

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-9	Chuck Reichert SW corner of Phillips Road and Boiling Springs Road Greer, SC 29650 0540030101704; and 0540030101705; and 0540030101703 R-12 to Flexible Review District	21	Approval with Conditions	Approval with Condition as Amended		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2014 were:</b></p> <p><u>Speakers For:</u></p> <p>Chuck Reichert, owners' representative. Presentation to Council explained FRD advantages, being that you know what you are getting with an FRD. 54 single family detached units, with any changes to go before Council, 4.3 units per acre proposed. Traffic peak according to Gaye Sprague, traffic engineer, would be 34 in AM and 46 PM with R-12 zoning, and 25 AM with 23 PM with proposed FRD zoning. Projected price range in high \$200's to low \$300's. In response to Councils' questions, Mr. Reichert answered that empty nesters are the target audience, land values dictate the amount of units proposed, and Woodstone Cottages HOA is \$180/month.</p> <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> <li>1) Rick Janczak, started online petition with 765 signatures. Six issues with request, traffic, safety, flooding, precedent, property values, schools.</li> <li>2) Clayton Jennings, representing Bob and Ann Vaughan. Dense zoning is not at intersections. Misleading to say traffic will decrease. 37 accidents recently. Development will contaminate Vaughan's well water, causing \$25k damages. Will cause more flood issues and runoff problems.</li> <li>3) Gary Ellesby, disputes traffic count. What will happen to drainage ditch at Quail Ridge? Zoning for single family homes should be honored.</li> <li>4) Chris DeYoung, has percolation concerns. The stormwater retention shown is not adequate. Has additional traffic and safety concerns.</li> <li>5) Linda Renniger, lives near creek. Potential flooding to creek is dangerous, will destroy property value.</li> <li>6) Alexander Zandt, professional engineer. The traffic numbers indicated of 8,600 do not include peak time traffic. FEMA map is 10 years old, and hasn't been studied. Flooding comes 3' above grade.</li> <li>7) Don Cutting, Boiling Springs Road has blind hills and dangerous curves. Approval would set a precedent for spot zoning. Spot zoning here would be out of place. No impact fees on developers in the area. Think of impacts onto Boiling Springs Rd. Look at traffic study closely.</li> <li>8) Scott Thomason, has concerns about faster dangerous road on Boiling Springs Road</li> </ol>					<p><b>Petition/Letter</b></p> <p>For – None</p> <p>Against – Rick Janczak petition (687 signatures, a total of 999 when combined with online petitions); Standard petition form (82 signatures); numerous email correspondence with staff</p>
Staff Report	<p>The 12.7-acre site is comprised of three (3) parcels, located at the southwest corner of Boiling Springs Road and Phillips Road. All abutting and neighboring properties are zoned for single-family</p>					

	<p>homes, and many of these homes, including those located within the immediate vicinity have lot sizes that are at least 10,000 square feet. As previously mentioned, the subject parcels are zoned R-12, and when combined, can yield a maximum of 45 dwelling units (3.6 du/acre). The conceptual plan for this FRD project proposes 54 single family (detached) dwellings, which is nine (9) more units than what the property is entitled under the R-12 zoning district.</p> <p>With respect to the house sizes in the FRD, it its staff’s opinion that the number of bedrooms and square footage of each home proposed in the FRD project would be compatible to the houses located on abutting properties and within the immediate vicinity. However, the FRD project would deviate from the surrounding community in terms of lot size. In this case, the FRD project is proposing smaller lot sizes than its neighboring counterparts, but the development as a whole contains desirable attributes and provisions, such as opportunities for on-site recreation and guest parking, as well as anticipating for storm water management solutions.</p> <p>As with any project, it is incumbent upon staff to ensure that adequate public infrastructure exists (or is at least planned) when a new development is complete. An eight inch (8”) water main, owned by Greenville Water, is located within the Phillips Road right-of-way. No water main is located within the Boiling Springs Road right-of-way, but a water main could be extended by the developer, if necessary. Regardless, Greenville Water currently has enough capacity to serve the proposed number of homes. According to the conceptual plan for the FRD project, the pavement of the interior drive aisle would be 24 feet in width, which meets minimum standards. The size and design of off-street parking areas would also meet minimum standards. While not a major concern, it is staff’s opinion the project would be better served if it contained a second point of ingress/egress along the north property line. A second point of ingress/egress on Phillips Road would help alleviate traffic congestion on Boiling Springs Road and provide for a second point of emergency ingress/egress (and for service vehicles). It should be noted that a second access point along Phillips Road would likely result in the elimination of two (2) or more dwelling units. Since Boiling Springs Road accommodates significantly more vehicular traffic than Phillips Road and because the point of ingress/egress along Boiling Springs Road is close to the intersection of Boiling Springs and Phillips Roads, it is staff’s opinion it would be prudent for the developer to include a left turn lane from Boiling Springs Road into the proposed development to help alleviate any anticipated traffic congestion, particularly during peak hour times.</p> <p>One of the objectives of the Plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the conceptual plan for the project complies with the standards for FRD, Flexible Review District. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the FRD district, but contingent upon the following conditions:</p> <ol style="list-style-type: none"> <li>1. Include an access point along Phillips Road, the size and location of which meeting all applicable codes and standards. Staff will only support this condition if topography will allow;</li> <li>2. Include a dedicated left turn lane into the FRD from Boiling Springs Road; and</li> <li>3. Include a sidewalk within the right-of-way of Phillips Road and Boiling Springs Road.</li> </ol>
<b>GCPC</b>	<p>On February 26, 2014 the Planning Commission approved the applicants request with the condition amended as follows:</p> <p style="padding-left: 40px;">To provide three lanes at the entrance on Vinton</p>

