

Zoning Docket from March 20, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-020	Matt Carter of Berkshire Hathaway Home Services for Elaine Means Haugabook and Erin Means Mellen Old Bramlett Road B001000100200, 0238010100200 FRD, Flexible Review District to FRD – MC, Flexible Review District - Major Change	19	Approval with condition	No Recommendation 3/22/23	Approval with condition as amended 4/3/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 20th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • The major change is to reduce the lot width • Removed a portion on the other side of the power lines on the northern area • By reducing the lot width, more lots are proposed which will allow more opportunity on the changes to the road infrastructure on Old Bramlett Rd. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Petition –</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of 120.89 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge</i>. • Old Bramlett Road is a two-lane County-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. • 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. • The applicant is requesting to rezone the property to FRD – MC, Flexible Review District – Major Change. The applicant is proposing single-family residential units. <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information: The applicant is proposing a maximum of 285 single-family detached residential units. Two hundred and eight-five (285) lots are currently shown on the Preliminary Development Plan and 285 units are included in the Traffic Impact Study completed as part of this application. The site consists of two parcels and 120.89 acres.</p> <p>Proposed Land Uses: The intended use for the site is single-family residential units.</p>					

Zoning Docket from March 20, 2023 Public Hearing

	<p>Architectural Design: The applicant states that the buildings will be front facing one or two story structures with garages and may include Hardie board siding, vinyl siding, board and batten, shake siding, brick veneer, stone veneer, and manufactured stone veneer.</p> <p>Access and Parking: The site is accessed from two locations on Old Bramlett Road. Fourteen (14) parking spaces are proposed at the cluster box unit/amenity area. A 5 foot wide sidewalk will be provided on one side of all public roads.</p> <p>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.</p> <p>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.</p> <p>CONCLUSION and RECOMMENDATION The subject parcel, zoned FRD, Flexible Review District, is located along Old Bramlett Road, a two lane State-maintained local road. The Statement of Intent approved in October 2022 allows for a maximum of 300 single-family lots. The current proposal includes fewer lots; however, the proposed minimum lot width is narrower than what is approved. Staff is of the opinion that a successful rezoning to FRD – MC, Flexible Review District – Major Change to allow for a maximum of 285 single-family residential lots is consistent with the previously approved documents for this district, as well as the Future Land Use Map in the Plan Greenville County Comprehensive Plan.</p> <p>The development would have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD – MC, Flexible Review District – MC with the aforementioned condition.</p> <p>Denial based on the lot change width being one of the requirements previously vote 4-4</p> <p>Motion to approve with condition vote 4-4</p> <p>Forward to council with no recommendation</p>
<p>GCPC</p>	<p>At the March 22, 2023 Planning Commission meeting, Planning Commission had the first motion to deny based on the lot change width being one of the requirements per the previous approval of the requested rezoning to FRD. This motion failed with a tie vote of 4-4. A second motion was made to approve the rezoning request to FRD with condition which also failed with a tie vote of 4-4. Thus Planning Commission move the rezoning request forward to the Planning and Development Committee with a “No Recommendation”.</p>
<p>P&D</p>	<p>At the April 3, 2023 Planning and Development Committee meeting, the Committee made a recommendation to approve the rezoning to FRD, Flexible Review District with the additional condition to require sod be planted on all residential lots and in all common area and open space.</p>