

Zoning Docket from June 19, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-043	Waverly Wilks of Gray Engineering for Joseph L. McDaniel, Lisa T. McDaniel, Myra Tate Thackston, and Alvin H. Thackston 741, 745, 749, & 751 Adams Mill Rd. & Five Forks Rd. 0548010101201, 0548010101200, 0548020103600, & 0548020103602 R-S, Residential Suburban & R-12, Single-Family Residential District to FRD, Flexible Review District	27	Denial	Denial 6/28/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • There are some trees on the southern portion of the property • Discussed that the property is designated as Suburban Mixed-Use in the Five Forks Area Plan Future Land Use • Discussed that the property is designated as Suburban Mixed-Use in the Greenville County Comprehensive Plan Future Land Use • Proposing a 50’ landscape buffer along both road frontages • Proposing 19 acres of common area/open space • There is no intent to ever cross the creek • Decorative lighting will be provided throughout the site • Proposing pocket communities throughout the development • The existing pond will remain untouched and not used for stormwater • Have completed a TIS and will meet all SCDOT requirements for improvements • Site has floodplain and utility easements throughout the site • Proposing walking trails and pedestrian access 2. Developer <ul style="list-style-type: none"> • Would like to market to two different groups with the different home styles <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Discussed traffic and extended wait times at intersections in this area • Concerned with emergency vehicles getting through this area with the additional traffic • Discussed other developments in the area that is already 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Email – 2</p>

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	<p>bringing traffic to this area</p> <p>2. Citizen</p> <ul style="list-style-type: none"> • Lives in an adjacent subdivision to the west • Discussed traffic congestion in the area and how this development will increase this • Discussed the negative impact this will have on existing home values • Concerned with the location of the proposed ingress/egress for the development • Would rather see this site developed under the existing zoning districts <p>3. Citizen</p> <ul style="list-style-type: none"> • Concerned with traffic and safety concerns • Had to wait 10 minutes to travel 200 yards • Afraid that this additional traffic will cut through existing subdivisions to avoid busy intersections • Existing schools are already over capacity with regards to teacher to student ratio <p>List of meetings with staff: N/A</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 37.35 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed Use</i> and <i>Suburban Neighborhood</i>. The subject property is part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Suburban Mixed Use</i> and <i>Suburban Neighborhood</i>. • Adams Mill Road is a two - lane State-maintained residential road and the parcels have 1,248 feet of frontage along Adams Mill Road. Five Forks Road is a two to three-lane State-maintained collector road and the parcels have approximately 580 feet of frontage along Five Forks Road. The parcels are located southeast of the intersection of Adams Mill Road and Scuffletown 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. There are no schools located less than 1 mile from the site. • The applicant is requesting to rezone the property to FRD, Flexible Review District. <p>PROJECT INFORMATION: The applicant is proposing a maximum of 179 single-family attached residential units. The site consists of four parcels and 37.35 acres.</p> <p>Proposed Land Uses: The intended uses for the site is single-family attached residential units.</p> <p>ARCHITECTURAL DESIGN The applicant states that the townhomes will be constructed with a variety of materials, including stone water tables and vinyl siding. The homes will range in size from 1,200 to 2,500 square feet. Additionally, the structures will be built in groups of three to five units.</p> <p>Access and Parking: The site is to be accessed from two locations; one on Five Forks Road and one on Adams Mill Road. The applicant states that all units will have a garage capable of storing at least one car, with a driveway in which to park a second. Also, 12 guest parking spaces are proposed. A 5-foot wide concrete sidewalk will be provided along one side of the road within the development. There will</p>	

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also be mulch walking trails throughout the community.

Landscaping and Buffering:

The applicant is proposing a minimum 20-foot landscape buffer along the exterior of the property with a 50-foot buffer along Five Forks Road and Adams Mill Road. Additionally, the applicant is proposing 19.4 acres of open space/common area.

Signage and Lighting:

The applicant is proposing entrance monuments at all entrances which will conform to the County's Sign Ordinance. Street lighting is to be provided along interior streets. Fixtures shall be full-cut-off and shall not exceed 16 feet in height.

