

**Zoning Docket from July 18, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-067	Charles Bradley Greer of Seamon Whiteside for Elaine Means Haugabook and Erin Means Mellen - Applicant Old Bramlett Rd., Greenville, SC 29611 - Location B001000100200 & 0238010100200 – TMN S-1, Services District to FRD, Flexible Review District	19	Approval with Conditions	Approval with Conditions 7-27-22	Held 8-15-22  Approval with Condition as amended 9-19-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 18, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like to set in stone the size of the lots that they would like to develop</li> <li>• Discussed the access off of Old Bramlett Rd.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge</i>.</li> <li>• Old Bramlett Road is a two-lane State-maintained local road. The parcel has approximately 1,200 feet of frontage along Old Bramlett Road. The parcel is approximately .18 miles west of the intersection of West Blue Ridge Drive and Old Bramlett Road. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is present on the site. There are no known historic or cultural resources on the site. Westcliffe Elementary is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing 300 single-family residential units.</li> </ul> <p><b>Project Information:</b> The applicant is proposing a maximum of 300 single-family detached residential units. Two hundred and eight-five (285) lots are currently shown on the Preliminary Development Plan and 287 units are included in the Traffic Impact Study completed as part of this application. <b>While no more than 300 units will be permitted, if more than 287 units are developed, a revised Traffic Impact Study will be required.</b> The site consists of two parcels and 120.894 acres.</p> <p><b>Proposed Land Uses:</b> The intended use for the site is single-family residential units.</p> <p><b>Architectural Design:</b> The applicant states that the buildings may include Hardie board siding, vinyl siding, board and batten, shake siding, brick veneer, stone veneer, and manufactured stone veneer.</p>					

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	<p><b>Access and Parking:</b> The site is accessed from two locations on Old Bramlett Road. Seven (7) parking spaces are proposed at the cluster box unit. A 5 foot wide sidewalk will be provided on one side of all public roads.</p> <p><b>Landscaping and Buffering:</b> The applicant states that the exterior buffer of 20 feet will comply with Section 8:21 of the Land Development Regulations. An exterior setback of 25 feet will also be provided. Existing streams and buffer will be protected in accordance with all applicable regulations. Additionally, except where required for road crossings, no additional disturbance to streams or buffers is expected.</p> <p><b>Signage and Lighting:</b> The applicant states that all signage will comply with the Greenville County Sign Ordinance and all site lighting will be comply with Section 12:1.1 of the Greenville County Zoning Ordinance.</p> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel, zoned S-1, Services District, is located along Old Bramlett Road, a two lane State-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 300 single-family residential units is consistent with the Future Land Use Map in the Plan Greenville County Comprehensive Plan and the Future Land Use Map in the Riverdale-Tanglewood Community Plan.</p> <p>The development would have to meet the following conditions:</p> <ol style="list-style-type: none"><li>1. Provide a revised Traffic Impact Study satisfying the comments of the Greenville County Traffic Engineer.</li><li>2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.</li></ol> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned condition.</p>
<b>P&amp;D</b>	At the September 19, 2022 Planning and Development Committee meeting, the Committee voted to amend the recommendation to remove the first condition due to the fact that the road improvements would be addressed at a later time during the Encroachment Permit submittal process.