

Zoning Docket from August 19, 2019 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|-------------------------|---------------------------------|---|----------------|
| CZ-2019-58 | Eric Hedrick for Maib Investment Properties, LLC/Agsc LLC Fork Shoals Road and W. Georgia Road 0585010100307(portion) and 0585010100500 (portion) C-3, Commercial and R-12, Single-Family Residential to FRD, Flexible Review District | 25 | Approval with condition | Approval with condition 8-28-19 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Traffic Impact Study has been completed for site • Met the criteria for a turn lane off West Georgia Road • Would consider more commercial, with existing corner commercial, when development completed • Has reached out to Griffin Park Home Owner’s Association • Would include four points of ingress and egress • Townhomes would include two car garages for each unit • \$200K price range for homes, \$180K price range for attached townhomes <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 5/3/19 & 7/11/19</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>South Greenville Area Plan</u> and is designated partially as <i>Commercial</i>. The Commercial land use category is to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. These types of land uses are usually associated with the C-2, Commercial District. The subject property is also partially designated as <i>Suburban Residential</i> in this plan. The Suburban Residential land use category represents the typical single-family subdivisions that one regularly finds in suburban areas. These developments typically have both public water and sewer. Additionally, there is no public transportation available in this area, and sidewalks are not present.</p> <p>SUMMARY:</p> <p>The subject parcels zoned C-3, Commercial and R-12, Single-family Residential, are 47.6 acres of property located on Fork Shoals Road and W. Georgia Road approximately 0.1 miles southeast of the intersection of Fork Shoals Road and W. Georgia Road. The parcels have approximately 840 feet of frontage along Fork Shoals Road and approximately 980 feet of frontage along West Georgia Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states the proposed land use is for a subdivision.</p> <p>Project Information: The applicant is proposing to develop a mixed-use residential subdivision consisting of 153 single family residential dwelling units and 71 townhome residential units. The single family units will range in size from 1,700 sq. ft. to 4,000 sq. ft. and the townhome units will</p> | | | | | |

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range in size from 1,200 sq. ft. to 1,600 sq. ft. The maximum density provided is 4.4 units per acre for the single family residential and 6.0 units per acre for the townhome residential. The maximum height for all units will be 35 feet.

Parking: Both the single family and townhome units will all have garages capable of storing at least one vehicle, as well as driveway space to accommodate additional vehicles without overhanging onto the sidewalks or roads. There will be 10 guest parking spaces at the Mail Cluster Box Units in the single family residential area and 6 guest parking spaces at the Mail Cluster Box Units in the townhome residential area.

Neighborhood Access and Interconnectivity: There will be two access points into the community, one from West Georgia Road and one from Fork Shoal Road. All proposed interior roads will be built to Greenville County standards and will be dedicated to the County for future maintenance. There will be sidewalks located on one side of all the streets. The neighborhood will also provide interconnectivity with the Hartridge Manor single family residential subdivision to the south and the Griffin Park single family residential subdivision to the northeast, both by sidewalks and roads. There will also be walking paths to the adjacent parcels. A Traffic Impact Study has been completed and provided to Staff.

Architectural Design: Both the single family units and the townhome units are being proposed to be constructed with a combination of stone, brick, concrete fiber board, and vinyl siding.

Landscaping and Buffering: The applicant is providing a 25 foot strip of natural buffer along the road frontage and surrounding the development where adjacent to other parcels. This area (and all other designated common areas) will be owned and maintained by the Homeowner's Association. They will be retaining as many existing hardwood trees as possible depending on the grading and development of the site. There will be buffers provided along all blue line streams.

Signage and Lighting: There will be one entrance monument sign along Fork Shoals Rd. meeting the County's Sign Ordinance. The streets throughout both the single family residential and the townhome residential areas will be lined with decorative street lighting and spaced per the local electrical authority. They will all be mounted not to exceed 16' in height and will meet full cut-off IESNA standards.

Homeowner's Association: The applicant will be creating a Homeowner's Association that will administer the Declaration of Covenants, Conditions, and Restrictions (CCRs) which will be filed and recorded in the County Register of Deeds.