CONCLUSION and RECOMMENDATION:

The subject property, zoned R-S, Residential Suburban District, and R-12, Single-Family Residential District, is located along Adams Mill Road, a two-lane State-maintained residential road and Five Forks Road, a two to three-lane State-maintained collector road. Staff is of the opinion that the proposed development does not meet the intent of the Flexible Review District zoning classification. A townhome development would already be allowed under the R-12 zoning classification for part of the property, and allowed with greater density by rezoning to another standard zoning district. Upon review of the submitted Statement of Intent and Preliminary Development Plan staff finds no unique elements, extraordinary circumstances, or public improvements which would warrant the rezoning to a Flexible Review District.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.



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

FROM: Todd Baxley, Planner II

RE: CZ-2023-043

APPLICANT: Waverly Wilkes of Gray Engineering for Joseph L. McDaniel, Lisa T. McDaniel, Myra Tate Thackston, and Alvin H. Thackston

PROPERTY LOCATION: 741, 745, 749, & 751 Adams Mill Rd. & Five Forks Rd., Simpsonville, SC 29681

PIN/TMS#(s): 0548010101201, 0548010101200, 0548020103600, and 0548020103602

EXISTING ZONING: R-S, Residential Suburban District & R-12, Single-Family Residential District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Townhome Development

ACREAGE: 37.35

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: A portion of the property was originally zoned R-S, Residential Suburban District in May, 1971 as part of Area 2. The remainder of the property was originally zoned R-S, Residential Suburban District and R-12, Single-Family Residential District in June, 1991 as part of Area 7. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential and Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Commercial and Assisted Living
East	R-S & R-12	Single-Family Residential
South	R-12	Vacant Land
West	C-1, C-2, PD, R-S, & R-12	Commercial and Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is accessible

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Five Forks Area Plan, where it is designated as *Suburban Mixed Use and Suburban Neighborhood*.

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-S	1.7 units/acre	24.15	41 units
Current	R-12	3.6 units/acre	13.2	47 units
Total Current				88 units
Requested	FRD	4.8 units/acre	37.35	179 units

A successful rezoning would allow for 91 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Adams Mill Road is a two -lane State-maintained residential road and the parcels have 1,248 feet of frontage along Adams Mill Road. Five Forks Road is a two to three-lane State-maintained collector road and the parcels have approximately 580 feet of frontage along Five Forks Road. The parcels are located southeast of the intersection of Adams

Mill Road and Scuffletown Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Five Forks Road	3,500' SW	7,900	7,700 -2.5%	6,100 -20.8%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. Monarch Elementary School is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a maximum of 179 single-family attached residential units. The site consists of four parcels and 37.35 acres.

Proposed Land Uses:

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

Architectural Design:

The applicant states that the townhomes will be constructed with a variety of materials, including stone water tables and vinyl siding. The homes will range in size from 1,200 to 2,500 square feet. Additionally, the structures will be built in groups of three to five units.

