

**Zoning Docket from August 14<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-052	Paul Harrison of Bluewater Civil Design, LLC for Patricia Norwood, Trustee of the PBJN 20 Exempt Trust 1529 Roper Mtn. Rd. 0533030100400 I-1, Industrial District to FRD, Flexible Review District	21	Denial			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>- Development will be for a designated age of residents</li> <li>- Will have several amenity areas for the residents</li> <li>- Homes will be a variety of styles with stacked units and single-family residential</li> <li>- This is intended to be a walking community</li> </ul> </li> <li>2) Engineer <ul style="list-style-type: none"> <li>- There will be three access points (one main, one right-in/right-out, and one emergency)</li> <li>- As a part of the TIS, a signal will have to be added at the intersection of Snipes Rd. and Roper Mountain Rd.</li> <li>- Development will be treated on site</li> <li>- Will be ok with installing a sidewalk along Snipes Rd. to Roper Mountain Rd.</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>- Read the FLU from the Dublin Rd. Area Plan. The parcel is designated as Industrial</li> <li>- The proposed development does not compliment the surrounding nonresidential area</li> <li>- Wants the storm water management to be held to a 100 year storm requirement</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>- Does not meet the Dublin Rd. Area Plan</li> <li>- Proposed development will increase traffic in this area</li> <li>- Has concerns regarding water runoff</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>- Has lived in this area for 6 decades</li> <li>- Not against development, but wants development that respects the community and be consistent</li> </ul> </li> <li>4) Citizen <ul style="list-style-type: none"> <li>- Would like Council to “maintain the status quo”</li> <li>- This development will impact all that live in this area</li> <li>- States the TIS is incomplete and inadequate</li> <li>- Traffic backs up in this area</li> </ul> </li> </ol>					<p><b>Petition/Letter For:</b> Letter – 1 Email – 16</p> <p><b>Against:</b> Letter – 1 Email – 48</p>

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	<p>5) Citizen</p> <ul style="list-style-type: none"> <li>- Lives across the street</li> <li>- Would like Entrance 1 be right-in/right-out only and speed bumps installed along Snipes Rd.</li> </ul> <p>6) Citizen</p> <ul style="list-style-type: none"> <li>- Agree with neighbors</li> <li>- Stated that there are significant impacts on the existing creek</li> </ul> <p>7) Citizen</p> <ul style="list-style-type: none"> <li>- Concerned with water runoff</li> </ul> <p><b>** At the meeting, there was approximately 53 people that stood in opposition**</b></p> <p><b>** At the meeting, there was approximately 9 people that stood in favor**</b></p> <p><b>List of meetings with staff: N/A</b></p>	
<p><b>Staff Report</b></p>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 23.46 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial and Suburban Mixed Use</i>. The subject property is part of the <u>Dublin Road Area Plan</u>, where it is designated as <i>Industrial</i>.</li> <li>• Roper Mountain Road is a two to four lane State-maintained arterial road. The parcel has approximately 591 feet of frontage along Roper Mountain Road. Snipes Road is a two-lane County-maintained local road. The parcel has approximately 1281 feet of frontage along Snipes Road. The parcel is approximately .25 miles east of the intersection of Garlington Road and Roper Mountain Road. The property is not along a bus route. There is an existing sidewalk along Roper Mountain Road.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools 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 multifamily residential.</li> </ul> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></p> <p>The applicant is proposing to develop an age restricted (55+) residential rental community. The proposed community would have a variety of home types and feature amenities such as walking trails, a clubhouse, sport courts, and raised garden beds. There would be 156 new units developed in addition to one existing home which would remain on the site. The site consists of one parcel and ±23.46 acres.</p> <p><b>Proposed Land Uses:</b></p> <p>The intended use for the site is multifamily residential units.</p> <p><b>Architectural Design:</b></p> <p>The applicant states that the home types provided would include single-family detached, stacked townhomes, courtyard homes, and flats. Building materials may include Hardie board, shake siding, board and batten, brick/stone, or a combination of these.</p> <p><b>Access and Parking:</b></p> <p>The site would have three access points: one full access and one emergency access off of Snipes Road, and a right-in right-out access off of Roper Mountain Road. Internal drives will be private with sidewalks provided on both sides. 90° and parallel parking will be provided along the private drives, with most units also having a garage. A minimum of 2 spaces per unit will be provided with a</p>	

