

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-040	James Durham Martin III of Arbor Land Design for Scott Weaver Spann 426 Hudson Rd., Greenville, SC 29615 0540050109904 R-20, Single-Family Residential to FRD, Flexible Review District	22	Approval with Condition			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • Applicant <ul style="list-style-type: none"> • Discussed the differences between infill development and urban sprawl • Proposed development will fit within the “pocket neighborhood” type of development, but stated that this is more of a “pocket community” • These will be smaller lots with larger homes with private space on either side • Will provide amenity area • There are three “pocket neighborhood” types of developments within this area • The proposed development will not overly burden the existing infrastructure • The proposed development will add 7 peak hour trips a day to the existing traffic • Will put high-end type of architectural features on the homes • The proposed landscape will meet the screening requirements as outlined in the Zoning Ordinance • Homes will start at \$750,000 • The proposed road will be a privately maintained road and would like to design it so it can never be put in the Greenville County road system • The road is intended for more pedestrian activity, but will allow for emergency vehicles <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerned that this will be a pocket of houses that will cause more problems than what is being proposed • Concerned that the FRD allows for changes without scrutiny • Currently experiencing flooding in this area 2) Citizen <ul style="list-style-type: none"> • Currently live in an area with a sense of a community currently • Adding any traffic to Hudson Rd. is not prudent • Not consistent with type of development in the immediate area 					<p>Petition/Letter For: None</p> <p>Against: Letter – 4</p>

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	<p>3) Citizen</p> <ul style="list-style-type: none"> • Lives adjacent to the parcel in question • Does not go with the street or surrounding neighborhood • The proposed development does not meet the intent of the FRD district • Were not part of any community discussions <p>4) Citizen</p> <ul style="list-style-type: none"> • Concerns with the stormwater runoff with the proposed development since her property is adjacent to where the proposed stormwater pond is currently located <p>5) Citizen</p> <ul style="list-style-type: none"> • Lives directly across from the subject parcel • Currently lives in a neighborhood with a community • Not part of any community discussions • There are safety concerns with this area of Hudson Rd. and the traffic exiting the proposed development • Current property owner resides in Austin, TX <p>6) Citizen</p> <ul style="list-style-type: none"> • Major curve right before the subject parcel with existing streets entering Hudson Rd. at this curve • Concerns with future widening of Hudson Rd. that the proposed development will cause issues with <p>7) Citizen</p> <ul style="list-style-type: none"> • Lives in the development behind the subject parcel • High density area and doesn't need more density <p>List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Hudson Road is a two-lane State-maintained collector road. The parcel has approximately 272 feet of frontage along Hudson Road. The parcel is approximately 0.54 miles north of the intersection of Pelham Road and Hudson Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Pelham Elementary and Mitchell Road Elementary. • The subject parcel is zoned R-20, Single-Family Residential and is 1.294 acres of land located on Hudson Road and is approximately 0.54 miles north of the intersection of Pelham Road and Hudson Road. The subject property has approximately 272 feet of frontage along Hudson Road. The applicant is requesting to rezone the property to FRD, Flexible Review District. • The applicant is proposing six detached single-family residences with open space. Each home will front on a well-landscaped private drive with garage access along shared drives in the rear. Sidewalks are provided along the private drive in front of each unit. 	

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PROJECT INFORMATION:

The applicant is proposing six detached single-family residences with open space. Each home will front on a well-landscaped private drive with garage access along shared drives in the rear. Sidewalks are provided along the private drive in front of each unit.

Proposed Land Uses:

The applicant states the development will consist of 6 single-family detached homes.

ARCHITECTURAL DESIGN:

The applicant states that the architectural style will consist of materials including hardi-plank, brick, concrete, or other permanent materials; metal or architectural shingle roofs; thermal pane windows; and solid wood, metal, or glass doors.

Access and Parking:

The site will be accessed on Hudson Road. Each home will front on a private drive with garage access along shared drives in the rear. Sidewalks are provided along the private drive in front of each unit.

