

**Zoning Docket from August 19, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-56	Mark Nyblom for Raymond Mark Cox, Ronald B. & Andrea C. Styles, and Timothy Ray Cox Dusty Lane 0548020100704 (portion) , 0548020100705 (portion), 0548020100707, and 0548020100711 R-S, Residential Suburban and C-3, Commercial to FRD, Flexible Review District	27	Approval with condition	Approval with condition 8-28-19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Previously submitted an application originally requesting a rezoning of R-15 with a density of 53 units</li> <li>• Worked with Staff and surrounding neighbors to lock in density</li> <li>• SCDOT is improving 300' of Dusty Ln. and applicant will continue the improvements to their first entrance</li> <li>• Provide sidewalk to Woodruff Rd.</li> <li>• Client has agreed to make improvements of Dusty Ln. to the end of the road if they are able to obtain r.o.w. from adjacent property owner fronting on Dusty Ln. This will increase road pavement width from 16' to 22'</li> </ul> <p>2) Applicant</p> <ul style="list-style-type: none"> <li>• Max of 41 units</li> <li>• Construction of SCDOT's portion of the improvements for Dusty Ln. has begun</li> <li>• Projected completion date of November 2020 of Woodruff Rd. widening</li> <li>• Units will come online after improvements are made</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Appreciates the requested FRD zone</li> <li>• Density is in line with surrounding community</li> <li>• Had concerns with placement of public hearing sign not being at appropriate location</li> <li>• Concerned about the fire department having adequate access</li> <li>• Fire Department does use both front and back entrances</li> <li>• Discussed the desire of preserving large canopy trees</li> </ul> <p><b>List of meetings with staff:</b> Applicant 6/28/19 &amp; 8/13/19</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 1 Email</p>
Staff Report	<p><b>ANALYSIS:</b> The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as</p>					

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*Residential Land Use 2* which prescribes 3 to 6 units per acre. Additionally, no public transportation or sidewalks are located in this area.

### **SUMMARY:**

The subject parcels zoned R-S, Residential Suburban, are 18.37 acres of property located on Dusty Lane approximately 0.75 miles east of the intersection of Woodruff Road and Batesville Road. The parcels have approximately 1,100 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant states the proposed land use is for a single-family residential subdivision.

**Project Information:** The applicant is requesting to rezone the property to FRD, Flexible Review District for a maximum of 41 single family residential lots. The maximum density will be 2.4 lots per acre. The applicant is also providing the required 25 foot setback around the perimeter of the site and 6 acres of common area.

**Access:** The applicant is proposing two points of ingress and egress off of Dusty Lane. They proposing to construct four new roads all at 20' in width with a 42' r.o.w. and a 5' sidewalk along one side which will all be turned over to Greenville County for maintenance, once constructed. The applicant is also proposing to continue the 22' widened section of Dusty Ln. by SCDOT down to the first subdivision entrance. On one side of Dusty Ln., a 5' wide sidewalk will be provided beginning at the subdivision entrance and extending to the existing sidewalk running along Woodruff Road.

**Parking:** The applicant will construct an attached two car garage for each residential structure with an additional two driveway parking spaces outside of the garage.

**Architectural Design:** The applicant is proposing the homes to range from 2,100 sq. ft. to 2,700 sq. ft. with a minimum of 1,500 sq. ft. in size. All the homes within the subdivision will front on proposed internal streets. The exterior building materials may consist of Hardie board and stone and the roofs will contain asphalt shingles. The exterior colors will be a range of light grays or light blues. The maximum height of all buildings will be 30'.

**Landscaping and Buffering:** The applicant is proposing that this development will consist of vegetative buffer areas of approximately 1.62 acres, stormwater management area(s) consisting of approximately 1 acre, and 3.38 acres reserved for residents to gather and use for the possibility of walking trails and/or a gazebo. A minimum 20' wide vegetated buffer will be established along all property lines not adjacent to Dusty Lane. This will be done with either the preservation of existing vegetation and/or additional plantings. Additional features may be added along Dusty Ln. as needed and may consist of landscaped berms, landscaping only, a decorative fence, or a combination of some or all features.

**Signage and Lighting:** The applicant is proposing either a single or double entrance monument sign at the western entrance closest to Woodruff Road. This sign will be approximately 2' x 3' meeting all requirements in the Greenville County Sign Ordinance and surrounded by seasonal landscaping of canopy trees, evergreen shrubs, and/or evergreen bushes.

The applicant states that all street lights within the community will be designed and installed by Laurens Electric Cooperative under a lease agreement. The poles will be 12' in height and fixtures will be a LED fixture and will meet all requirements from the Greenville County Zoning Ordinance.

