

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		
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</p> <p><u>For:</u> Petition –</p> <p><u>Against:</u> 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>CONCLUSION and RECOMMENDATION</p> <p>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>					

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	<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>
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Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2023-020

APPLICANT: Matt Carter of Berkshire Hathaway Home Services for
Elaine Means Haugabook and Erin Means Mellen

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

PIN/TMS#(s): B001000100200 & 0238010100200

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD – MC, Flexible Review District – Major Change

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 120.89

COUNCIL DISTRICT: 19 - Blount

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 was denied in August 2022. CZ-2022-067 was a request to rezone from S-1, Services District to FRD, Flexible Review District. This request was approved in October 2022.

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	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	FRD	2.5 units/acre	121.3	300 units
Requested	FRD	2.3 units/acre		285 units

A successful rezoning would allow for 15 fewer dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts for the immediate area.

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 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.

Proposed Land Uses:

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

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.

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.

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 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.

The development would have to meet the following conditions:

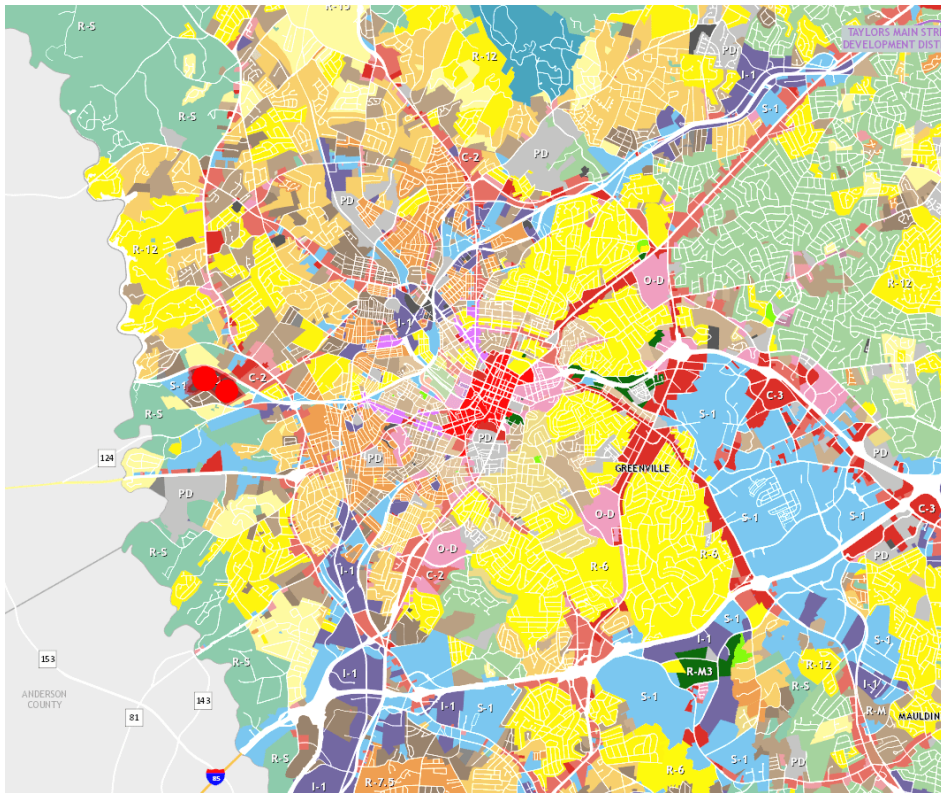
1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