CONCLUSION:

The applicant is requesting to rezone the property to FRD, Flexible Review District to allow 153 single-family detached homes and 71 single-family attached townhomes. The applicant is requesting an overall density of 4.7 units per acre. The surrounding area ranges from 5.8 units per acre to 1 unit per acre. The requested zoning would reduce the number of allowed units from 372 to 224 for a reduction of 148 units because currently 16.2 acres is zoned C-3, Commercial allowing up to 16 units per acre. The remaining 31.4 acres is zoned R-12 and allows a density of 3.6 units per acre.

The applicant is proposing 4 points of ingress and egress, with two of those points allowing interconnectivity between two subdivisions, Griffin Park and Hartridge Manor. The applicant is also providing a walking trail to the adjacent C-3, Commercial property to allow a safer means of access.

The applicant is also providing 15.34 acres of common area which makes up 32.2 percent of the overall development. The applicant will be providing a 25 foot natural buffer around the perimeter of the site where it abuts adjacent parcels. The applicant is also working to preserve as many existing trees as possible throughout the development.

Staff is of the opinion the requested development is appropriate for this area due to the range of

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| | <p>zoning in the area and similar surrounding land uses. Staff believes the applicant has worked to provide good connectivity throughout the site and with the surrounding community. The applicant will maintain the existing natural buffer around the subject site as well as preserve existing trees. Staff is of the opinion the requested zoning would have minimal impact on the community.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following condition:</p> <ul style="list-style-type: none">• Meet all remaining comments from the letter dated August 8, 2019 between Eric Hedrick and staff. |
|--|--|

DOCKET NUMBER: CZ-2019-58

APPLICANT: Eric Hedrick for Maib Investment Properties, LLC/Agsc LLC

PROPERTY LOCATION: Fork Shoals Road and W. Georgia Road

PIN/TMS#(s): 0585010100307(portion) and 0585010100500 (portion)

EXISTING ZONING: C-3, Commercial and R-12, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 47.6

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The parcels were originally zoned R-12, Single-family Residential in 1994, as part of Area 10. Parcel 0585010100307 has had one successful C-3, Commercial rezoning request in 2004, CZ-2004-099.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-------------------------|---|
| North | R-7.5, C-1, C-2 and S-1 | single-family residential, retail, convenience store and gas station, and vacant land |
| East | R-12 and R-S | single-family residential and vacant land |
| South | R-12 and R-S | single-family residential and vacant land |
| West | R-R1 and S-1 | single-family residential, service garage and vacant land |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated partially as *Commercial* and partially as *Suburban Residential*.

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-12 | 3.6 units/acre | 31.4 | 113 units | 372 |
| Current | C-3 | 16 units/acre | 16.2 | 259 units | |
| Requested | FRD | 4.7 units/acre | 47.6 | 224 units | 224 |

A successful rezoning would reduce the number of allowed units by 148 dwelling units.

ROADS:

W. Georgia Road: two-lane State-maintained major collector
Fork Shoals Road: three-lane State-maintained major collector

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2017 |
|---------------------------|------------------|-------|-----------------|-----------------|
| Fork Shoals Road | 3,350' N | 5,400 | 4,300 -20.4% | 5,900 +37.2% |

ANALYSIS:

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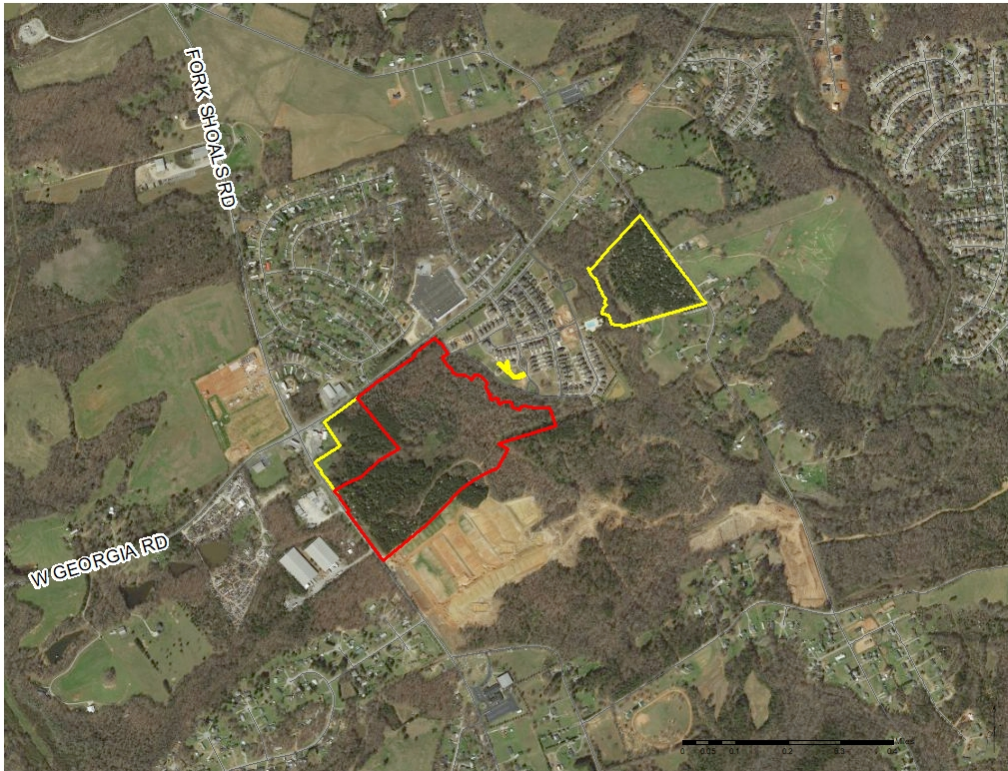
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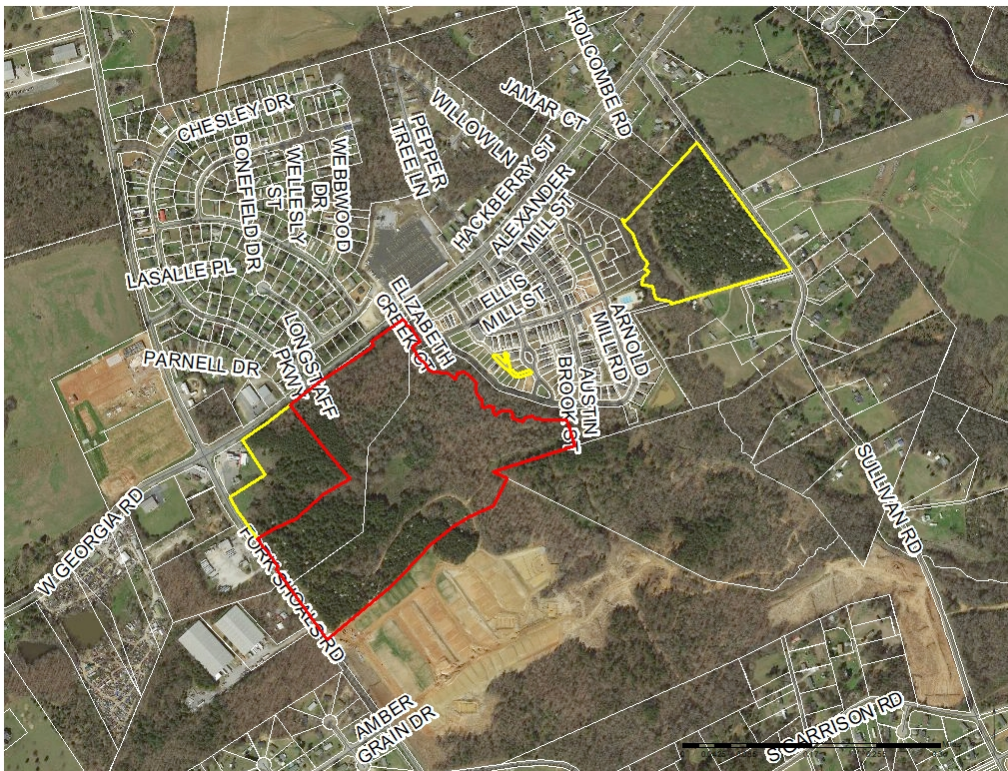
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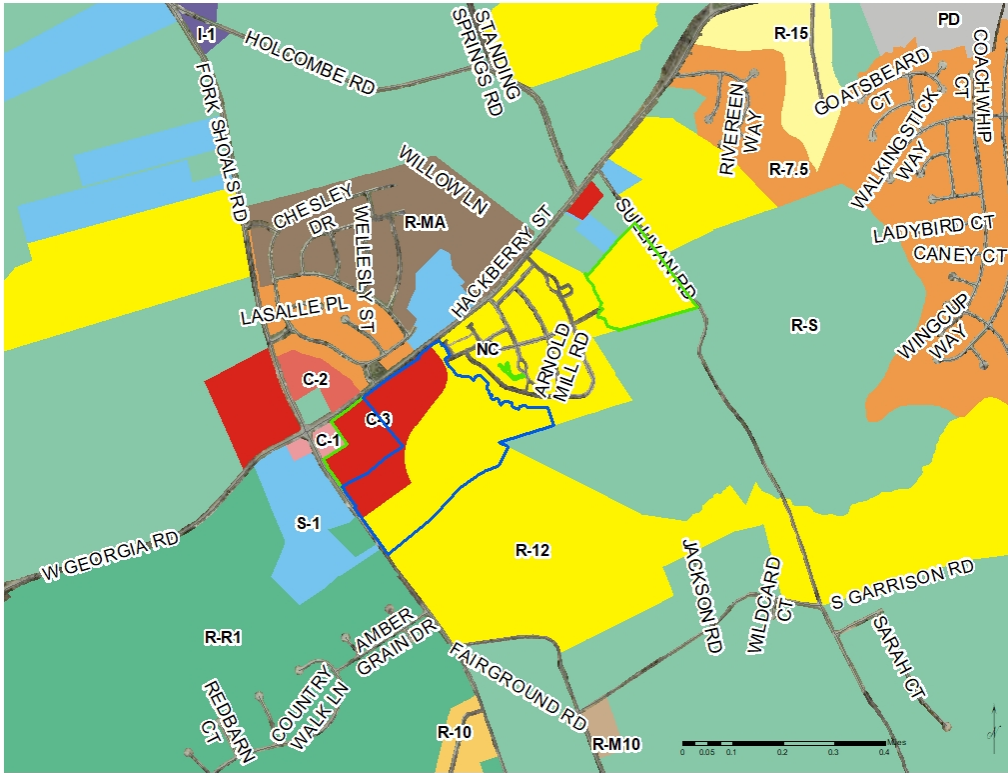
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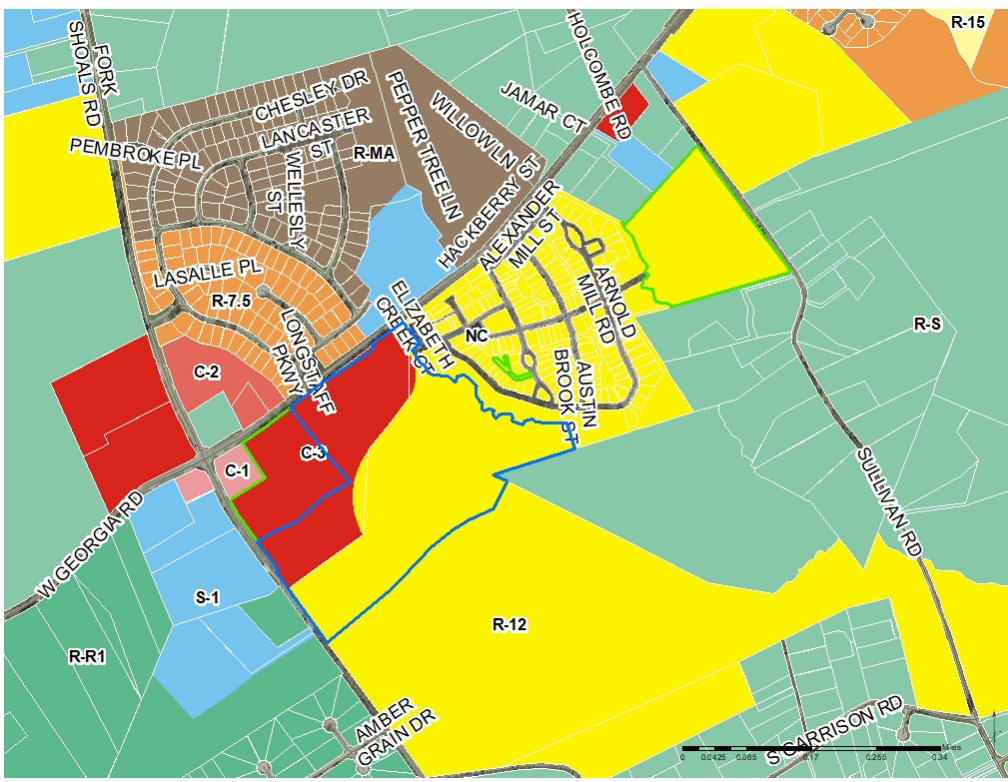