**Homeowner's Association:** The applicant will be creating a Homeowner's Association that will administer the Declaration of Covenants, Conditions, and Restrictions (CCR's) which will be filed and recorded in the County Register of Deeds. It will be the responsibility of the HOA to own and maintain the common area(s) landscaping, signage, cluster mailboxes, walking paths and sidewalks outside of the rights-of-way, gazebo, lighting, stormwater management ponds, 6' wooden perimeter fence, and any common grounds within the community.

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### **CONCLUSION:**

The subject site is located along Dusty Lane, a two lane county-maintained dead end street. The applicant is requesting to rezone to FRD, Flexible Review District, which would allow the developer to state exactly what type of development would be permitted on site.

The applicant is proposing 41 one story, single-family detached dwelling units on 17.07 acres of land. The applicant is dedicating 25 feet of right-of-way to the county along with widening Dusty Lane from 18 feet to 22 feet to their first entrance. The applicant stated at Public Hearing that they would be willing to widen Dusty Lane to the second entrance if the right-of-way not within their development could be easily obtained. Staff supports the widening of Dusty Lane to the second entrance.

Additionally SCDOT is working on the re-alignment of Dusty Lane and Woodruff Road to create a ninety degree intersection. As part of that project, SCDOT will widen Dusty Lane along the new alignment. The developer has committed to widening Dusty Lane where SCDOT stops. The applicant has also stated they would provide sidewalks that will connect with Woodruff Road, along with providing sidewalks within the development.

The Imagine Greenville Comprehensive Plan recommends Residential Land Use 2 which prescribes 3 to 6 units per acre. The requested density is 2.4 units per acre. Staff is of the opinion the requested density is consistent with the surrounding zonings in the area which ranges from 1.7 units per acre to 4 units per acre. Staff also believes the requested land use of single-family residential is appropriate and consistent with the abutting land uses.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following condition:

- Widen Dusty Lane to the second entrance if the required right-of-way can be obtained by the developer in accordance with Article 9.3 of the Greenville County Land Disturbance Regulations (see attached).

**DOCKET NUMBER:** CZ-2019-56

**APPLICANT:** Mark Nyblom for Raymond Mark Cox, Ronald B. & Andrea C. Styles, and Timothy Ray Cox

**PROPERTY LOCATION:** Dusty Lane

**PIN/TMS#(s):** 0548020100704 (portion), 0548020100705 (portion), 0548020100707, and 0548020100711

**EXISTING ZONING:** R-S, Residential Suburban and C-3, Commercial

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 18.37

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The subject parcels were originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. A portion of parcel 0548020100704 had a successful C-3, Commercial zoning request in 2018, CZ-2018-06.

**EXISTING LAND USE:** single-family residential and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and R-M4	single-family residential and fire station
East	R-S and S-1	single-family residential and warehouse
South	R-7.5	single-family residential
West	R-S, R-7.5 and C-3	single-family residential, library and office

**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 2* which prescribes 3 to 6 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	Units	Total Units
Current	R-S	1.7 units/acre	18.3	31 units	32
Current	C-3	16 units/acre	0.07	1 unit	
Requested	FRD	2.4 units/acre	18.37	41 units	41

A successful rezoning may add up to 9 dwelling units.

**ROADS:** Dusty Lane: two-lane County-maintained local.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	1,060' W	17,400	18,500 +6.3%	23,200 +25.4%

**ANALYSIS:**

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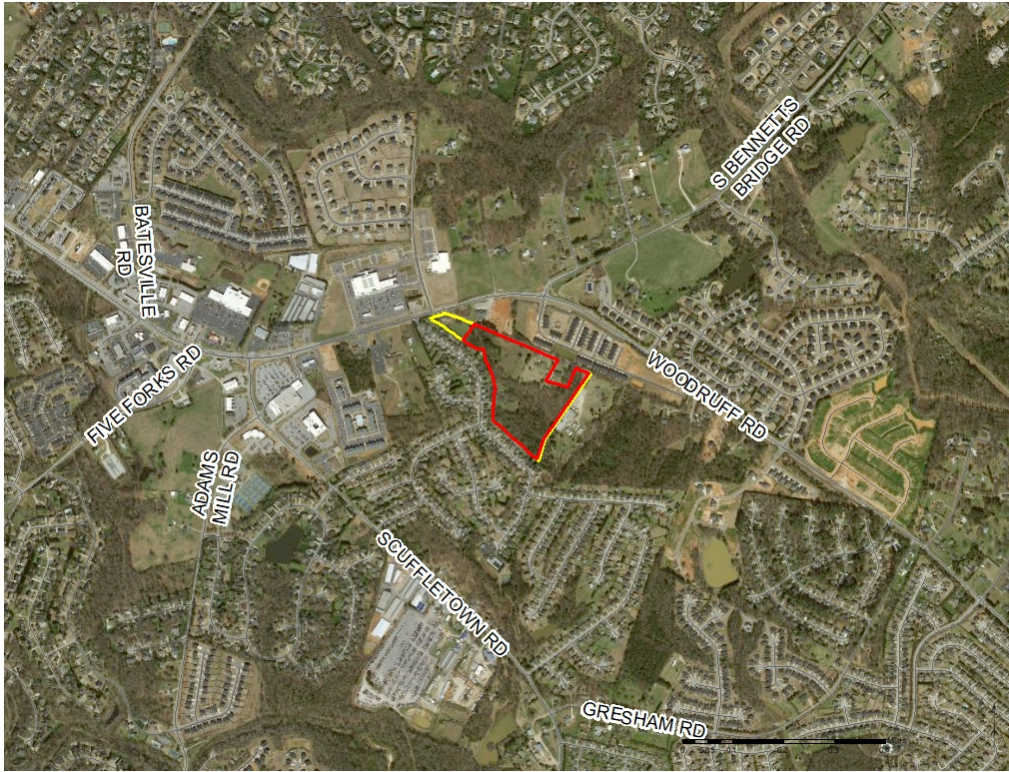
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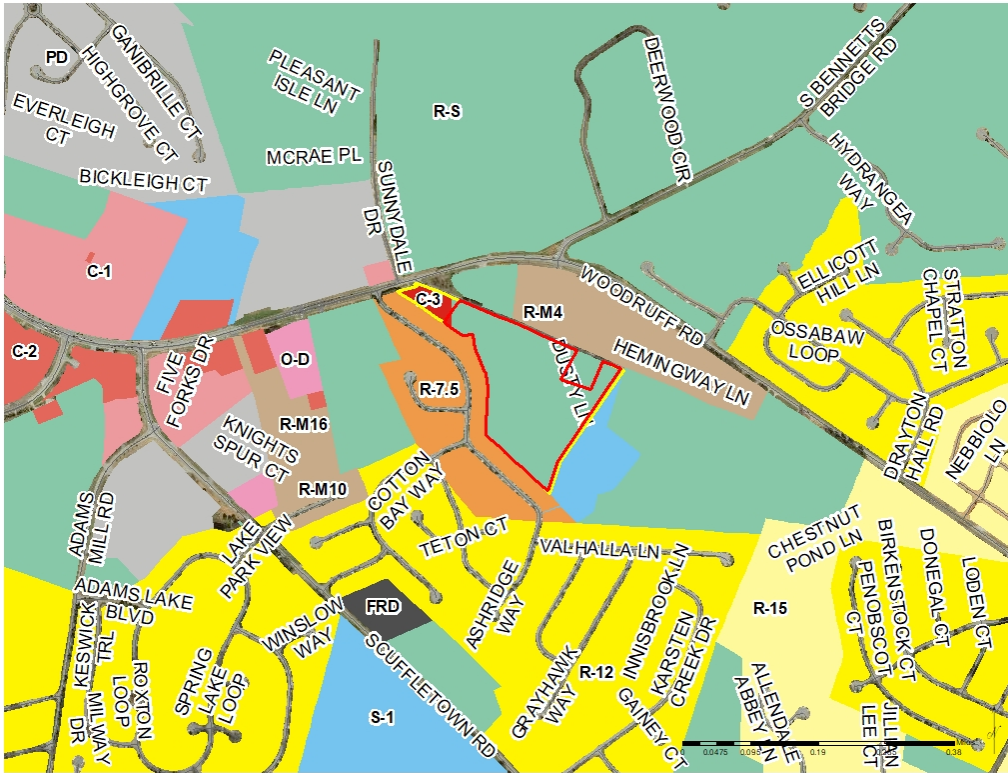
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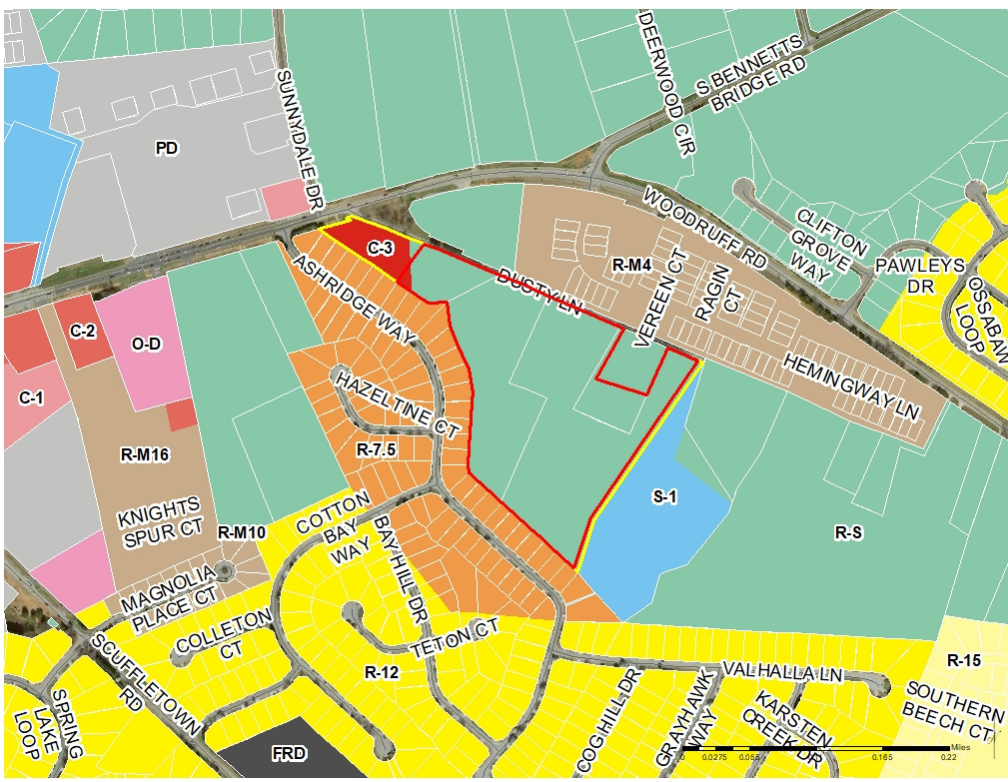
Aerial Photography, 2019