**Planning Report**

**DOCKET NUMBER:** CZ-2014-9

**APPLICANT:** Chuck Reichert

**PROPERTY LOCATION:** Southwest corner of Boiling Springs Road and Phillips Road

**PIN/TMS#(s):** 0540030101704, 0540030101705 and 0540030101703

**EXISTING ZONING:** R-12, Single-Family Residential

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

**ACREAGE:** 12.7

**COUNCIL DISTRICT:** 21 – Burns

**ZONING HISTORY:** The parcel was originally zoned R-12 in May of 1970 (Area 1)

**EXISTING LAND USE:** Residential (partially developed)

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	R-12	Right-of-way for Phillips Road; then farther north are single-family homes
East	R-S	Right-of-way for Boiling Springs Road; then farther east are single-family homes and undeveloped residential
South	R-12	Single-family homes
West	R-12	Single-family homes

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District (services would be provided via an existing ReWa trunk line on the property)

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2

**ROADS:** Boiling Springs Road: 2-lane State-maintained major collector/minor arterial  
Phillips Road: 2-lane County-maintained minor collector

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase. The closest and most relevant traffic count was conducted on Boiling Springs Road in 2012, approximately 365 feet north of the intersection of Boiling Springs Road and Phillips Road. The station counted 8,600 average daily traffic trips, which represented no change from the preceding year, but an overall decrease of 2.38%

over the last five (5) years. Another traffic count was conducted on Phillips Road, nearly 2,000 feet west of the same intersection. This station counted 2,100 average daily trips, which represented an 8.6% change (decrease) from the previous year and a 4.54% decrease from over the last five (5) years.

## **SUMMARY**

The property is zoned R-12, Single-family Residential, which provides for single-family residences of 3.6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, designates 54 home sites. Anyone purchasing a home in this development would own the house and the land directly below the respective building footprint. Everything else, including but not limited to the yards, street, off-street parking areas, recreation/storm water areas, and sidewalks would be owned by the home owner's association.

The purpose and intent of the FRD zoning is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

## **CONCLUSION**

The 12.7-acre site is comprised of three (3) parcels, located at the southwest corner of Boiling Springs Road and Phillips Road. All abutting and neighboring properties are zoned for single-family homes, and many of these homes, including those located within the immediate vicinity have lot sizes that are at least 10,000 square feet. As previously mentioned, the subject parcels are zoned R-12, and when combined, can yield a maximum of 45 dwelling units (3.6 du/acre). The conceptual plan for this FRD project proposes 54 single family (detached) dwellings, which is nine (9) more units than what the property is entitled under the R-12 zoning district.

With respect to the house sizes in the FRD, it is staff's opinion that the number of bedrooms and square footage of each home proposed in the FRD project would be compatible to the houses located on abutting properties and within the immediate vicinity. However, the FRD project would deviate from the surrounding community in terms of lot size. In this case, the FRD project is proposing smaller lot sizes than its neighboring counterparts, but the development as a whole contains desirable attributes and provisions, such as opportunities for on-site recreation and guest parking, as well as anticipating for storm water management solutions.