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	<p>minimum 10% additional parking.</p> <p><b>Landscaping and Buffering:</b> The applicant states that there will be a 30’ building setback off of Roper Mountain Road and Snipes Road, with a 25’ perimeter setback off of other property lines. Street trees are to be provided along internal drives and around parking areas. Road frontages are to be landscaped.</p> <p><b>Signage and Lighting:</b> The applicant states that 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> The subject parcel, zoned I-1, Industrial District, is located along Roper Mountain Road, a two to four-lane State-maintained arterial road and Snipes Road, a two-lane County-maintained Local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would not be consistent with the <u>Plan Greenville County Comprehensive Plan</u>, which designates the majority of the parcel as <i>Industrial</i>. It would also be inconsistent with the <u>Dublin Road Area Plan</u> which also designates the parcel as <i>Industrial</i>. Furthermore, the <u>Dublin Road Area Plan</u> states that no increase in residential density is warranted without improvements to the area’s infrastructure.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
<b>GCPC:</b>	At the August 23 <sup>rd</sup> Planning Commission Meeting the Commission voted to approve the rezoning request to FRD, Flexible Review District, if the following conditions are met; install SCDDOT approved left turn lane onto Snipes Road, use stormwater management to hold back the 100 year floodplain, and allocate right-of-way along Snipes Road for road improvements.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2023-052

**APPLICANT:** Paul Harrison of Bluewater Civil Design, LLC for Patricia Norwood, Trustee of the PBJN 20 Exempt Trust

**PROPERTY LOCATION:** 1529 Roper Mtn. Rd., Greenville, SC 29615

**PIN/TMS#(s):** 0533030100400

**EXISTING ZONING:** I-1, Industrial District

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

**PROPOSED LAND USE:** Multifamily Residential

**ACREAGE:** 23.46

**COUNCIL DISTRICT:** 21 - Harrison

**ZONING HISTORY:** This parcel was originally zoned I-1, Industrial District in May 1971 as part of Area 2. There have been no previous rezoning requests.

**EXISTING LAND USE:** Single-Family Residential and Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S, I-1	Single-Family Residential, Outdoor Recreation, Commercial
East	R-S, R-15, R-20	Single-Family Residential
South	R-S, R-20, S-1, I-1	Single-Family Residential, Commercial, Industrial
West	S-1, I-1	Commercial, Vacant

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial and Suburban Mixed Use*. \*\*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 Dublin Road Area Plan, where it is designated as *Industrial*.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	23.46	0 units
Requested	FRD	6.69 units/acre		157 units

A successful rezoning would allow for 157 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Roper Mountain Road is a two to four lane State-maintained arterial road. The parcel has approximately 591 feet of frontage along Roper Mountain Road. Snipes Road is a two-lane County-maintained local road. The parcel has approximately 1281 feet of frontage along Snipes Road. The parcel is approximately .25 miles east of the intersection of Garlington Road and Roper Mountain Road. The property is not along a bus route. There is an existing sidewalk along Roper Mountain Road.

Location of Traffic Count	Distance to Site	2018	2019	2021
Roper Mountain Road	1,950' W	16,700	17,000 +1.8%	13,400 -21.2%

**CULTURAL AND ENVIRONMENTAL:**

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

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to develop an age restricted (55+) residential rental community. The proposed community would have a variety of home types and feature amenities such as walking trails, a clubhouse, sport courts, and raised garden beds. There would be 156 new units developed in addition to one existing home which would remain on the site. The site consists of one parcel and ±23.46 acres.

**Proposed Land Uses:**

The intended use for the site is multifamily residential units.

**Architectural Design:**

The applicant states that the home types provided would include single-family detached, stacked townhomes, courtyard homes, and flats. Building materials may include Hardie board, shake siding, board and batten, brick/stone, or a combination of these.

**Access and Parking:**

The site would have three access points: one full access and one emergency access off of Snipes Road, and a right-in right-out access off of Roper Mountain Road. Internal drives will be private with sidewalks provided on both sides. 90° and parallel parking will be provided along the private drives, with most units also having a garage. A minimum of 2 spaces per unit will be provided with a minimum 10% additional parking.

