

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-56	James Durham Martin of Arbor Engineering for Robert Michael Gaddis Stallings Rd. Mountain Creek Church Rd., E. Mountain Creek Rd. (SC Hwy. 253) and Caroline Dr. P023000300101, P023000300100, P023000300200, P023000300300, P023000300400, P023000300500, P023000300600, P023000300700, P023000300800 S-1, Services to FRD, Flexible Review District	20	Approval with conditions	Approval with conditions 8-26-20	Approval with conditions 8-31-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) FRD zoning addresses citizens' concerns by not permitting apartments to be developed down the road. 2) Stallings road will not be used as an exit for safety reasons. 3) Believes that the proposed residential development is better suited to the area than the uses allowed in S-1. 4) Buffer and screening of 5 acres will be maintained. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Large number of traffic incidents occurs on E. Mountain Creek Road due to the curvature of the road. 2) The subdivision is possible on historically significant lands. 3) The subdivision is in close proximity to a historic church. 4) Flooding and land erosion issues due to development are a concern. 5) Zone 2's townhomes are too dense – seeking modification to density and increase in buffer. <p>List of meetings with staff: Applicant – 6/23/20</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>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Suburban Neighborhood</i>, which calls for primary uses as single-family detached and single-family attached housing. The parcel is approximately 1.23 miles north of the intersection of Stallings Road and Rutherford Road has approximately 410 feet of frontage along E Mountain Creek Road, approximately 1423 feet of frontage along Mountain Creek Church Road, approximately 1030 feet of frontage along Stallings Road, and approximately 35 feet of frontage along Caroline Drive. It is not located along a bus route.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District for a mixed single-family residential development. It will contain a maximum of 109 single-family detached residential dwellings in Zone I and 75 single-family attached or detached residential dwellings in Zone II. The</p>					

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	<p>applicant is also providing 9.4 acres of dedicated undeveloped open space/conservation area and flood plain that will not be disturbed. The development will also meet the requirements and provide a 25 foot setback around the perimeter of the site.</p> <p>Architectural Design:</p> <p>The applicant is proposing the homes in Zone I to range from 1,200 sq. ft. to 3,750 sq. ft. in size and Zone II to range from 1,750 sq. ft. to 2,750 sq. ft. in size. All the homes within both zones of the subdivision will front on proposed internal streets and may be a mix of one and two-story structures. The exterior building materials will range from Hardi-Plank, wood, brick, vinyl and/or stone. The maximum height of the homes will be 45' in height.</p> <p>Access and Parking:</p> <p>The applicant is proposing two points of ingress and egress. One will be off of Mountain Creek Church Road and one will be off of E. Mountain Creek Road. All proposed roads will be 24' in width with a 46' right-of-way and a 5' sidewalk along one side of the road. All aspects may remain private or may be turned over to Greenville County for maintenance. The applicant is proposing to have space in either the driveway or attached garage to accommodate for at least two parked cars.</p> <p>Landscaping and Buffering:</p> <p>The applicant states that they intend to retain all vegetation within Zone III which will be kept as open space/conservation area and flood plain. The applicant plans on providing a 25' landscape buffer that will be provided along all external property lines of the development. There will also be screening around the stormwater features by either newly planted vegetation or existing vegetation. The applicant has also stated that the proposed development will meet the Greenville County Tree Ordinance.</p> <p>Signage and Lighting:</p> <p>The applicant is proposing that the signs within this project will not be internally illuminated but may allow for external lighting. The applicant also states that the proposed signage will meet the Greenville County Sign Ordinance.</p> <p>The applicant states that lighting for roads, entrances, mail box kiosks and other public areas will meet IENSA "full cut off" standards. The fixtures will not be mounted in excess of 25 feet above the finished grade.</p> <p>Conclusion:</p> <p>According to the Plan Greenville County Comprehensive Plan, this area is designated as Suburban Neighborhood use in the Future Land Use section. This future land use is intended for "residential subdivision of medium-lot homes with relatively uniform housing types and densities." The parcels associated with this rezoning request are surrounded by residential subdivisions. The design of the proposed development, with two different housing types, fits with both the Comprehensive Plan and the surrounding area. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Submit a Traffic Impact Study for review and approval. 2. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
GCPC	At the August 26, 2020 Planning Commission meeting, the Commission voted to approve the applicant's request to rezone the property to FRD, Flexible Review District with the aforementioned conditions.
P&D	At the August 31, 2020 Planning and Development Committee meeting, Committee voted to approve

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