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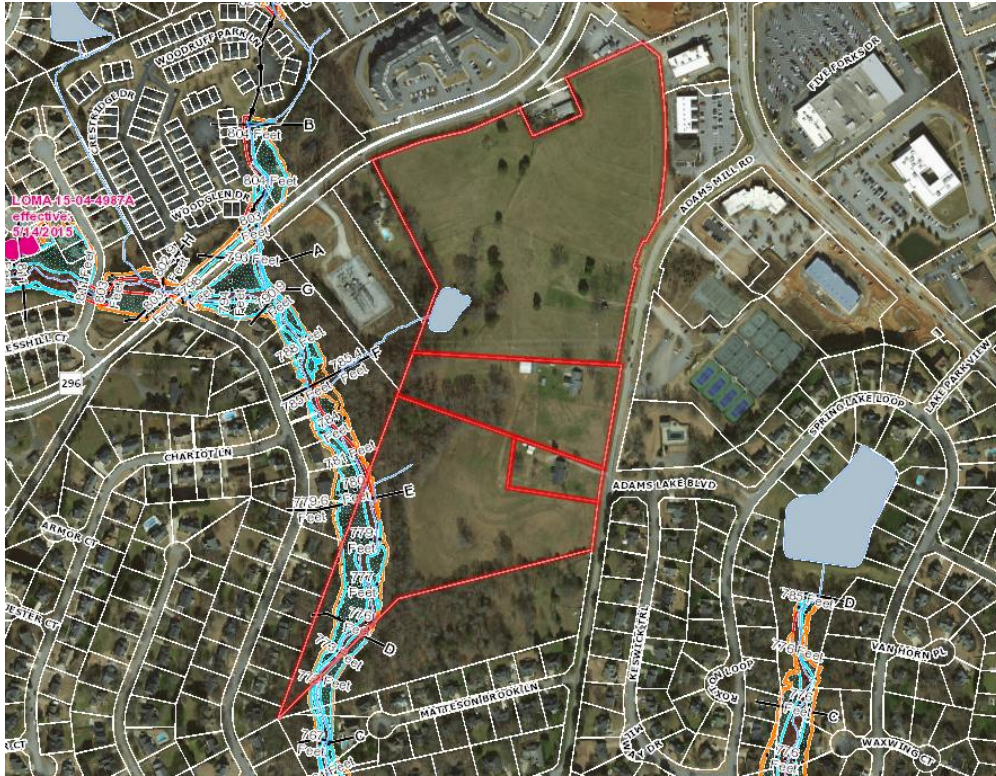
CONCLUSION:

The subject property, zoned R-S, Residential Suburban District, and R-

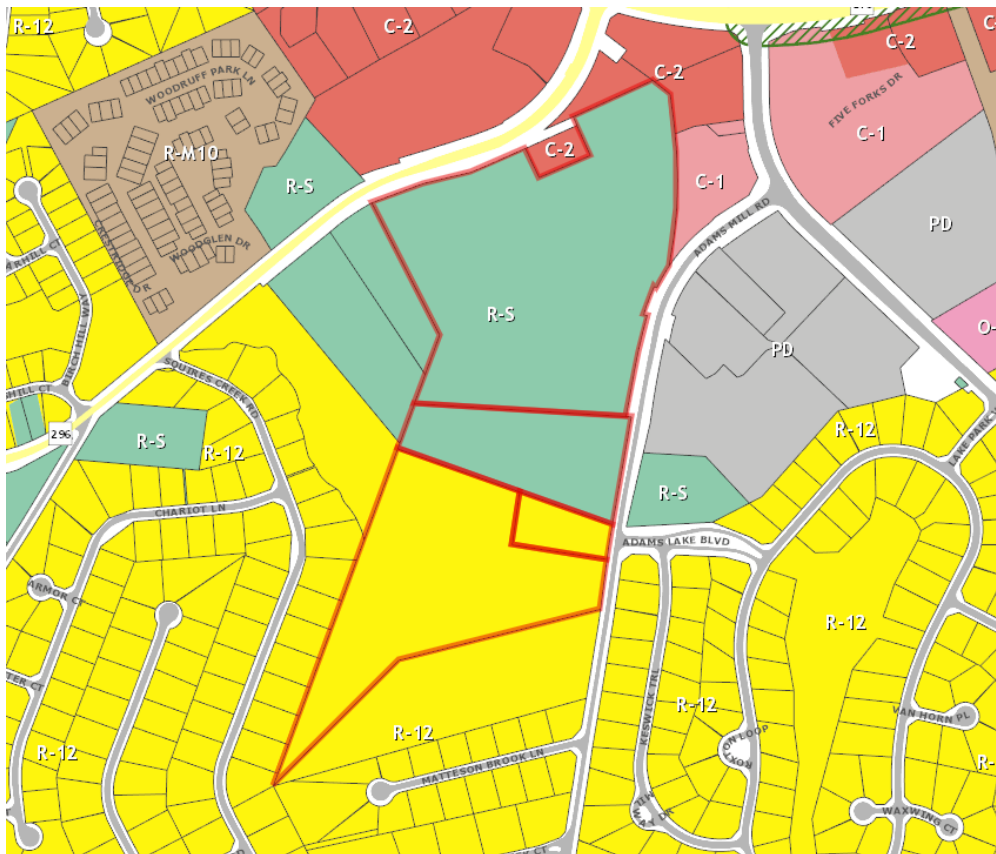
12, Single-Family Residential District, is located along Adams Mill Road, a two-lane State-maintained residential road and Five Forks Road, a two to three-lane State-maintained collector road. Staff is of the opinion that the proposed development does not meet the intent of the Flexible Review District zoning classification. A townhome development would already be allowed under the R-12 zoning classification for part of the property, and allowed with greater density by rezoning to another standard zoning district. Upon review of the submitted Statement of Intent and Preliminary Development Plan staff finds no unique elements, extraordinary circumstances, or public improvements which would warrant the rezoning to a Flexible Review District.

