

Zoning Docket from September 19, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-44	R. L. Fogleman, Jr. for James A. Maxwell Jr., Dotsie S. & Cecil O. Barnett Revocable Trust, and Jane Arthur, Trustee 225 Godfrey Road 0531030100800, 0531030100801 and 0531030100701 (portion) R-S, Residential Suburban to FRD, Flexible Review District	21	Approval	Approval 9-28-16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Worked with council, staff and citizens to provide a good proposal • Adding an emergency access per the fire chiefs request • Stated that sewer capacity has been approved for this development <p>2) Resident</p> <ul style="list-style-type: none"> • Would like to see a turn lane on Godfrey Road into the development • Wants applicant to manage ground water flooding • Would like the developer to minimize impact of the development <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: July 25, 2016 – Residents August 2, 2016 - Applicant August 12, 2016 - Residents</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 23.85 acres of property located on Godfrey Road approximately 1.25 miles east of the intersection of Woodruff Road and Highway 14. The parcel has approximately 1,500 feet of frontage along Godfrey Road.</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing 50 single-family residential lots that are 12,000 to 18,000 square foot lots. The houses will consist of brick, stone or masonry and range from 2,500 to 3,500 square feet in size.</p> <p>One point of ingress and egress onto Godfrey Road is proposed, along with one emergency access point. The applicant is providing a twenty-five foot right-of-way along with a twenty-five foot setback and landscape easement along Godfrey Road. The applicant is proposing sidewalks internally along one side the newly proposed private roads.</p> <p>The applicant states the proposed land use is for residential.</p> <p>It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area and that the proposed single-family residences and lot sizes are consistent with surround subdivisions in the area. The request FRD proposal is consistent with the East Woodruff Road Area Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-44

APPLICANT: R. L. Fogleman, Jr. for James A. Maxwell Jr., Dotsie S. & Cecil O. Barnett Revocable Trust, and Jane Arthur, Trustee

PROPERTY LOCATION: 225 Godfrey Road

PIN/TMS#(s): 0531030100800, 0531030100801 and 0531030100701 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 23.85

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential and vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and PD	single-family residential (Oak Meadows and Glens at Roper SD)
East	R-S	single-family residential (Rockwood and Kingsbridge SD)
South	R-S	single-family residential
West	R-S	single-family residential (Oak Meadows SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan and designates as *Residential Low Density* which prescribes 1 to 2 units per acre.

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	R-S	1.7 units/acre	23.85	39 units
Requested	FRD	2.09 units/acre		50 units

A successful rezoning may add up to 11 units.

ROADS: Godfrey Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	5,000' NE	1,550	1,950 25.8%	3,300 69.2%

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 23.85 acres of property located on Godfrey Road approximately 1.25 miles east of the intersection of Woodruff Road and Highway 14. The parcel has approximately 1,500 feet of frontage along Godfrey Road.

The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing 50 single-family residential lots that are 12,000 to 18,000 square foot lots. The houses will consist of brick, stone or masonry and range from 2,500 to 3,500 square feet in size.

One point of ingress and egress onto Godfrey Road is proposed, along with one emergency access point. The applicant is providing a twenty-five foot right-of-way along with a twenty-five foot setback and landscape easement along Godfrey Road. The applicant is proposing sidewalks internally along one side the newly proposed private roads.

The applicant states the proposed land use is for residential.

CONCLUSION:

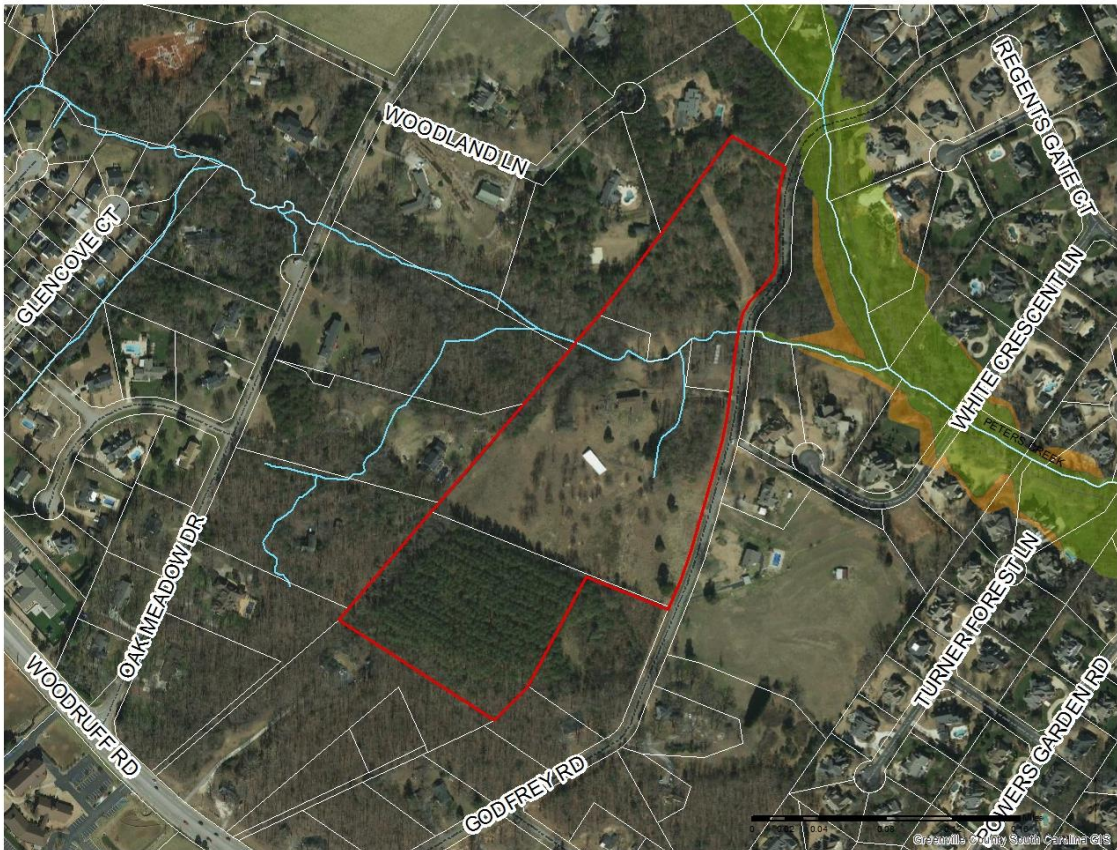
It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area and that the proposed single-family residences and lot sizes are consistent with surround subdivisions in the area. The request FRD proposal is consistent with the East Woodruff Road Area Plan.

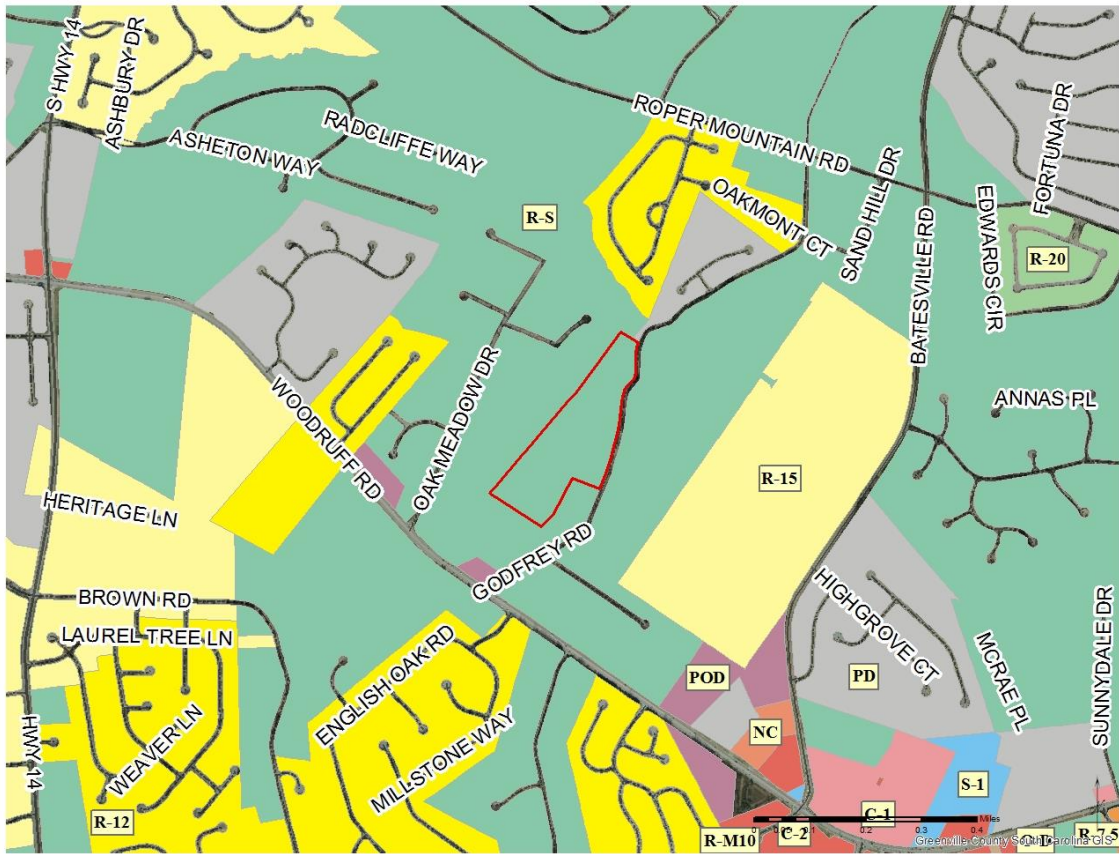
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.

STAFF RECOMMENDATION: Approval

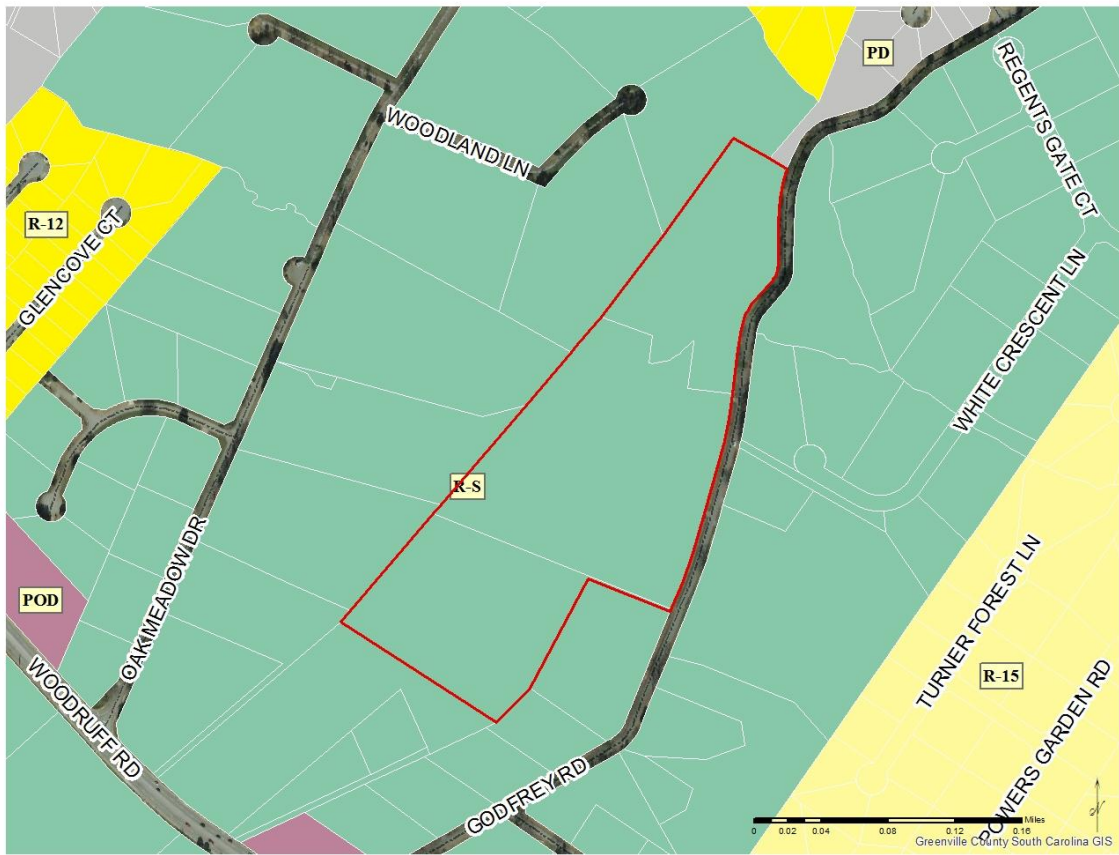


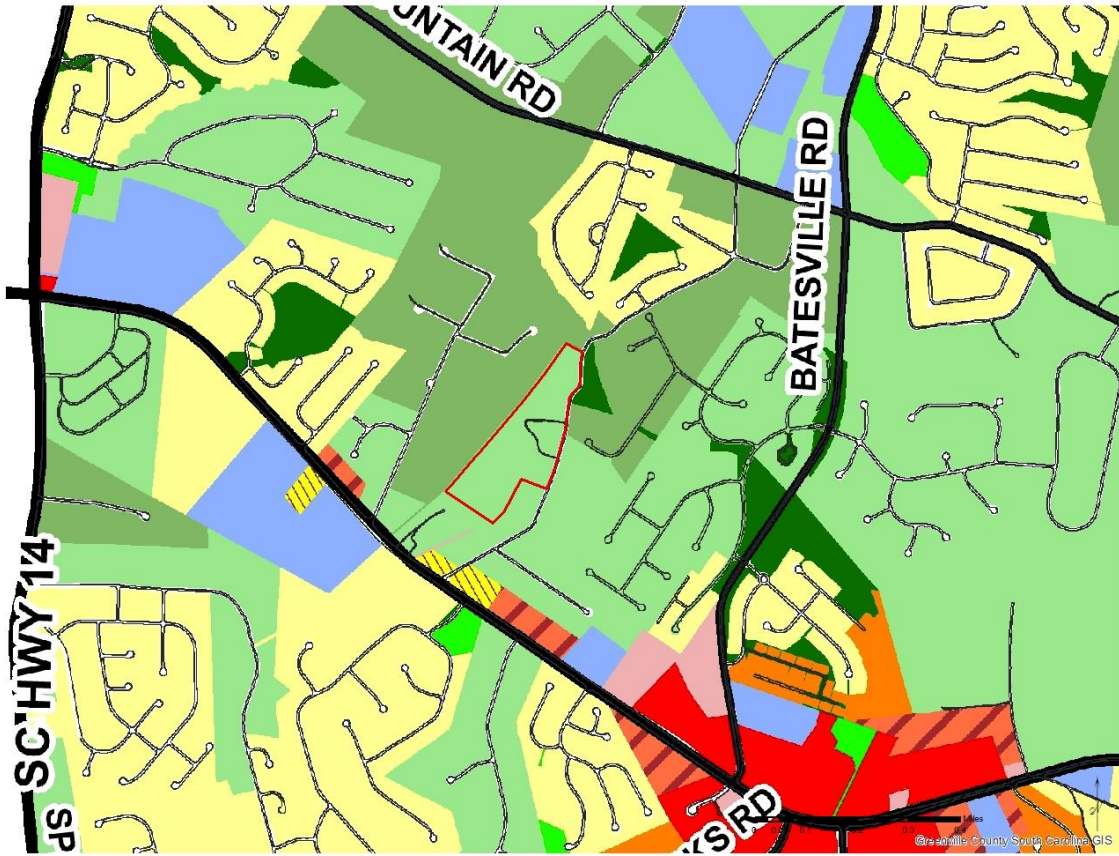
Aerial Photography, 2016





Zoning Map





Future Land Use Map: East Woodruff Road Area Plan

Godfrey Ridge

Statement of Intent
August 9, 2016
App. 23.8 Acres, Godfrey Road
Greenville County, S.C.

Residential Community

This subdivision is a planned development for custom residential units. The tax map of the property is #0531030100801, 0531030100800, and part 0531030100701 and will be developed by Craw Properties, Inc. The parcel is ±24 acres located on Godfrey Road near Woodruff Rd.

The property offers a small creek which bisects the site and will be protected by a permanent buffer. Detention will be provided for both quantity and quality control.

The community will have no more than 50 residential units sized dependent on lots and Owner's preference. The approximate square footage of the residential homes will be 2500-3,500 sq. ft. The developer's covenants and restrictions will require all homes in the subdivision to be brick, stone, and/or masonry design. Elements of siding, such as hardiplank, may be incorporated upon a predetermined percentage to enhance the diversity and definition of the development.

Amenities and Landscaping

As shown on the preliminary development plan, the community will include common areas that include the creek and detention areas.

Sidewalks will be installed on one side of the streets within the subdivision. Street lighting, landscaping, and entrance signage is also included. Sidewalks will provide pedestrian access between the residential area and Godfrey Road. No sidewalks will be constructed along Godfrey Road.

All front yards of the residential lots are to be sodded and landscaped.

Setbacks

There will be a required 25 foot setback and landscape easement along Godfrey Road. Interior setbacks will be: front = 20', side and rear = 5'.

Residential Homeowners' Association

Prior to the first transfer of ownership to residential owners, an incorporated, non-profit association of owners (homeowners' association) will be established. All common areas or common facilities within the community shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the property owner(s) to the homeowners' association. The homeowners' association shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community. Dues will be set to cover the cost of road and common area maintenance and landscaping replacement based upon projected, budgeted costs.

Public Improvements and Facility Impact

The entrance off Godfrey Road will be a gated landscaped entrance. All roads within the development will be private.

All roads and utilities will be constructed to meet Greenville County design standards. Storm water management will be designed according to Greenville County Land Development and SCDHEC regulatory authority's specifications.

According to Greenville County School District, the schools that are presently designated to serve the new community are Oakview Elementary, Beck Middle School and J.L. Mann High School.

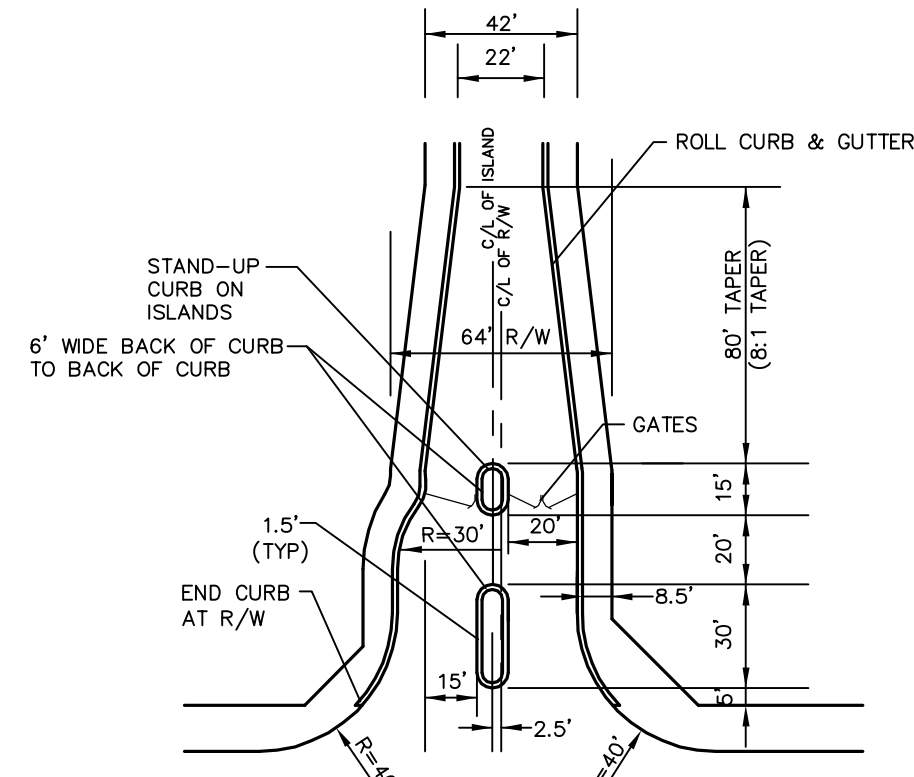
The community is not expected to create an adverse impact on public facilities. Streets within the subdivision will be private. All construction will be in accordance with building codes, zoning ordinances, and all other applicable state, county and city laws and ordinances. The water is provided by Greenville Water System. Electricity is provided by Laurens Electric and fire protection is provided by Pelham Batesville Fire District. Sewer service will be provided by Metropolitan Sewer Sub-District and ReWa.

Development Schedule/Buildout

All common area, roads, and detention basin maintenance will be the responsibility of the HOA.

Conclusion

To summarize, the intent of this application for rezoning as a FRD, is to develop a small size, upscale custom home neighborhood, with lot and house totaling from the \$650,000 to \$850,000 range. This subdivision is near Woodruff Road and all the shopping and amenities provided along that corridor. The FRD zoning will allow review/approval of this specific plan and will protect the community in the event this project does not go forward. If that is the case, a new plan submittal will be required.



ENTRANCE DETAIL

NOTE:
CURB & GUTTER WIDTH NOT
INCLUDED IN PAVEMENT DIMENSIONS.

OAK MEADOWS

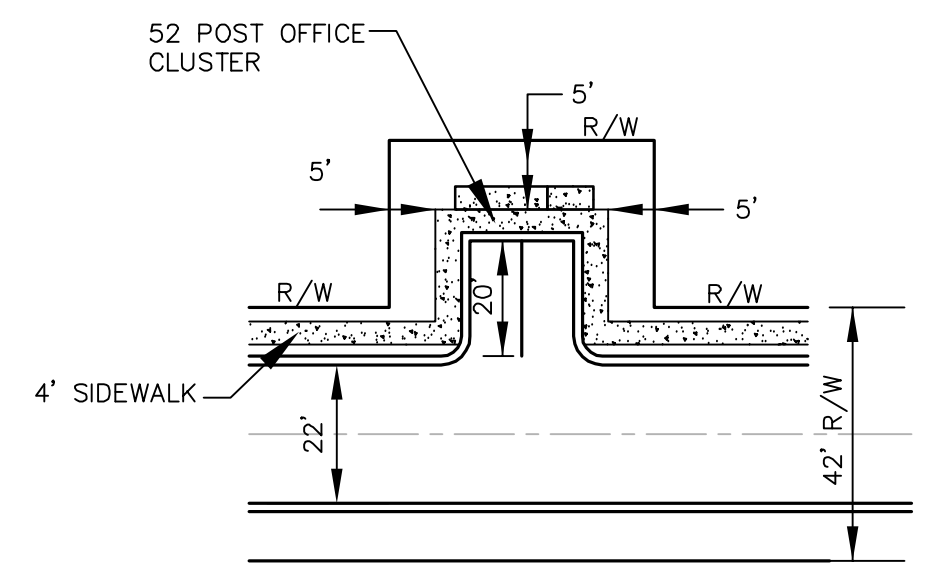
POST OFFICE CLUSTER

DETENTION AREA #3

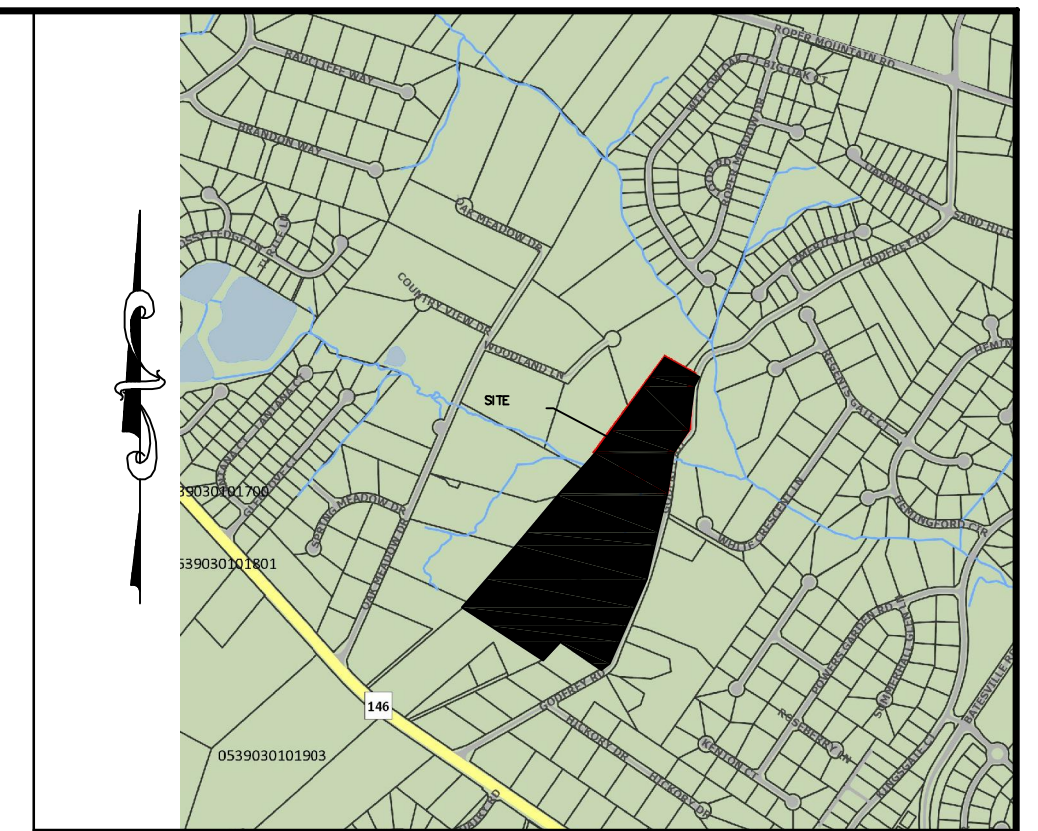
DETENTION AREA #2

DETENTION BASIN #1

GODFREY ROAD
PUBLIC-PRESCRIPTIVE R/W



POST OFFICE CLUSTER AND PARKING DETAIL

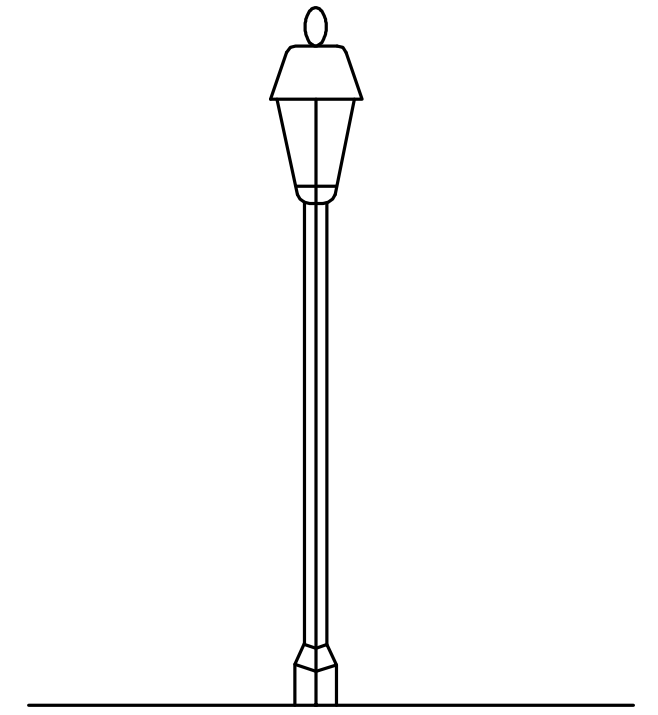


VICINITY MAP

ZONING - RS	PROPOSED FRD
Density Shown:	2.09 Units/AC
Lots Shown:	50 Lots
Total AC. Residential Tracts	20.47 Acres
Total Common Area/Green Space Shown	3.38 Acres
Total Site Area:	±23.85 Acres

GENERAL NOTES:

- All street lights location and number to be determined by Duke Power.
- All project signage to meet Greenville County Requirements.
- Stormwater and Erosion Control Plan to be approved by Greenville County Land Development Department.
- TMS# 0531030100800 and 0531020100801
- Setbacks:
Front= 20' Interior Lots
Front= 25' Along Godfrey Road
Side= 5'
Rear= 5'
- No vehicular access to Godfrey Road from Lots 1, 33-37, 40, 41 and 50
- Common Area Legend:
- Custom Homes will be designed to fit individual lots.



NOTE:
LIGHTS TO BE 150 WATT HPS, 12'-16' MOUNTING HEIGHT.
LOCATION OF LIGHTS TO BE DETERMINED BY DEVELOPER
AND DUKE POWER.

LIGHT DETAIL

NO.		DATE	REVISIONS	CHK. BY
1				
2				
3				
4				
5				
6				

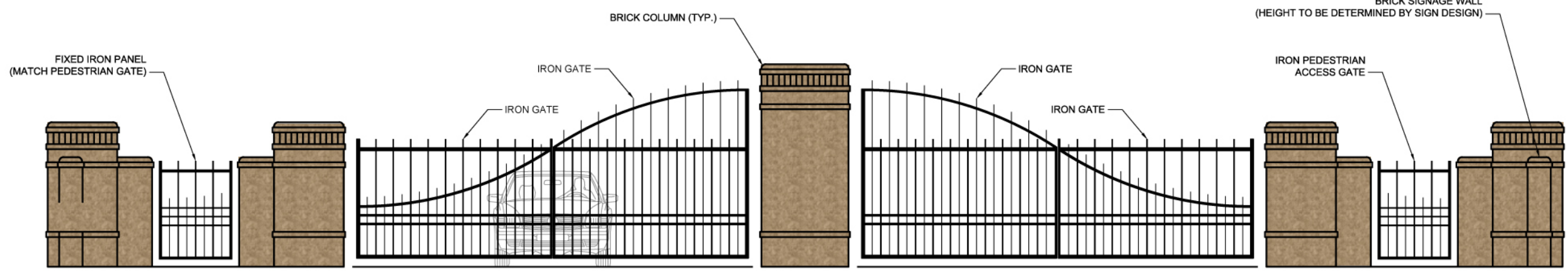
**GODFREY RIDGE
PRELIMINARY DEVELOPMENT PLAN**

FRF PANT REICHERT & POGLEMAN, INC.
ENGINEERING & SURVEYING
25 WOODS LAKE ROAD
SUITE 705
GREENVILLE, SC 29607
PH: (864) 271-8633

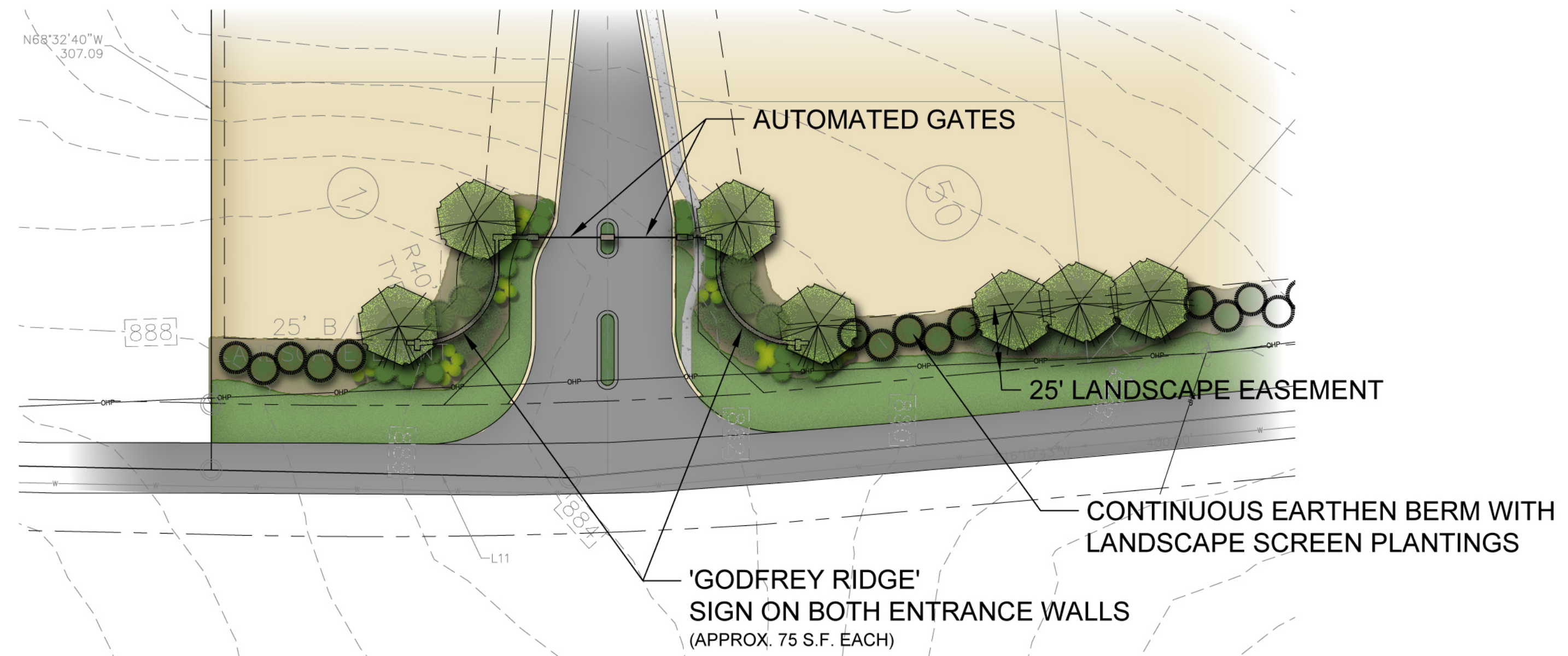
SCALE: 1" = 100' DATE: 8-4-16 PROJECT NO.
DWG. #: 1 OF 1 DWN: RLF DES: EKN 16084

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY.
THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER
ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE
THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL
UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING
UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE
CONTRACTOR.

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL SC
811
PALMETTO UTILITY LOCATION SERVICE



GATE ELEVATION
NOT TO SCALE



ENTRANCE DETAIL
SCALE - 1"=40'



SEALS

REVISIONS

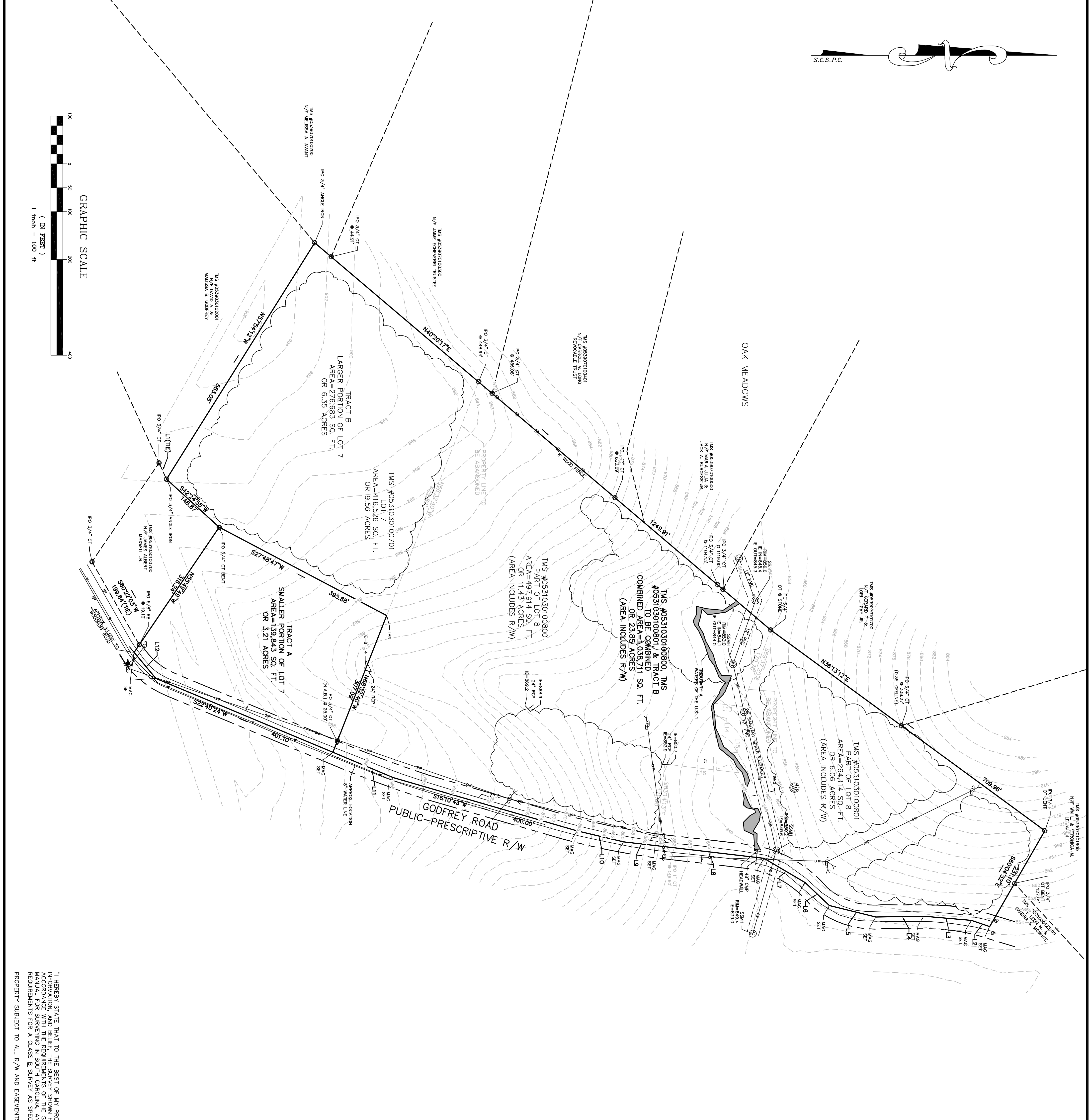
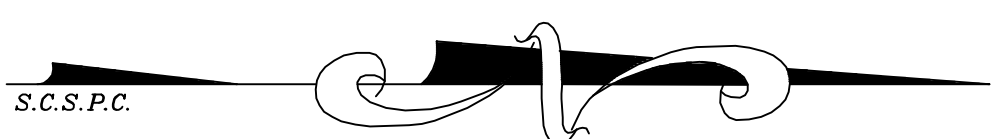
NO.	DATE	DESCRIPTION

**GODFREY RIDGE
SIMPSONVILLE, SOUTH CAROLINA
LANDSCAPE CONCEPT PLAN**

THIS DOCUMENT IS PROPERTY OF McLEOD LANDSCAPE ARCHITECTS, L.L.C. THE UNAUTHORIZED USE, REPRODUCTION, OR COPYING OF THIS DOCUMENT IS STRICTLY PROHIBITED AND IS TO BE RETURNED UPON REQUEST.

DRAWN	RES
DESIGN	RES / JPMc
CHECKED	JPMc
DATE	15 AUGUST 2016
SCALE	1"=100'
JOB NO.	

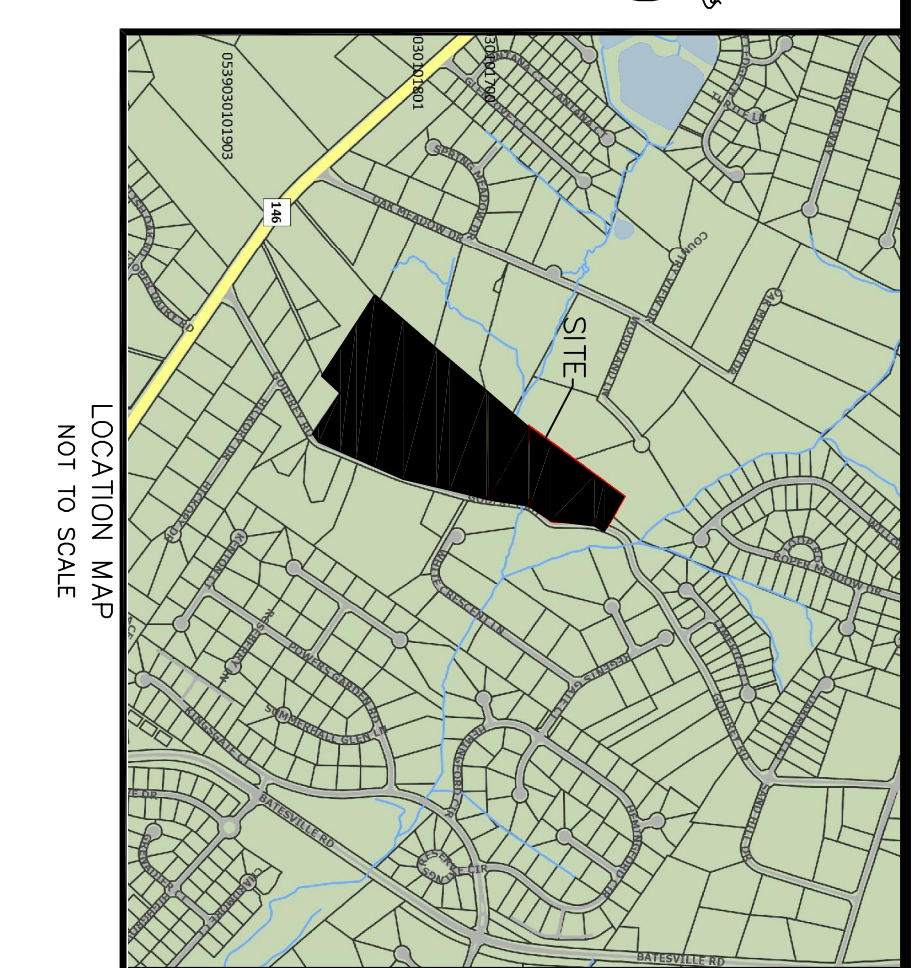
SHEET
LC-01



Line #	Length	Direction
L1	37.36	S60° 18' 42"W
L2	40.30	S18° 41' 12"W
L3	100.00	S4° 56' 12"W
L4	100.00	S7° 56' 48"W
L5	100.00	S13° 45' 12"W
L6	70.00	S43° 39' 12"W
L7	99.84	S30° 22' 14"W
L8	228.59	S6° 46' 45"W
L9	68.41	S6° 46' 45"W
L10	100.00	S13° 20' 45"W
L11	136.70	S22° 40' 24"W
L12	70.70	S50° 07' 11"W
L13	60.60	S6° 46' 40"W
L14	71.90	N66° 39' 40"E
L15	88.60	N66° 39' 40"E
L16	150.60	S6° 46' 40"W

LEGEND

- PROPERTY LINE
- - - PROPERTY LINE TO BE ABANDONED
- RIGHT OF WAY
- EASEMENT
- ADJACENT PROPERTY LINE
- UNDERGROUND WATER LINE
- STORM DRAINAGE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- MONUMENT TO BE ABANDONED
- TELECOMMUNICATION FIBERIAL
- REINFORCED CONCRETE PIPE
- EDGE OF PAVEMENT
- RIGHT OF WAY (BOUND)
- R/W
- IRON PIPE (SET)
- OPEN TOP
- CHMP TOP
- REBAR
- ☁ EXISTING TREE AREA



*****CAUTION*****

PALMETTO UTILITY LOCATION SERVICE

3 HOURS BEFORE DIGGING CALL

TOLL FREE 1-800-922-0953

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

- NOTES:**
- 1) TMS #0531030100980 AREA=69,214 SQUARE FEET OR 11.43 ACRES AREA=24,114 SQUARE FEET OR 6.06 ACRES
 - 2) TMS #0531030100980, TMS #0531030100801, & TRACT B TO BE COMBINED AREA=1,038,711 SQ. FT. OR 23.85 ACRES (AREA INCLUDES R/W)
 - 3) SITE ADDRESS: 225, 229, & UNNUMBERED GODFREY ROAD GREENVILLE, SOUTH CAROLINA
 - 4) REFERENCES: DB 2417 PG 3438 PG 5-W PG 4140 PG 5-W PG 4140 DB 2060 PG 867 DB 2060 PG 867 PG 40-7 PG 85 DB 2475 PG 2272 PG 31-1 PG 29 PG 31-1 PG 29 PG 27-2 PG 971 DB 2410 PG 1373 DB 2023 PG 665 DB 2286 PG 747 PG 45-3 PG 16 PG 8-1 PG 210 PG 8-1 PG 471 DB 2080 PG 971
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4904C0428E, WITH A DATE OF IDENTIFICATION OF 8-18-04, FOR COMMON NUMBER CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) WETLAND DETERMINATION PROVIDED BY ENVIRONMENTAL REGULATIONS CONSULTANTS, INC.
 - 7) ALL I.P.N. ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
 - 8) HORIZONTAL DATUM IS S.C.S.P.C. (NAD 83) SURVEILING AND "NS OPUS"
 - 9) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
 - 10) FIELD WORK COMPLETED: 6-14-16
 - 11) HORIZONTAL DATUM IS S.C.S.P.C. (NAD 83) SURVEILING AND "NS OPUS"
 - 12) NO TITLE INFORMATION PROVIDED FOR THIS SURVEY.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF SOUTH CAROLINA, AND METS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

GODFREY RIDGE

NATURAL RESOURCES INVENTORY FOR:

GODFREY ROAD

GREENVILLE COUNTY

SOUTH CAROLINA

225, 229, & UNNUMBERED GODFREY ROAD GREENVILLE, SOUTH CAROLINA

SCALE: 1" = 100'

DATE: 6-17-16

PT. FILE: 16084

SC. REG. NO. 26594

DWC. NO. NC03-17-28-16

FRF

FANT
RECHERT &
FOULKMAN, INC.

ENGINEERING & SURVEYING

25 WONS LAKE ROAD
SUITE 706
GREENVILLE, SC 29607
PH: (864) 271-8833