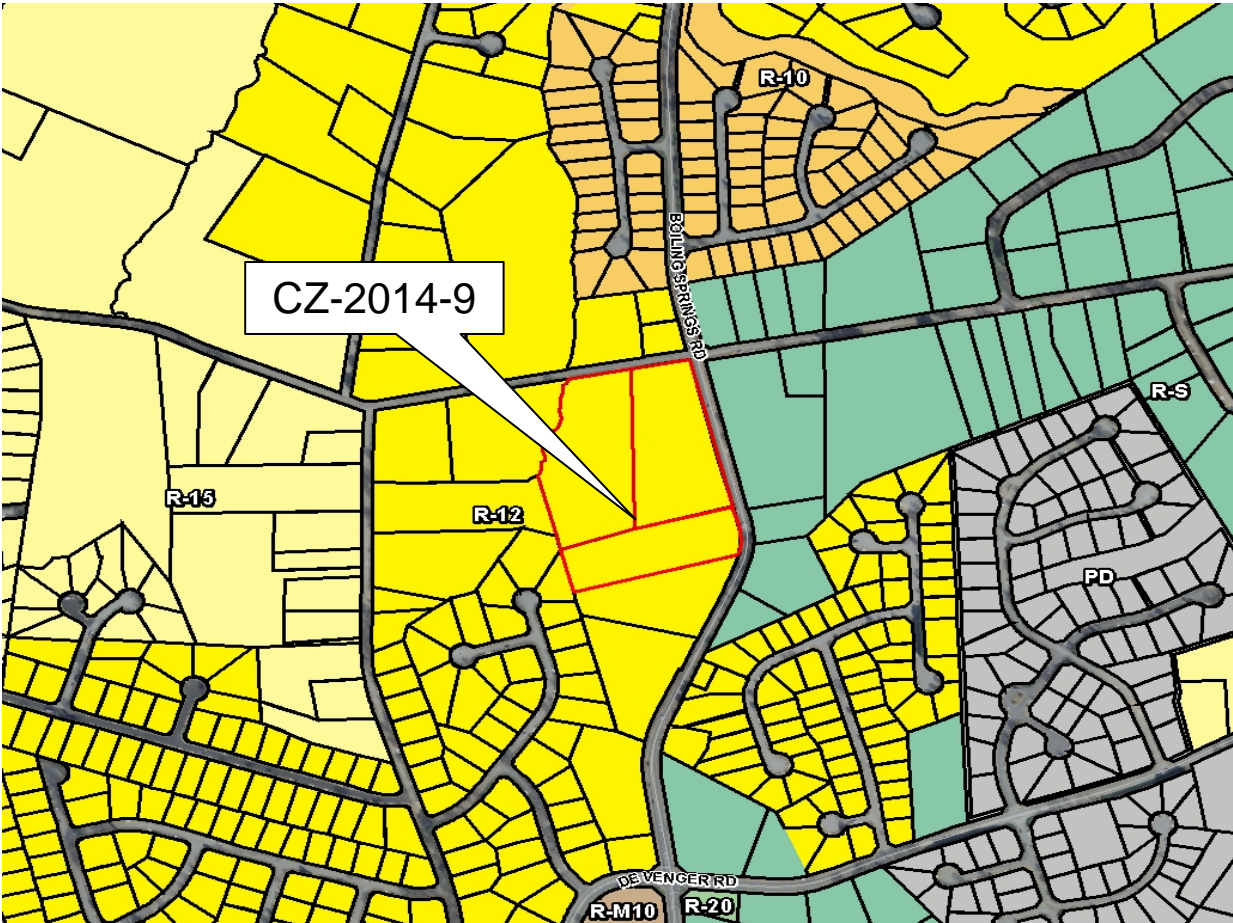
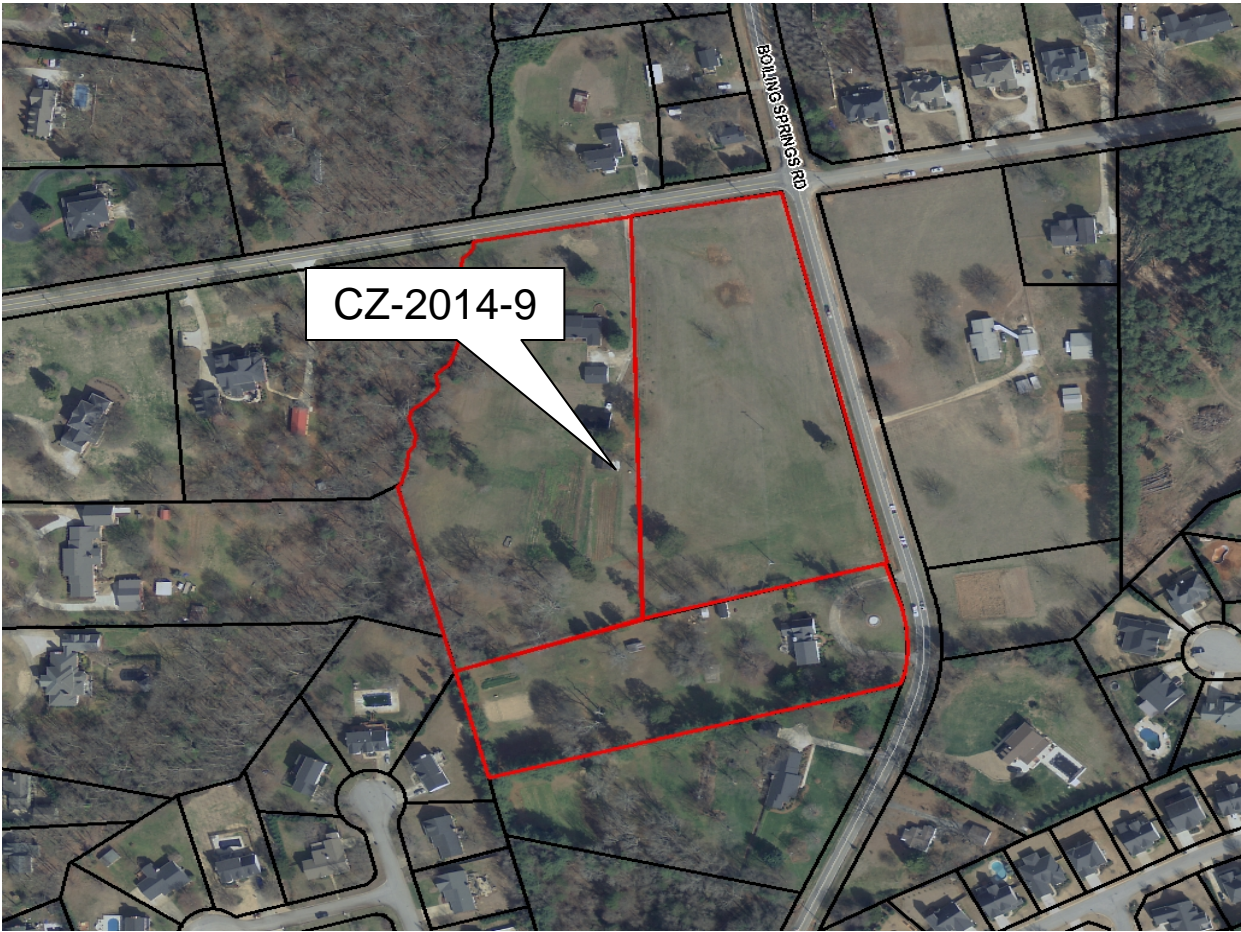
As with any project, it is incumbent upon staff to ensure that adequate public infrastructure exists (or is at least planned) when a new development is complete. An eight inch (8") water main, owned by Greenville Water, is located within the Phillips Road right-of-way. No water main is located within the Boiling Springs Road right-of-way, but a water main could be extended by the developer, if necessary. Regardless, Greenville Water currently has enough capacity to serve the proposed number of homes. According to the conceptual plan for the FRD project, the pavement of the interior drive aisle would be 24 feet in width, which meets minimum standards. The size and design of off-street parking areas would also meet minimum standards. While not a major concern, it is staff's opinion the project would be better served if it contained a second point of ingress/egress along the north property line. A second point of ingress/egress on Phillips Road would help alleviate traffic congestion on Boiling Springs Road and provide for a second point of emergency

