

Zoning Docket from July 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-047	Daniel Merritt of Seamon Whiteside for Vaughn Road Properties, LLC 42 & 44 Vaughn Rd. 0539030101104 & 0539030101105 R-S, Residential Suburban District to FRD, Flexible Review District	21	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 17th, 2023 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property has been in their possession for about 15 years and used as a rental property • According to data, the average age range within this area is 22-44 years old • Over 65% of the move-ins in this area are 2-3 bedroom homes • Would like to propose a development that fits with the age range in the area that want to be back in the area and are unable to afford larger homes • This is a purchase product and not a for rent product • Surrounding land uses are residential and commercial and has access off of Woodruff Rd. • Still looking at the price range but would like to stay below the price point for the average home in this area <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Concerned with the current status of Vaughn Rd. • Concerned with safety of this road with regards to cut-through traffic • The time to turn off of Vaughn Rd. takes several minutes and gets extremely backed up requiring cars to cut through private property or to turn around • The property would better be used for detached single-family residential and not multiple attached townhomes <p>2) Citizen</p> <ul style="list-style-type: none"> • Concerned with congestion and how this will not align with the Comprehensive Plan • The proposed development does not promote appropriate growth <p>3) Citizen</p> <ul style="list-style-type: none"> • Traffic on Vaughn Rd. has increased significantly over the past 6 years • Commercial businesses have now had to block off their parking 					<p>Petition/Letter For: None</p> <p>Against: Email – 4 Signatures – 247 Letter – 1</p>

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	<p>lots to prevent cut-through traffic</p> <ul style="list-style-type: none"> • Residents along Vaughn Rd. have fear about leaving their home due to the traffic and safety concerns • Current safety and traffic concerns need to be corrected before any additional development can occur 	
Staff Report	<p>List of meetings with staff: N/A</p> <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 2.77 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not included in any area or community plans. • Vaughn Road is a two-lane County-maintained local road. The parcel has approximately 216 feet of frontage along Vaughn Road. The parcel is approximately .2 miles east of the intersection of Woodruff Road and Vaughn Road. The property is not along a bus route. There are 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. The applicant is proposing a townhome development. <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information: The applicant is proposing a maximum of 35 single-family attached residential units. The site consists of two parcels and 2.69 acres.</p> <p>Proposed Land Uses: The intended use for the site is a townhome development.</p> <p>Architectural Design: The applicant states that the buildings may be grouped in clusters of 3 to 6 units. Materials will include white cement board and batten with black metal roofing and black architectural shingles. Windows, doors, and garage doors will be black or darker color framing.</p> <p>Access and Parking: The site is accessed from one location on Vaughn Road. 2 parking spaces per unit are proposed, as well as an additional 7 visitor spaces including 1 handicap parking space. A 5-foot wide sidewalk will be provided within the development.</p> <p>Landscaping and Buffering: An exterior setback of 12.5 feet will be provided.</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</p> <p>The subject parcel, zoned R-S, Residential Suburban District, is located along Vaughn Road, a two-lane County-maintained local road. The <u>Plan Greenville County</u> Comprehensive Plan designates the area as Suburban Neighborhood, which recommends a density of 3 to 5 units per acre. Staff is of the</p>	

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	<p>opinion that the proposed rezoning to FRD, Flexible Review District, to allow for a maximum of 35 units, is not consistent with the Comprehensive Plan and that the proposed density is too high for the surrounding area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
GCPC	<p>At the July 26, 2023 Planning Commission meeting, the Commission voted to deny the rezoning request to FRD, Flexible Review District.</p>



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-047

APPLICANT: Daniel Merritt of Seamon Whiteside for Vaughn Road Properties, LLC

PROPERTY LOCATION: 42 and 44 Vaughn Rd., Greenville, SC 29615

PIN/TMS#(s): 0539030101104 and 0539030101105

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Townhome Development

ACREAGE: 2.77

COUNCIL DISTRICT: 21 - Harrison

ZONING HISTORY: These parcels were originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. Previous rezoning request, Docket CZ-2022-095, request to rezone from R-S, Residential Suburban District to FRD, Flexible Review District was withdrawn by the applicant. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S, PD	Single-Family Residential, Commercial
South	R-S, C-2, PD	Single-Family Residential, Medical Office, Vacant Land
West	R-S	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – Not currently available

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 included in any area and 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-S	1.7 units/acre	2.77	4 units
Requested	FRD	12.63 units/acre		35 units

A successful rezoning would allow for 31 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Vaughn Road is a two-lane County-maintained local road. The parcel has approximately 216 feet of frontage along Vaughn Road. The parcel is approximately .2 miles east of the intersection of Woodruff Road and Vaughn Road. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Langston Charter Middle School is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a maximum of 35 single-family attached residential units. The site consists of two parcels and 2.77 acres.

