

**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 Condition	Approve with Condition		
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. 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>GCPC</b>	<p>Discussion about Traffic Impact Study.</p> <p>Ms. Clark stated the email from Mr. Walters wanted different data, and different intersections to be included and she recommended holding until that was received.</p> <p>Mr. Rogers asked for clarification regarding the traffic study. Mr. Henderson explained that a traffic impact study would have to satisfy the first condition before the applicant could submit a final development plan.</p> <p>Ms. Clark also stated that the preliminary development plan included less detail than typical. Staff explained that the plan provided satisfies all requirements and meets current ordinance.</p>



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Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-067

**APPLICANT:** Charles Bradley Greer of Seamon Whiteside for Elaine Means Haugabook and Erin Means Mellen

**PROPERTY LOCATION:** Old Bramlett Rd., Greenville, SC 29611

**PIN/TMS#(s):** B001000100200 & 0238010100200

**EXISTING ZONING:** S-1, Services District

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

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 120.894

**COUNCIL DISTRICT:** 19 - Meadows

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**ZONING HISTORY:** This parcel was originally zoned S-1, Services District in June 1973 as part of Area 4A. There have been two rezoning requests for this property. CZ-2020-65 was a request to rezone from S-1, Services District to R-M10, Residential Multifamily and was withdrawn by the applicant. CZ-2022-013 was a request to rezone from S-1, Services District to R-15, Single-Family Residential District. This request is currently on hold. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20,R-15	Vacant
East	R-S, R-15	Single-Family Residential
South	R-MA, S-1	Single-Family Residential
West	S-1	Vacant

**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 Edge*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is included in the Riverdale-Tanglewood Community Plan designated as *Medium Density Residential & Recreation*.

**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	S-1	0 units/acre	120.894	0 units
Requested	FRD	2.5 units/acre		300 units

A successful rezoning would allow for 300 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

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. **There are no traffic counts in the area.**

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### **CULTURAL AND ENVIRONMENTAL:**

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.

### **REVIEW DISTRICT DETAILS:**

#### **Project Information:**

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. **While no more than 300 units will be permitted, if more than 287 units are developed, a revised Traffic Impact Study will be required.** The site consists of two parcels and 120.894 acres.

#### **Proposed Land Uses:**

The intended use for the site is single-family residential units.

#### **Architectural Design:**

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.

#### **Access and Parking:**

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.

#### **Landscaping and Buffering:**

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.

#### **Signage and Lighting:**

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.

### **CONCLUSION:**

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.

The development would have to meet the following conditions:

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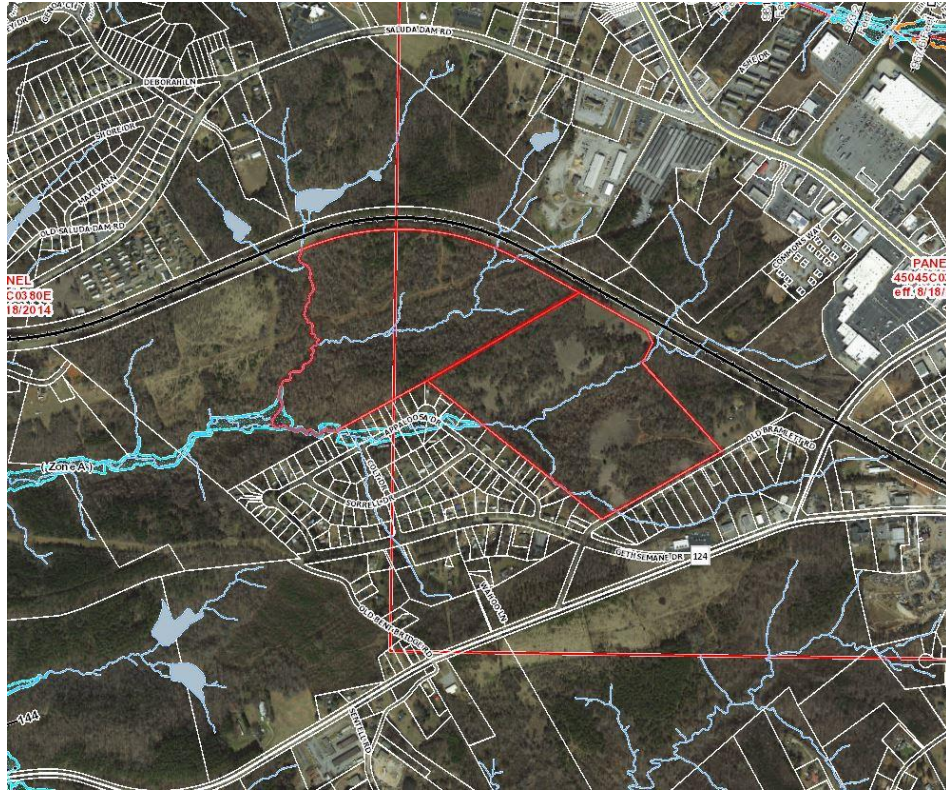
1. Provide a revised Traffic Impact Study satisfying the comments of the Greenville County Traffic Engineer.
2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

**STAFF**

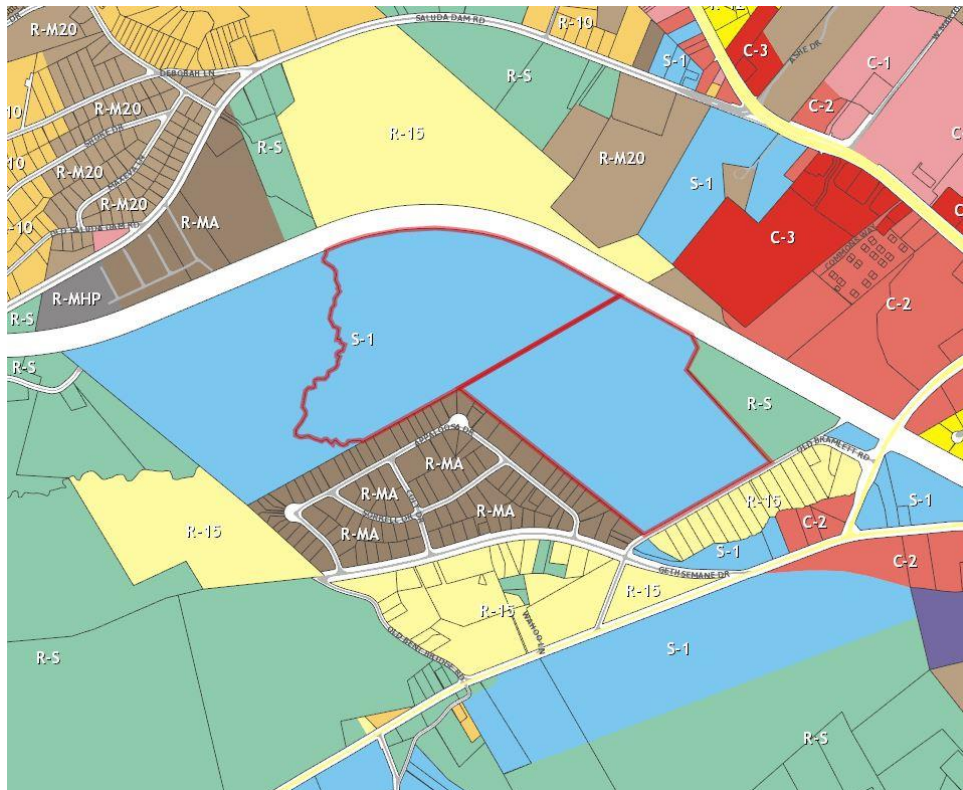
**RECOMMENDATION:**

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

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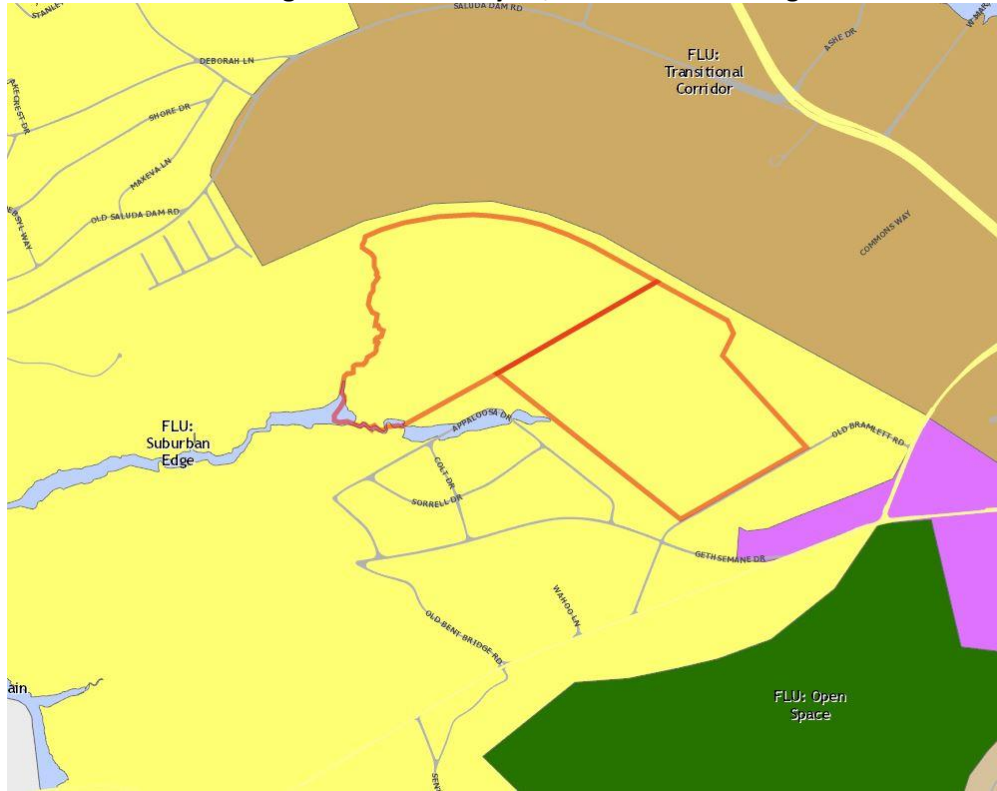