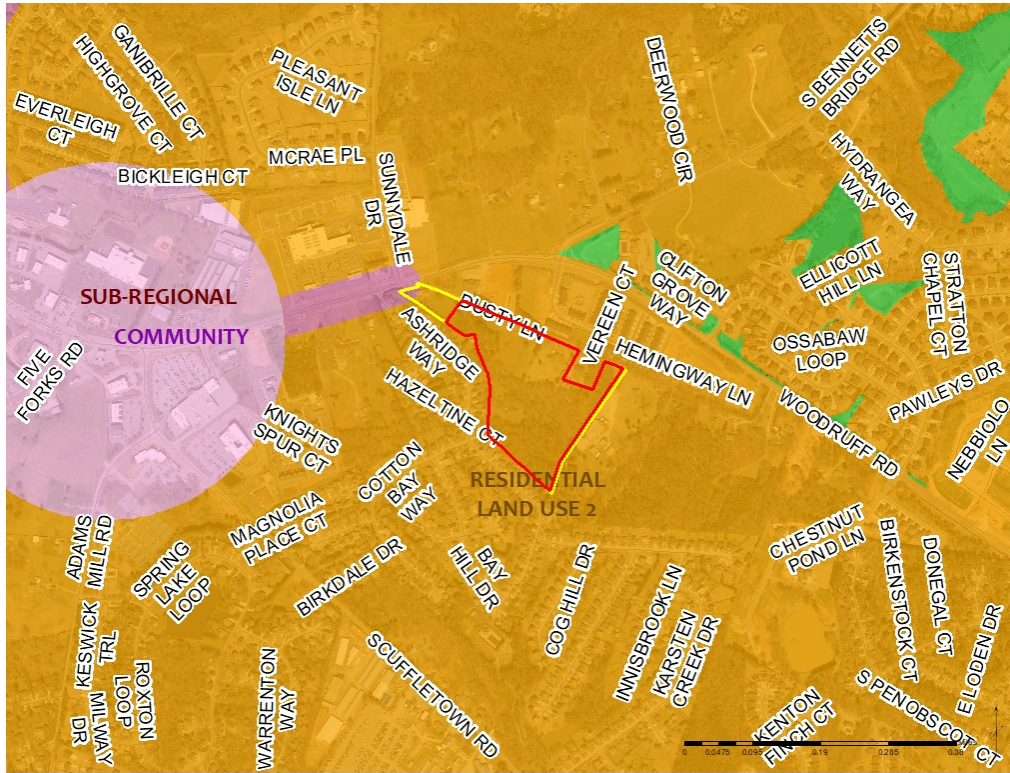




Zoning Map







Future Land Use Map