Landscaping and Buffering:

The applicant states that the development will feature a well-landscaped private drive. Screening is to be provided between the development and Hudson Road and may include existing natural vegetation, groundcover, shrubs, trees, berm walls, and/or fencing.

Signage and Lighting:

The applicant states that signage for the project will meet the Greenville County Sign Ordinance and will not be illuminated internally but may allow for external lighting. Lighting for roads, entrances, cluster boxes, and other public areas will meet IENSA "full cut-off" standards and will be mounted between 16-25 feet.

CONCLUSION and RECOMMENDATION

The subject parcel, zoned R-20, Single-Family Residential, is located along Hudson Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a max of six detached single-family dwellings is consistent with surrounding land uses and would allow for infill development.

The development would have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2022-040

APPLICANT: James Durham Martin III of Arbor Land Design for
Scott Weaver Spann

PROPERTY LOCATION: 426 Hudson Rd., Greenville, SC 29615

PIN/TMS#(s): 0540050109904

EXISTING ZONING: R-20, Single-Family Residential District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.294

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There have been no previous rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	R-20	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS: The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	1.294	2.84 units
Requested	FRD	4.64 units/acre		6 units

A successful rezoning would allow for 4 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Hudson Road is a two-lane State-maintained collector road. The parcel has approximately 272 feet of frontage along Hudson Road. The parcel is approximately 0.54 miles north of the intersection of Pelham Road and Hudson Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Hudson Road	365' N	14,300	14,400 -0.7%	14,600 +1.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Pelham Elementary and Mitchell Road Elementary.

REVIEW DISTRICT DETAILS:

Project Information:

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CONCLUSION:

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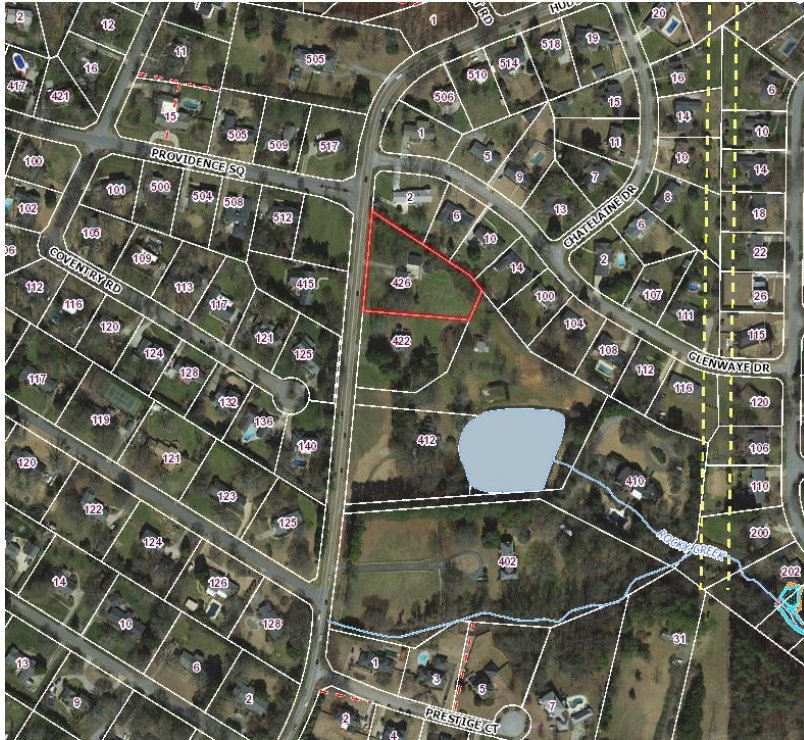
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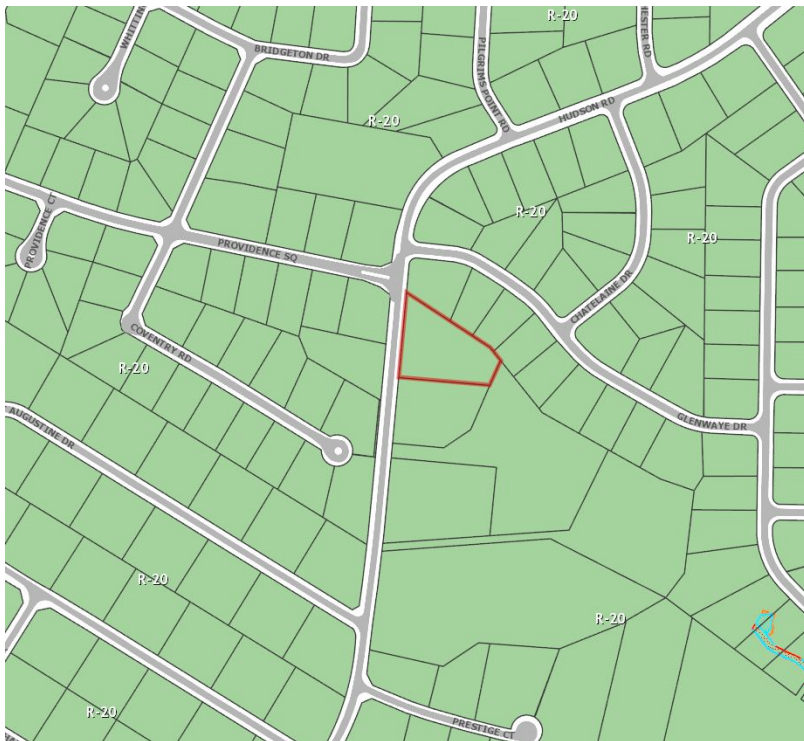
STAFF

