

**Zoning Docket from August 14, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-48	Joseph W. Bryant, Seamon Whiteside for Judy Mullinax, Helen Rumler, Joyce Marchbanks and heirs Old Buncombe Road 0479000101700 and 0484000100803 (portion) C-2, Commercial to FRD, Flexible Review District	19	Approval	Approval 8-23-17		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Tiny homes have not been done in this area yet</li> <li>• Will be built to building code standards</li> <li>• The longevity of the development is important to the applicant</li> <li>• Geared towards active young adults</li> <li>• Close location to downtown Travelers Rest and the Swamp Rabbit Trail</li> <li>• Development will stay under one owner</li> </ul> <p>2) Representative</p> <ul style="list-style-type: none"> <li>• Low impact development</li> <li>• Will have community and common areas</li> <li>• The Swamp Rabbit Trail is a major amenity</li> </ul> <p>3) Representative</p> <ul style="list-style-type: none"> <li>• Has been on the market for the past 3.5 years</li> <li>• One of the only properties along the swamp rabbit trail</li> <li>• Excited about this development</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Family home across from development</li> <li>• Business located north of this property</li> <li>• Concern about safety along Old Buncombe Road</li> <li>• Concern of runoff impacting the Reedy River</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Concern of safety, there are blind spots in the area</li> <li>• Multiple accidents on this road</li> <li>• 44 new homes being built on Watson Road</li> <li>• Recreation going in on Watson Road will add to traffic</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Lives next to property</li> <li>• Believes these are not family homes but thinks it's a trailer community</li> <li>• Does not want tiny homes in this area</li> <li>• Wants similar zoning to surrounding area</li> </ul>					<p><b>Petition/Letter For:</b> 4 Present</p> <p><b>Against:</b> 25 Present 200 Petitions</p>

**DOCKET NUMBER:** CZ-2017-48

**APPLICANT:** Joseph W. Bryant, Seamon Whiteside for Judy Mullinax, Helen Rumler, Joyce Marchbanks and heirs

**PROPERTY LOCATION:** Old Buncombe Road

**PIN/TMS#(s):** 0479000101700 and 0484000100803 (portion)

**EXISTING ZONING:** C-2, Commercial

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

**ACREAGE:** 5.3

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned C-2, in April 1972, as part of Area 3.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	single-family residential
East	C-2 and S-1	single-family residential, recreation and vacant wooded
South	R-12	single-family residential and vacant wooded
West	R-S and S-1	single-family residential, recreation and vacant wooded

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 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
<i>Current</i>	<i>C-2</i>	<i>16 units/acre</i>	5.3	<i>84 units</i>
Requested	FRD	10 units/acre		53 units

A successful rezoning will subtract 31 dwelling units.

**ROADS:** Old Buncombe Road: two-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Old Buncombe Road	3,750' N	2,100	2,000 -4.7%	1,950 -2.5%

**SUMMARY:**

The subject parcels zoned C-2, Commercial consists of one parcel and a portion of another parcel totaling 5.3 acres of property located on Old Buncombe Road approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Poinsett Highway. The parcel has approximately 900 feet of frontage along Old Buncombe Road.

The applicant is proposing an FRD, Flexible Review District with multiple tiny homes that range in size from approximately 250 to 450 square feet. The concept plan shows a total of 53 spaces for the development. The property will not be subdivided, but stay under a single ownership where residents lease the individual spaces.

The proposed concept plan has one vehicle ingress/egress onto Old Buncombe Road and one pedestrian access to the Swamp Rabbit Trail. There is a 25 foot building setback and buffer proposed along Old Buncombe Road with a 15 foot rear yard setback and buffer proposed along the Swamp Rabbit Trail.

The proposed tiny homes will have a style similar to a modern cabin with front porches. Different types of siding will be used, but vinyl siding will not be permitted. Muted earth tones and rustic colors will be used along with pitched metal roofs. All homes will have their own private driveway and be skirted. Building height will be a maximum of 15 feet.

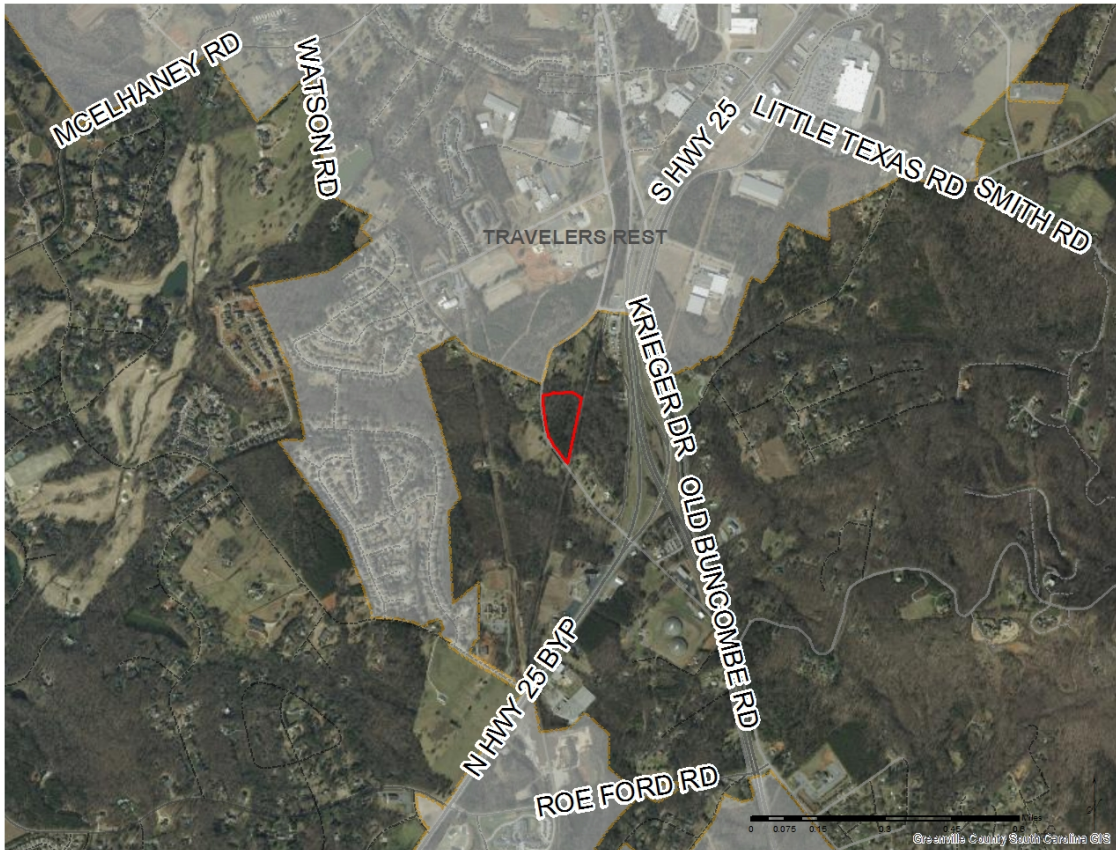
The applicant proposes to save and use existing trees and landscape where possible and to add decorative evergreens, ornamentals, and flowering plants were needed for screening and buffer areas. Screening of the storm water basin and dumpsters will meet the Greenville County regulations. All maintenance will be handled by the Property Owners Association.

The applicant proposed that all mail will be located at a central mail kiosk on the site with a pull off provided. The applicant is proposing the dumpster be enclosed with a fence and be screened with landscaping. Signage will consist of a stand-alone entry sign with columns on Old Buncombe Road and a pedestrian entrance sign along the Swamp Rabbit Trail. The proposed lighting is residential in style with full cut offs fixtures. Landscape lighting will be limited to prevent lighting from trespassing onto adjacent properties.

**CONCLUSION:**

The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion rezoning these parcels to FRD, Flexible Review District, for residential development is a more appropriate zoning classification than the existing C-2 zoning use for this area. Staff is also of the opinion that the requested FRD, Flexible Review District is compatible with the surrounding residential land uses.

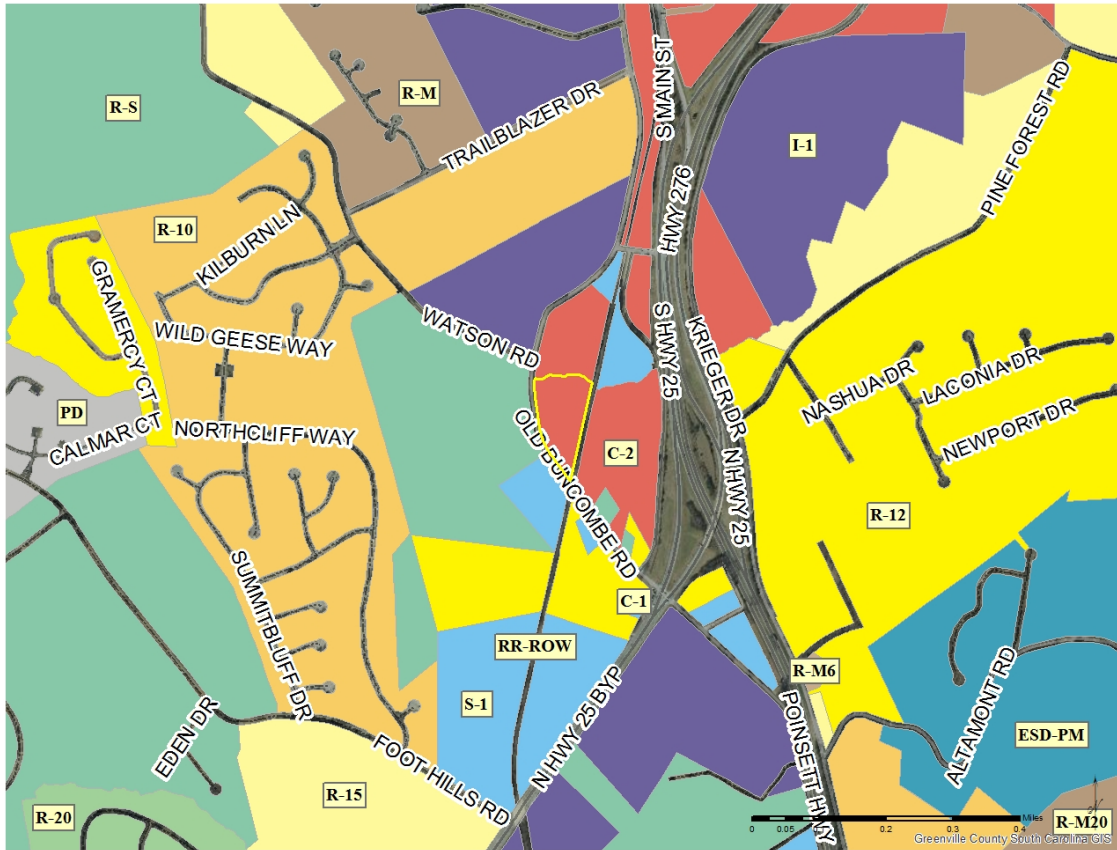
Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.



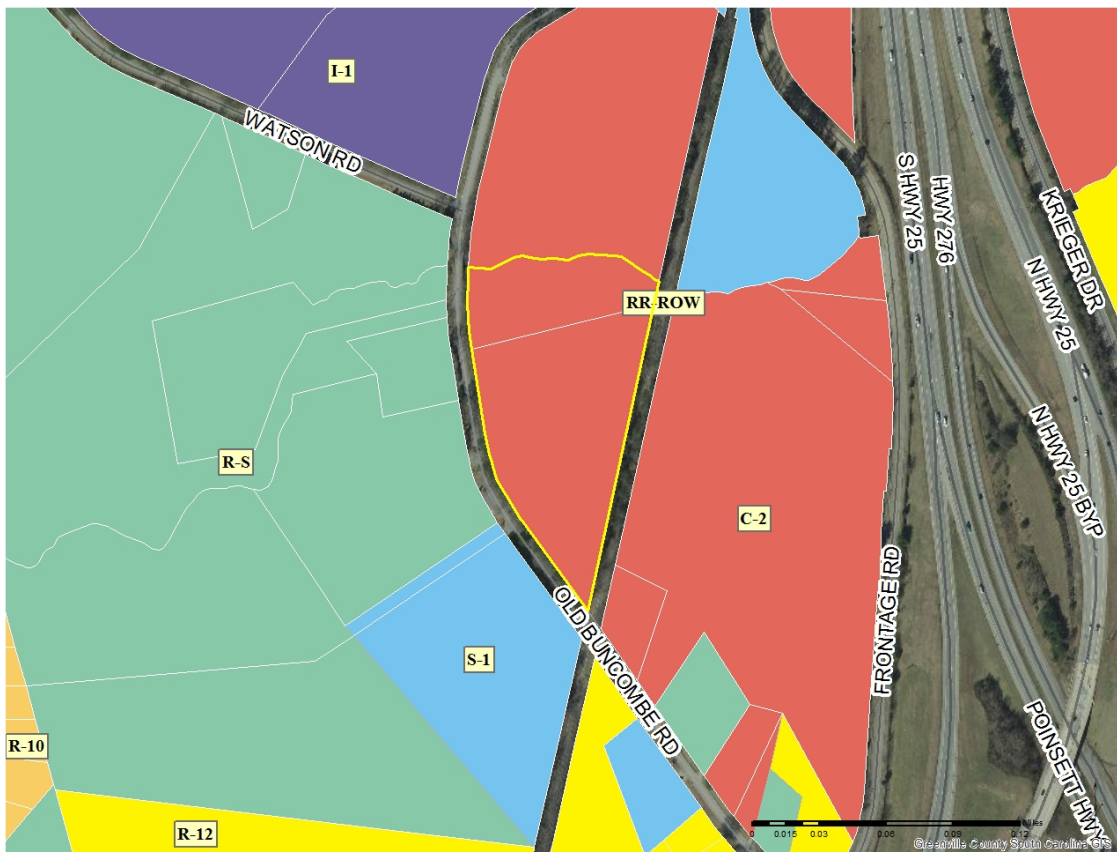
Aerial Photography, 2016

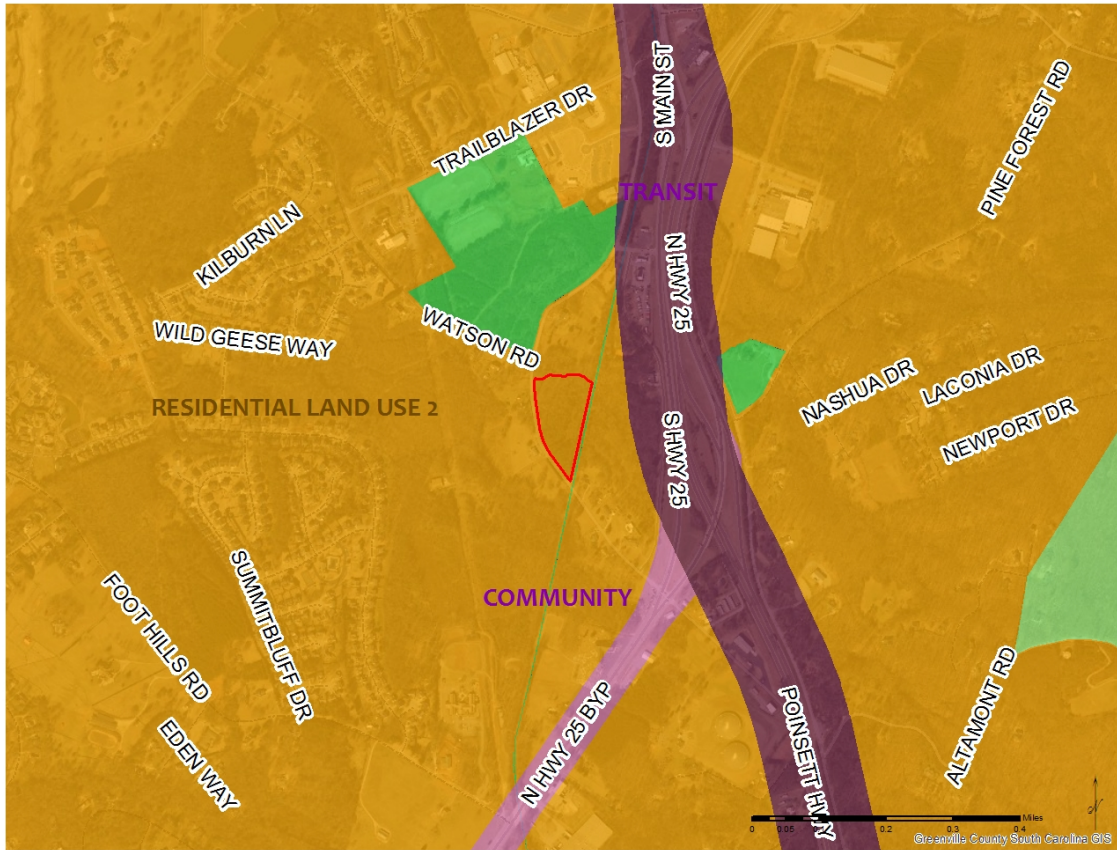






Zoning Map





Future Land Use Map

**Zoning Docket from August 14, 2017 Public Hearing**

	<p>4) Resident</p> <ul style="list-style-type: none"> <li>• Bikes 200 miles a week in this area</li> <li>• Concerned the 15 foot buffer is not large enough</li> </ul> <p><b>List of meetings with staff:</b> Applicant July 7 and July 11</p>	
<p><b>Staff Report</b></p>	<p>The subject parcels zoned C-2, Commercial consists of one parcel and a portion of another parcel totaling 5.3 acres of property located on Old Buncombe Road approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Poinsett Highway. The parcel has approximately 900 feet of frontage along Old Buncombe Road.</p> <p>The applicant is proposing an FRD, Flexible Review District with multiple tiny homes that range in size from approximately 250 to 450 square feet. The concept plan shows a total of 53 spaces for the development. The property will not be subdivided, but stay under a single ownership where residents lease the individual spaces.</p> <p>The proposed concept plan has one vehicle ingress/egress onto Old Buncombe Road and one pedestrian access to the Swamp Rabbit Trail. There is a 25 foot building setback and buffer proposed along Old Buncombe Road with a 15 foot rear yard setback and buffer proposed along the Swamp Rabbit Trail.