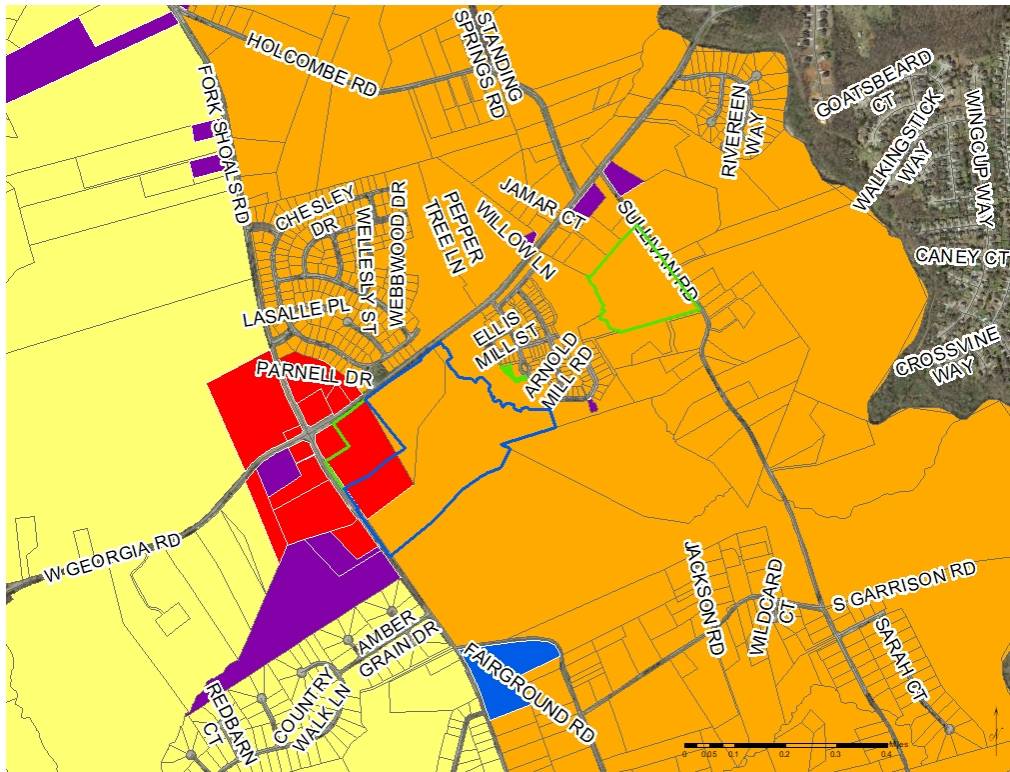
Aerial Photography, 2018


















Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)