Proposed Land Uses:

The intended use for the site is a townhome development.

Architectural Design:

The applicant states that the buildings may be grouped in clusters of 3 to 6 units. Materials will include white cement board and batten with black metal roofing and black architectural shingles. Windows, doors, and garage doors will be black or darker color framing.

Access and Parking:

The site is accessed from one location on Vaughn Road. 2 parking spaces per unit are proposed, as well as an additional 7 visitor spaces including 1 handicap parking space. A 5-foot wide sidewalk will be provided within the development.

Landscaping and Buffering:

An exterior setback of 12.5 feet will be provided.

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 R-S, Residential Suburban District, is located along Vaughn Road, a two-lane County-maintained local road. The Plan Greenville County Comprehensive Plan designates the area as Suburban Neighborhood, which recommends a density of 3 to 5 units per acre. Staff is of the opinion that the proposed rezoning to FRD, Flexible Review District, to allow for a maximum of 35 units, is not consistent with the Comprehensive Plan and that the proposed density is too high for the surrounding area.

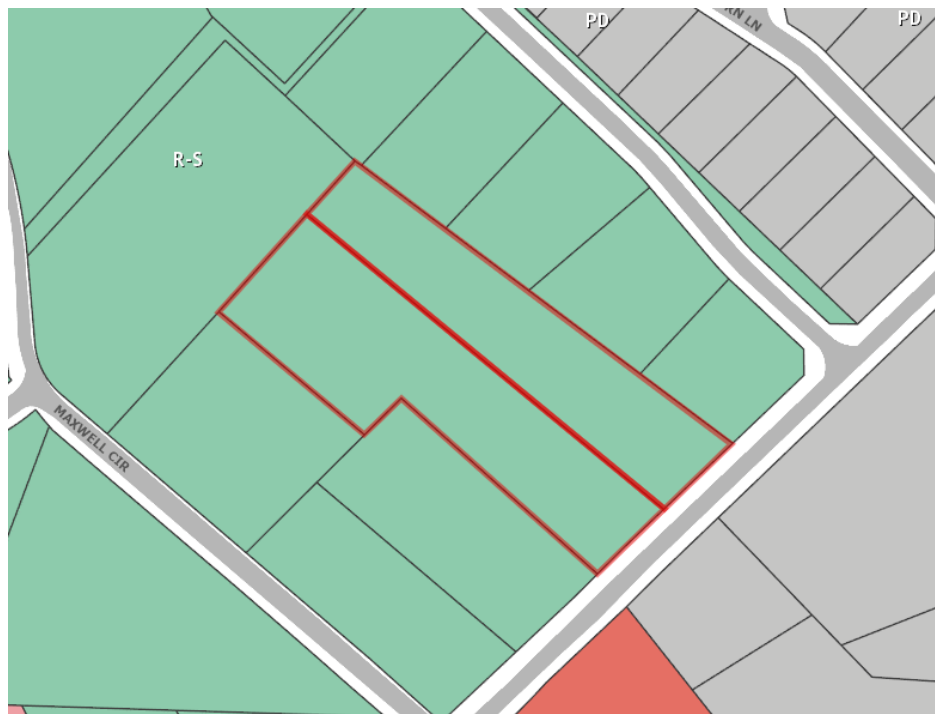
STAFF

RECOMMENDATION:

