

Zoning Docket from February 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-015	Paul Harrison of Bluewater Civil Design, LLC for Stratford Green, LLC Stratford Rd., Greenville, SC 29605 0377001201502 C-2, Commercial District to FRD, Flexible Review District	25	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Plans to have all surface parking for community, not a Tiny Home Community but a Micro Community. For sale homes, stick-built with foundations. Around 2 ½ acres of community area. All units will be accessed with pedestrian access. Development will be an opportunity to address a current need in Greenville County. Will provide an affordable product through homeownership. Will have public water and public sewer. Ties into Stratford Road. 800 square foot minimum up to 1200 square foot home sizes. There is a similar community in Atlanta. ADA parking spaces will be on site. 3 – 5 Building Footprints planned. Prices will range from 150,000 to 260,000. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: Pre-submittal Meeting 12/21/2023</p>					<p><u>Petition/Letter For:</u></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 4.88 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. A portion of the subject property is part of the South Greenville Area Plan where it is designated as Commercial. • Stratford Road is a two-lane County-maintained local road and the parcel has approximately 100 feet of frontage along it. The property is located approximately .12 miles northwest of the intersection of Stratford Road and Augusta Road (Hwy 291). The property is not along a bus route, but Route 507 has a bus stop ~.4 miles away at White Horse Road and S. Fairfield Road. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. The Donaldson Career Center is 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 Community. <p>Project Information: The applicant is proposing a residential community comprised of smaller square footage homes. There will be a maximum of 60 units not to exceed 72,600 cumulative square feet.</p>					

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Proposed Land Uses:

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

Architectural Design:

The applicant states that the homes will be a minimum of 800 and maximum of 1,210 square feet in size with a maximum height of 35'. Homes will be 1-3 bedrooms and will face on proposed concrete sidewalks. Building materials will consist of vinyl siding using cohesive color combinations with stone, shake, and board and batten accents. Roofing will be dimensional asphalt shingles.

Access and Parking:

There will be one entrance off of Stratford Road and private interior roads. Sidewalks are to be provided along home fronts and the internal drives. The applicant states that 2 parking spaces will be provided per unit.

Landscaping and Buffering:

The applicant states that a 5' landscape buffer will be provided at select locations as shown on the Preliminary Development Plan. A 12.5' setback will be provided along all external property lines, with a 20' setback along Stratford Road. Common areas will be provided throughout the site with items such as a fire pit and/or outdoor pavilion. A dog park will be provided on the site.

Signage and Lighting:

The applicant states that a monument sign will be provided at the entrance on Stratford Road which will conform to the Greenville County Sign Ordinance. Lighting will adhere to Greenville County Zoning Ordinance Section 12:1.1.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned C-2, Commercial District is located along Stratford Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a small-size home residential development would not create an adverse impact on surrounding properties. Additionally, the development could create a buffer between the residential neighborhoods and commercial uses accessed off of Augusta Road.

The development would have to meet the following condition:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit Final 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-2024-015

APPLICANT: Paul Harrison of Bluewater Civil Design, LLC for
Stratford Green, LLC

PROPERTY LOCATION: Stratford Rd., Greenville, SC 29605

PIN/TMS#(s): 0377001201502

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential Community

ACREAGE: 4.88

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned C-2, Commercial District in May, 1971 as part of Area 2. Previous Docket CZ-1980-011 to rezone the property from C-2, Commercial District to R-M, Multi-Family District was denied by County Council. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	C-2	Retail
South	C-2	Retail, Office
West	R-12	Single-Family Residential

WATER AVAILABILITY: Greenville Water – Annexation Covenant Required

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:

A portion of the subject property is part of the South Greenville Area Plan where it is designated as *Commercial*.

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	C-2	16 units/acre	4.88*	62 units
Requested	FRD	12.3 units/acre		60 units

*In C-2 zoning, only up to 80% of the acreage may be residential.

A successful rezoning would allow for 2 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Stratford Road is a two-lane County-maintained local road and the parcel has approximately 100 feet of frontage along it. The property is located approximately .12 miles northwest of the intersection of Stratford Road and Augusta Road (Hwy 291). The property is not along a

bus route, but Route 507 has a bus stop ~.4 miles away at White Horse Road and S. Fairfield Road. 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. The Donaldson Career Center is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a residential community comprised of smaller square footage homes. There will be a maximum of 60 units not to exceed 72,600 cumulative square feet.

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CONCLUSION:

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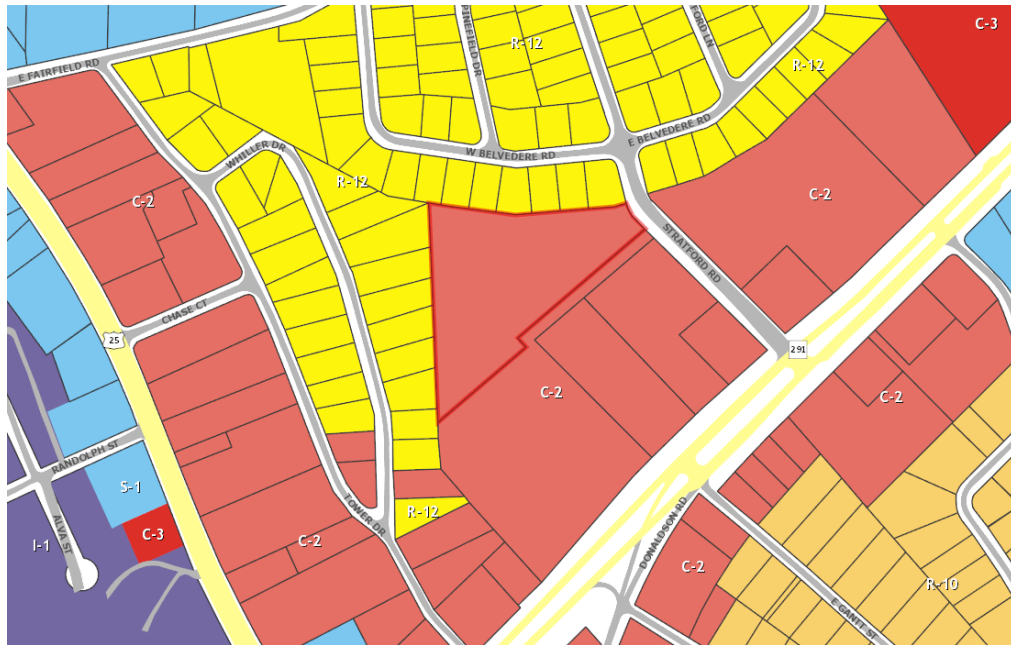
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**STAFF
RECOMMENDATION:**

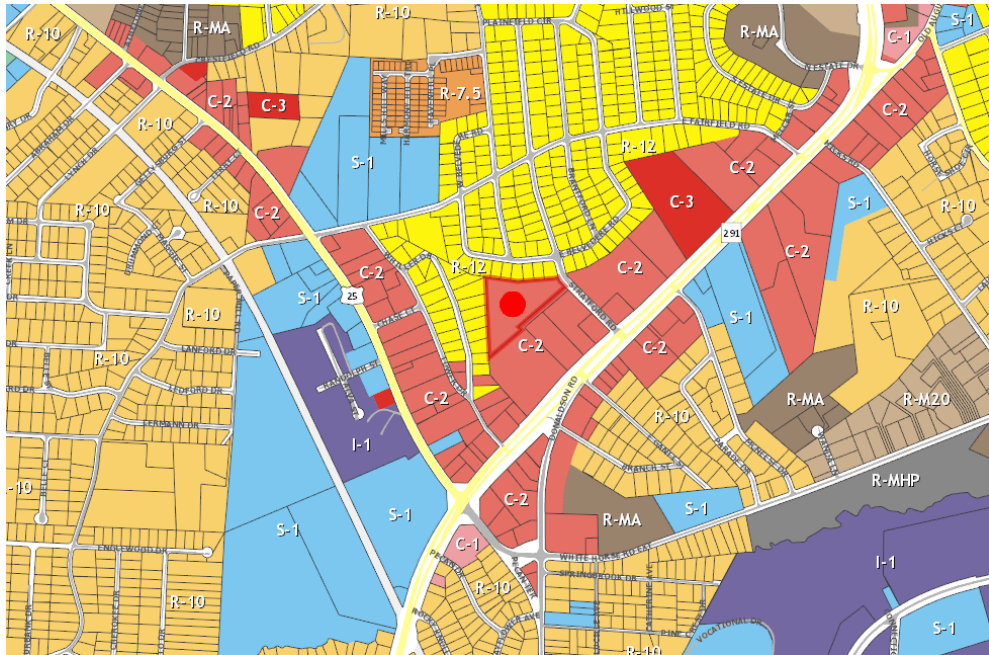
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Aerial Photography, 2023



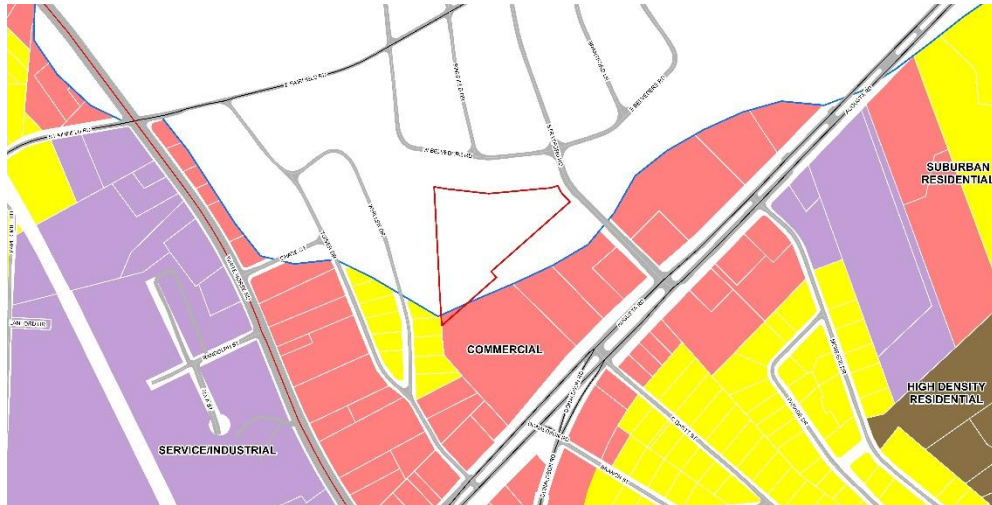
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map