STAFF**RECOMMENDATION:**

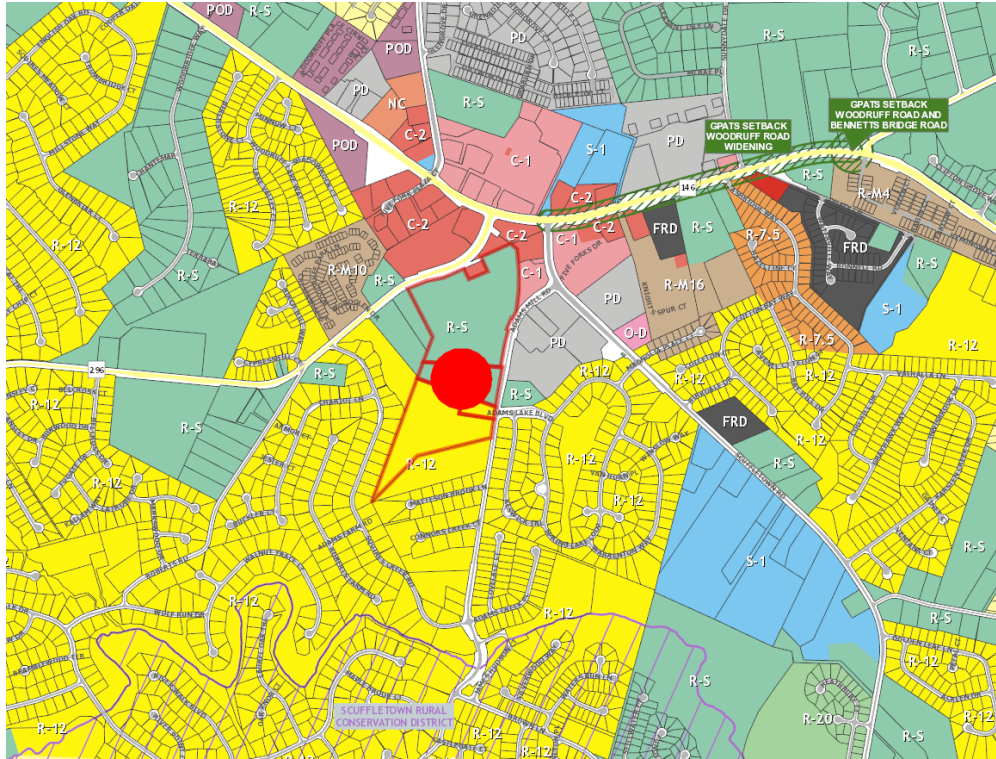
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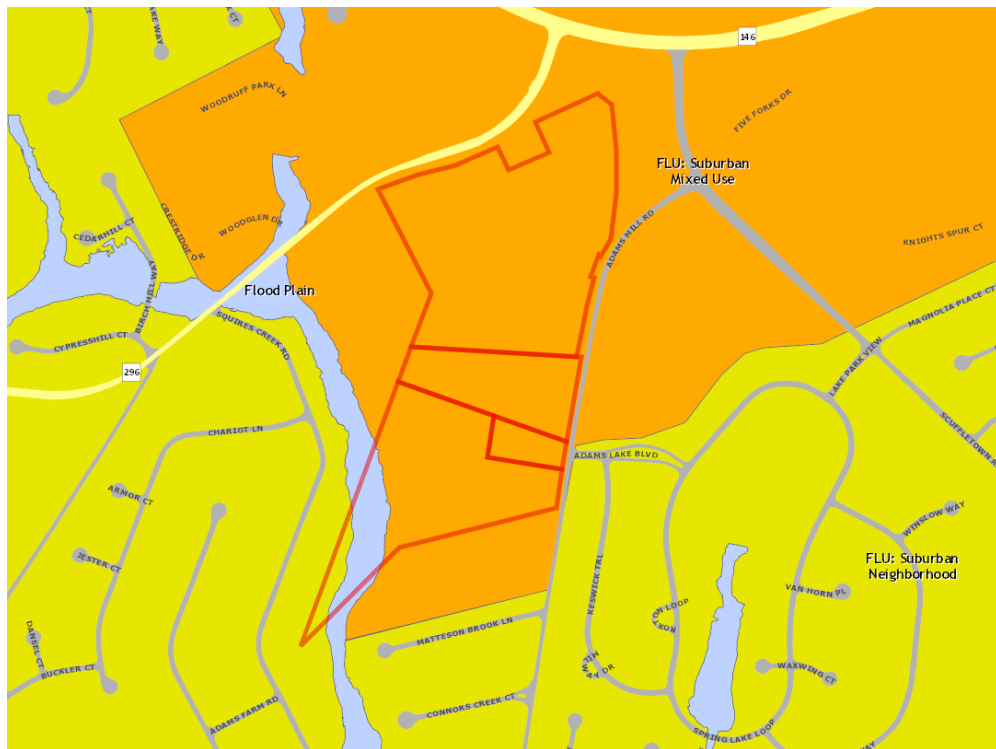
Aerial Photography, 2022



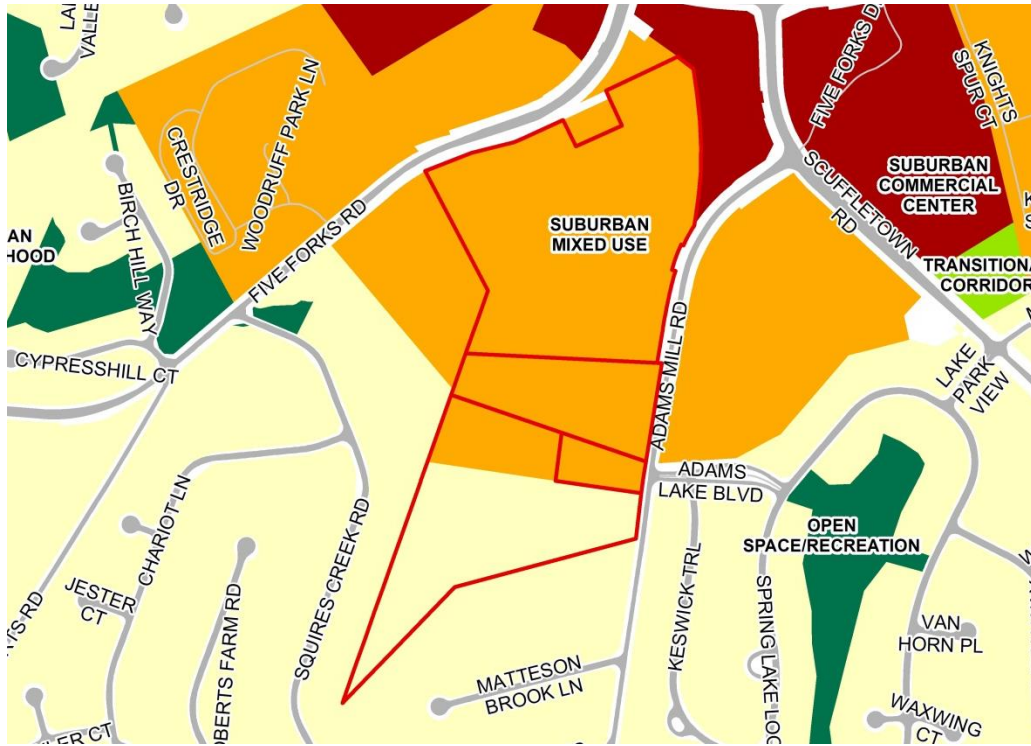
Zoning Map



Zoning Map



Plan Greenville County, Future Land Use Map



Five Forks Area Plan, Future Land Use Map