**Landscaping and Buffering:**

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**Signage and Lighting:**

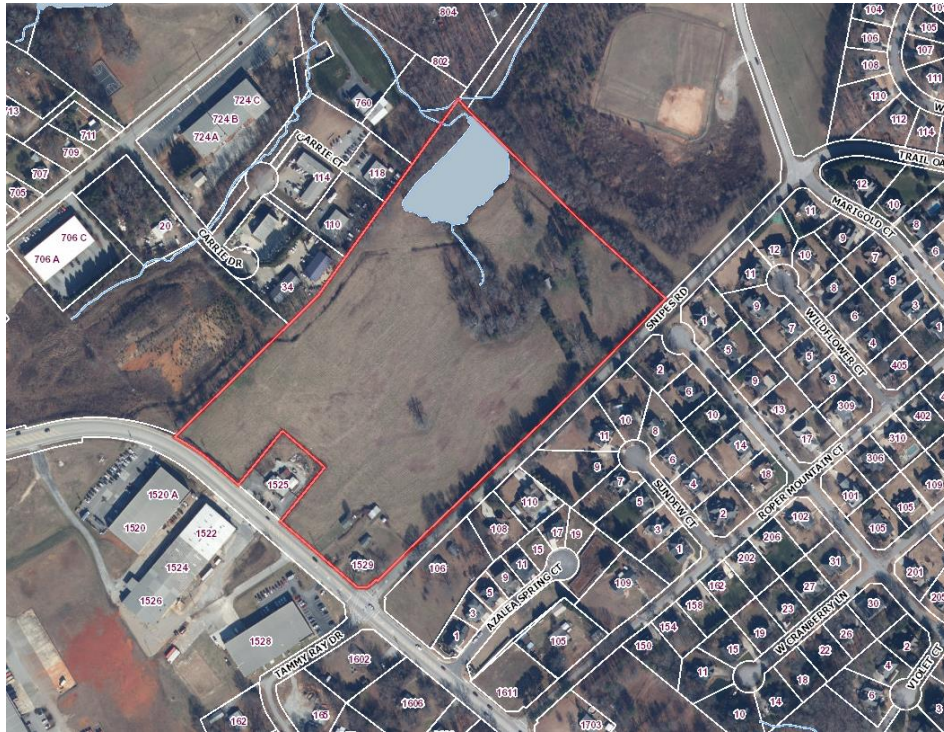
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**CONCLUSION:**

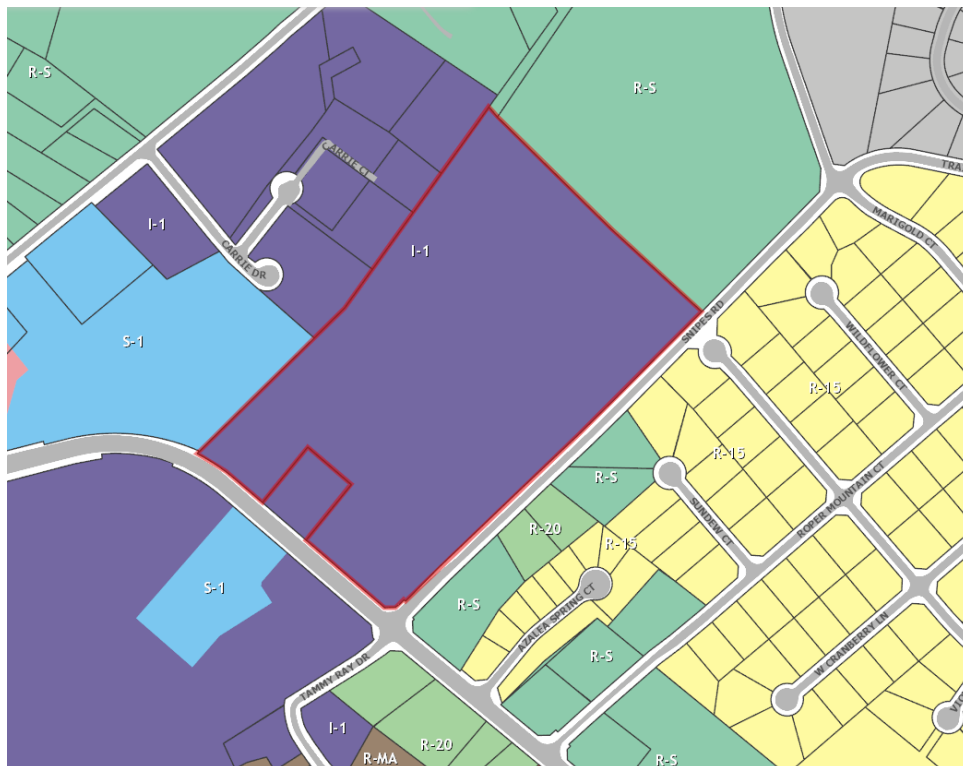
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**STAFF****RECOMMENDATION:**