ingress/egress (and for service vehicles). It should be noted that a second access point along Phillips Road would likely result in the elimination of two (2) or more dwelling units. Since Boiling Springs Road accommodates significantly more vehicular traffic than Phillips Road and because the point of ingress/egress along Boiling Springs Road is close to the intersection of Boiling Springs and Phillips Roads, it is staff's opinion it would be prudent for the developer to include a left turn lane from Boiling Springs Road into the proposed development to help alleviate any anticipated traffic congestion, particularly during peak hour times.

One of the objectives of the Plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the conceptual plan for the project complies with the standards for FRD, Flexible Review District. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the FRD district, but contingent upon the following conditions:

1. Include an access point along Phillips Road, the size and location of which meeting all applicable codes and standards. Staff will only support this condition if topography will allow;
2. Include a dedicated left turn lane into the FRD from Boiling Springs Road; and
3. Include a sidewalk within the right-of-way of Phillips Road and Boiling Springs Road.

The Planning Commission approved the applicant's request with the following amended condition:  
To provide three lanes at the entrance on Vinton.







Owner:  
 Residential Communities  
 16 West McElmorey Road  
 Taylors, SC 29687  
 Contact: Mark Pyleton  
 Ph: (864) 634-4263

**GENERAL NOTES**  
 Area = 12.7 Acres  
 Number of residential units = 54  
 Each residential unit to have a 2 car garage  
 Final fence location to be determined in the field during construction.  
 Final location of walkway and gasline to be determined in the field during construction.



**REICHERT CONSULTING, LLC**  
 Land Development Services  
 104 Latta Way  
 Taylors, SC 29685  
 Phone: 864-270-3397  
 Fax: 864-243-8354  
 reichertconsulting@gmail.com

**WINDWOOD COTTAGES**  
 GREENVILLE, SC  
**SITE PLAN**

#	DATE	REVISIONS

Date: JAN 2014  
 Designed by: CUR  
 Drawn by: BMS  
 Scale: 1" = 50'  
 Sheet No: