

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-084	James Durham Martin III of Arbor Land Design for Robert C. Jenkins Revoc Trust 318 Old Boiling Springs Rd., Greer, SC 29650 0533040101220 R-S, Residential Suburban District to FRD, Flexible Review District	21	Approval with conditions	Approval with conditions		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • The main reason this is different from the previous case is due to the acreage and the required setbacks • Does not believe that attached single-family residential on this side of Old Boiling Springs Rd. is appropriate and that is why he is proposing a detached single-family residential development • Will be straightening up a property line situation with an adjacent parcel • There is a drainage issue that will be addressed • Will be proposing a high end community 2. Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject parcel that has a property line issue with the subject parcel • Does not want to see a commercial development at the back of the parcel • Has spoken with several neighbors and all are confident with the fact that the water runoff issue will be fixed • Have had issues with people running through the vacant parcel and this development will help with that <p><u>Speakers Against:</u></p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 5.36 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 part of any area or community plans. • Old Boiling Springs Road is a two-lane State-maintained local road and the parcel has approximately 520 feet of frontage along it. The property is located approximately .33 miles northwest of the intersection of Old Boiling Springs Road and Pelham Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the 					

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site. There are no schools located within one mile of the site.

- The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing to a Single-Family Residential Development.

Project Information:

The applicant is proposing a single-family detached residential subdivision with a maximum of 13 homes. Homes will be a maximum of 4,800 sq. ft.

Proposed Land Uses:

The proposed use for the site is single-family detached residential.

Architectural Design:

The applicant states that the homes will be two and/or two and one half-story with an attached garage. Materials may include brick, stone, and/or fiber-cement board. Colors will be muted/natural.

Access and Parking:

There will be one entrance off of Old Boiling Springs Road. A minimum 5' sidewalk will be provided along internal roads. The applicant states that 2 parking spaces will be provided per unit.

Landscaping and Buffering:

The applicant states that a 20' landscape buffer and 25' building setback will be provided along all external property lines. Home lots will not expand into these areas. The site will adhere to the GC Tree Ordinance. Other common areas may also be landscaped.

Signage and Lighting:

The applicant states that signage will comply with the Greenville County Zoning Ordinance. Lighting will meet IESNA full-cutoff standards and not be mounted higher than 25' above finished grade. 15' will be the minimum mounting height.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District is located along Old Boiling Springs Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to create a single-family detached development would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Suburban Neighborhood and would not have an adverse impact on the surrounding area.

The development would have to meet the following conditions:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-084

APPLICANT: James Durham Martin III of Arbor Land Design for
Robert C. Jenkins Revoc Trust

PROPERTY LOCATION: 318 Old Boiling Springs Rd., Greer, SC 29650

PIN/TMS#(s): 0533040101220

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 5.36

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban District in May, 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	PD	Single-Family Residential
South	C-2	Retail
West	PD	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 Neighborhood*.
**Please refer to the Future Land Use Map at the end of the document.
**

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or 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	5.36	7 units
Requested	FRD	2.5 units/acre		13 units

A successful rezoning would allow for 6 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Boiling Springs Road is a two-lane State-maintained local road and the parcel has approximately 520 feet of frontage along it. The property is located approximately .33 miles northwest of the intersection of Old Boiling Springs Road and Pelham Road. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

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:

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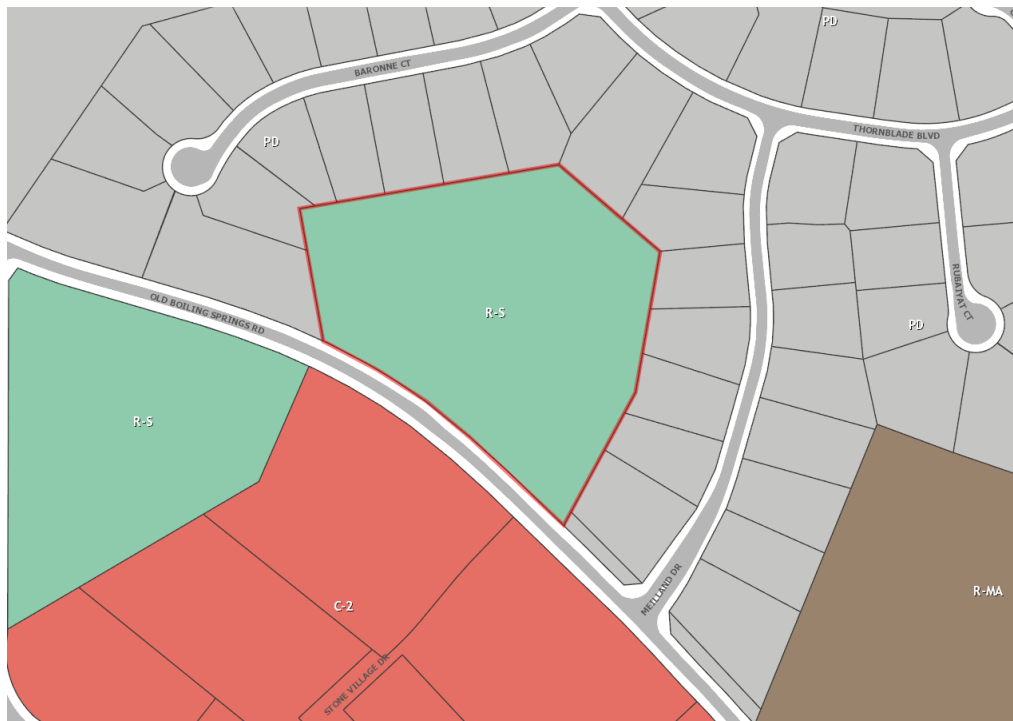
STAFF

RECOMMENDATION:

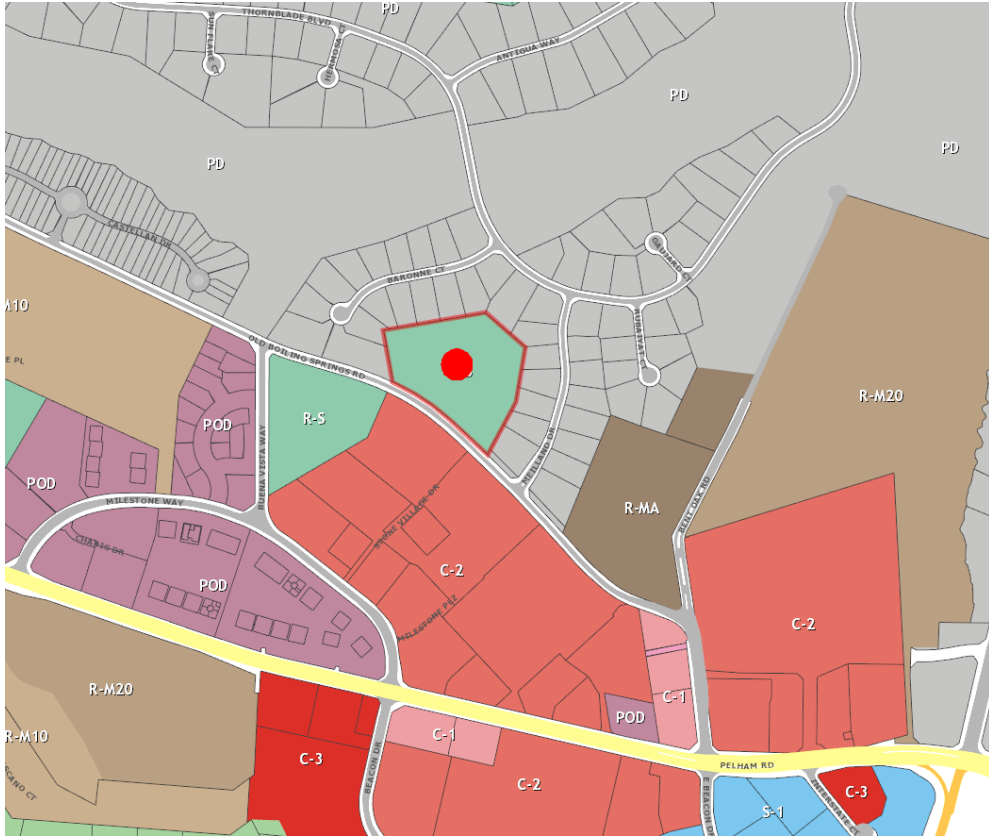
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Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map