RECOMMENDATION:

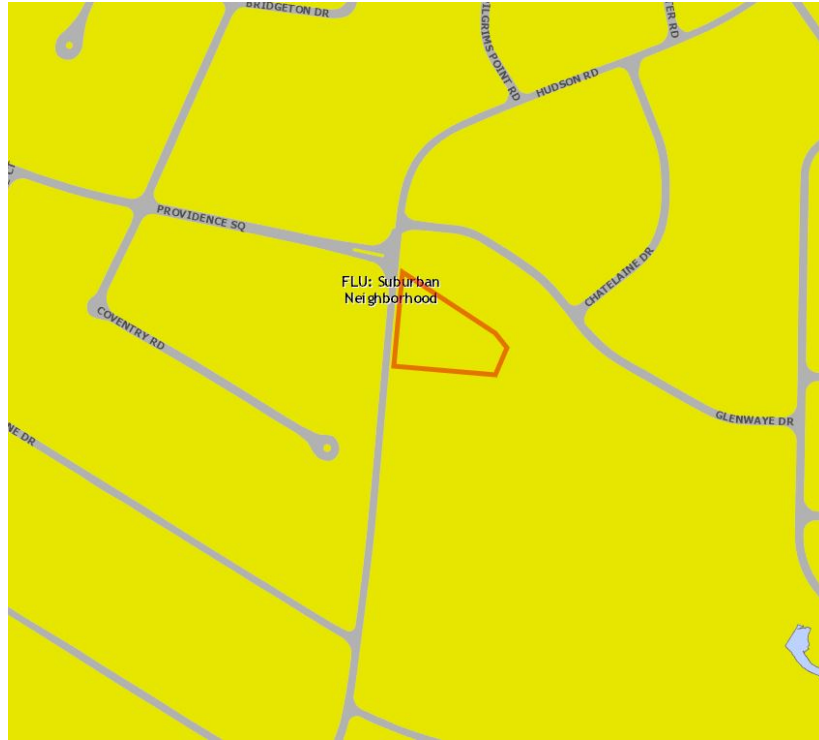
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map