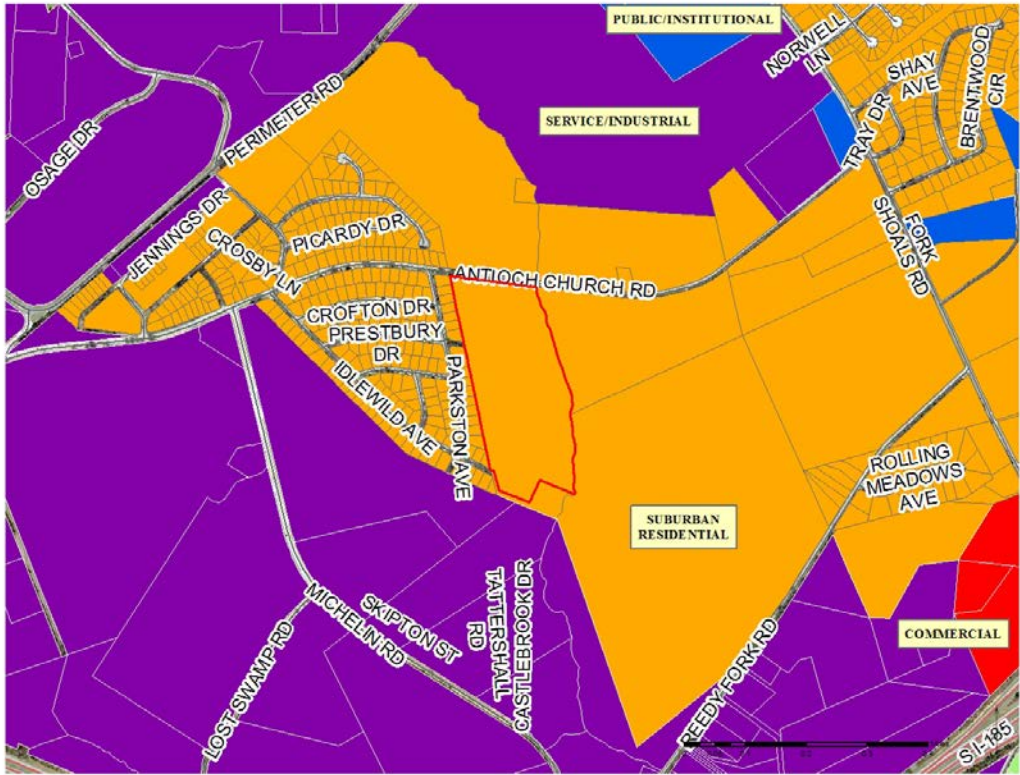
Aerial Photography, 2017





Zoning Map





Future Land Use Map