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

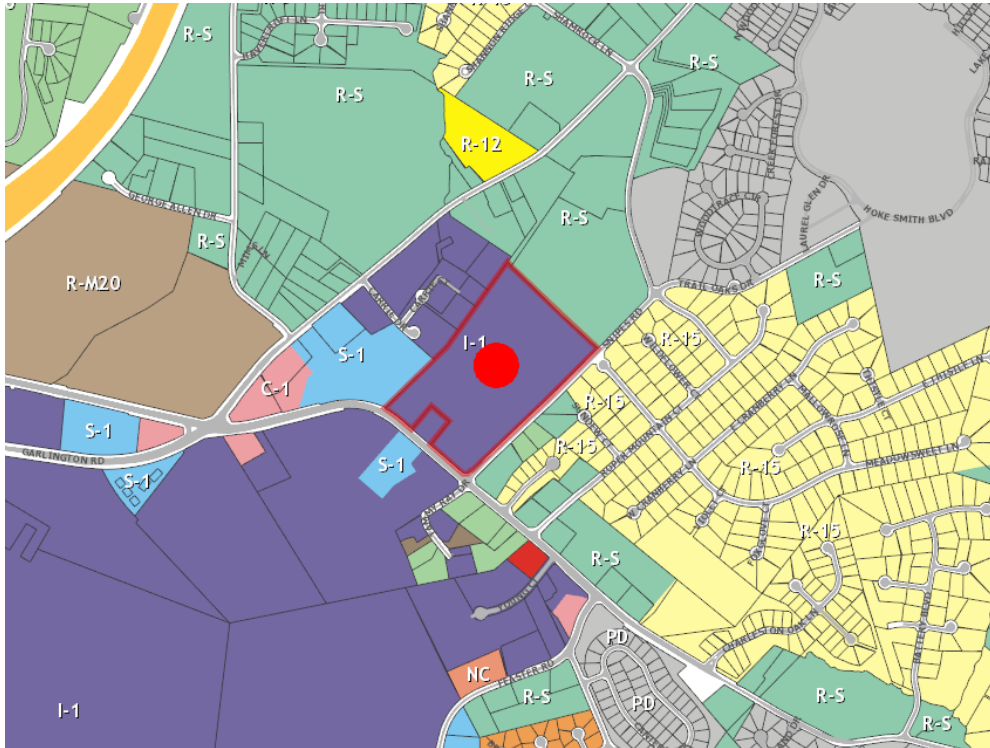


Aerial Photography, 2023

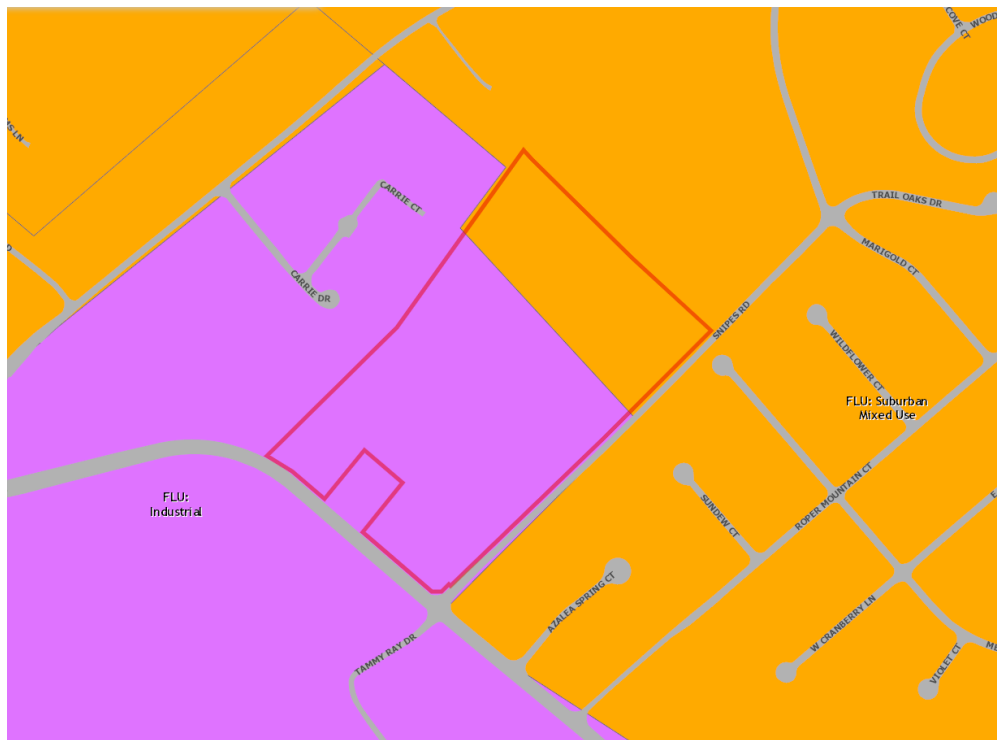


Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Dublin Road Area Plan, Future Land Use Map