Aerial Photography, 2022



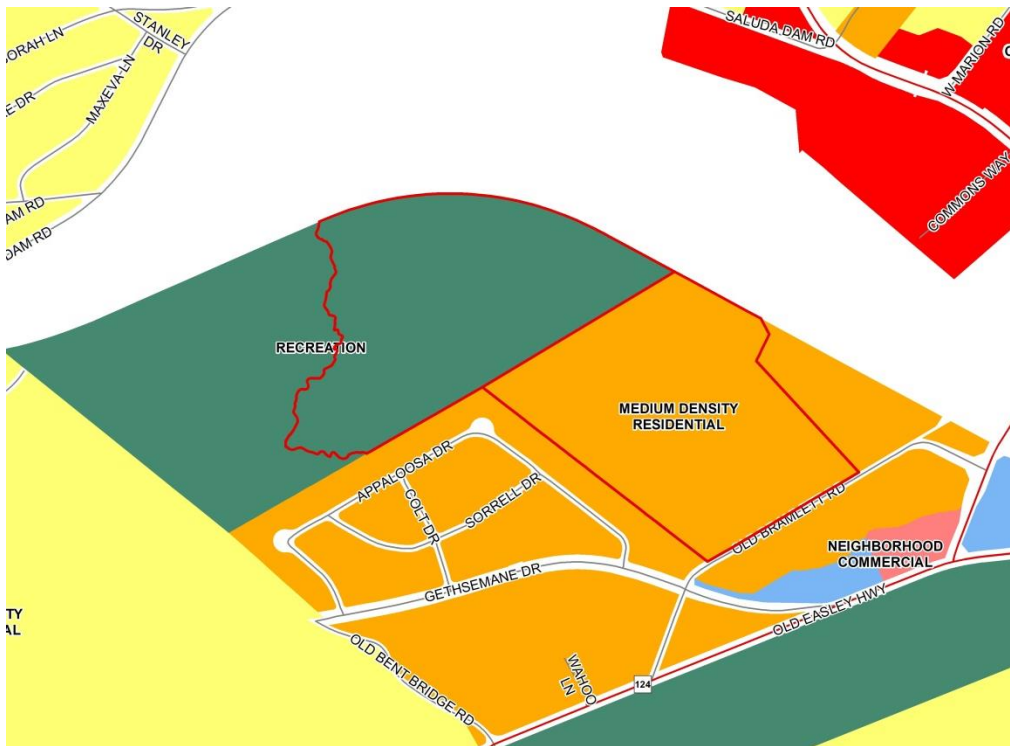
Zoning Map



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Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map