</p> <p>The proposed tiny homes will have a style similar to a modern cabin with front porches. Different types of siding will be used, but vinyl siding will not be permitted. Muted earth tones and rustic colors will be used along with pitched metal roofs. All homes will have their own private driveway and be skirted. Building height will be a maximum of 15 feet.</p> <p>The applicant proposes to save and use existing trees and landscape where possible and to add decorative evergreens, ornamentals, and flowering plants were needed for screening and buffer areas. Screening of the storm water basin and dumpsters will meet the Greenville County regulations. All maintenance will be handled by the Property Owners Association.</p> <p>The applicant proposed that all mail will be located at a central mail kiosk on the site with a pull off provided. The applicant is proposing the dumpster be enclosed with a fence and be screened with landscaping. Signage will consist of a stand-alone entry sign with columns on Old Buncombe Road and a pedestrian entrance sign along the Swamp Rabbit Trail. The proposed lighting is residential in style with full cut offs fixtures. Landscape lighting will be limited to prevent lighting from trespassing onto adjacent properties.</p> <p>The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion rezoning these parcels to FRD, Flexible Review District, for residential development is a more appropriate zoning classification than the existing C-2 zoning use for this area. Staff is also of the opinion that the requested FRD, Flexible Review District is compatible with the surrounding residential land uses.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>	