STAFF

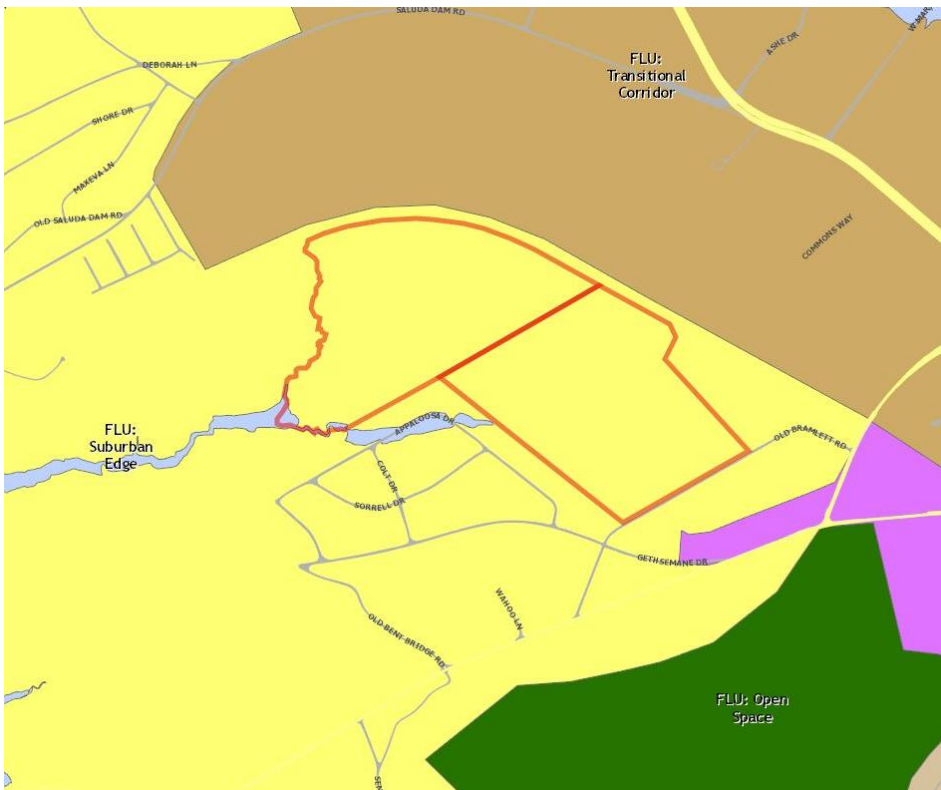
RECOMMENDATION:

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

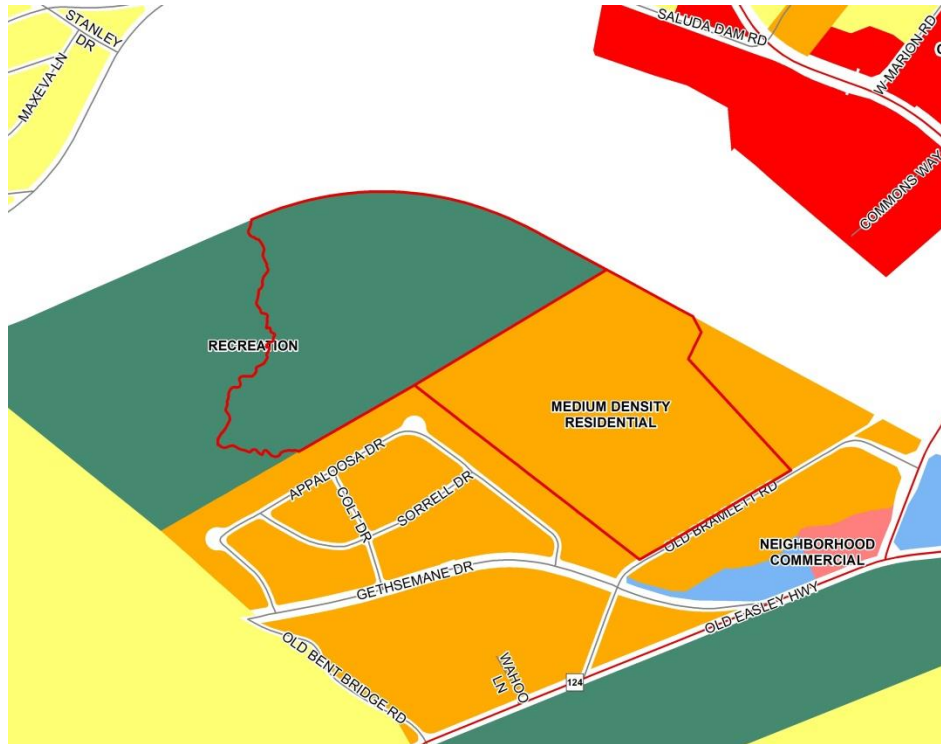
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map