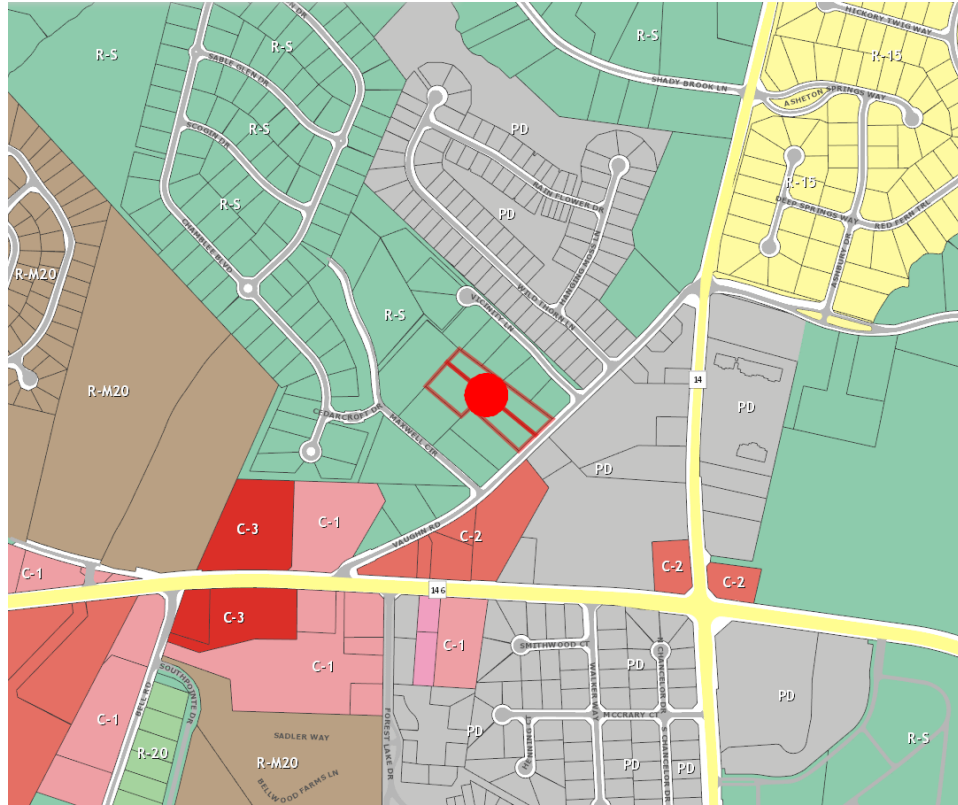
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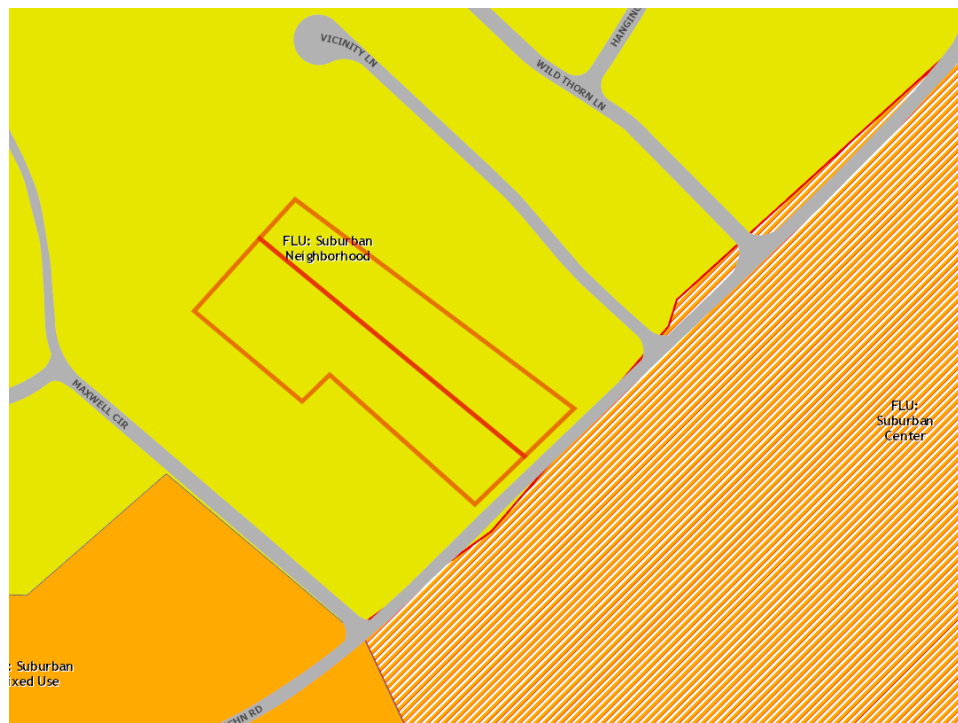
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map