

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-29	Paul J. Harrison, Bluewater Civil Design for Huff Creek Venture, LLC Antioch Church Road 0593030100400 R-S, Residential Suburban to FRD, Flexible Review District	25	Approval	Approval with conditions 4-25-18	Approval with conditions 4-30-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Working on developing this site for over a year • This area of Greenville is growing • Access to public water and sewer • Future land use map recommends 6 or more units per acre • True affordable housing project with a max of \$150,000 per home • 134 homes planned <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about attached access road into Idlewild Subdivision • Traffic concerns regarding safety <p>List of meetings with staff: Applicant: 2/21/18</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 32.2 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange and approximately 0.5 miles east of the Michelin Plant. The parcel has approximately 760 feet of frontage along Antioch Church Road. There is floodplain located along the eastern portion of the property. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant is proposing an FRD, Flexible Review District with 134 single-family detached homes. The proposed homes will be a mixture of 1 to 2 stories ranging from 900 to 1,400 square feet. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone.</p> <p>The applicant is proposing one ingress/egress onto Antioch Church Road along with a full connection previously required at Planning Commission and required by the Land Development Regulations into the Idlewild Subdivision. Each lot will contain a minimum of two parking spaces, with one garage space and one space in front of the garage. Any additional parking will be required to be outside of the public right-of-way and built to Greenville County Standards. A five foot wide sidewalk is proposed on one side of the development. Mulched walking trails are also proposed throughout the development.</p> <p>A twenty foot undisturbed buffer is being shown along the east, west, and south property lines. Only selective clearing will be allowed in these areas for walking trails, utility easements, roadways, and removal of invasive species. The applicant is also proposing a 30 foot buffer to the north, along Antioch Church Road that may be cleared and/or disturbed.</p> <p>The applicant is proposing typical street lighting located throughout the development to be designed and installed by Duke Energy. Poles will be twelve feet in height with LED fixtures. All proposed open</p>					

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	<p>space, landscaping, monuments, stormwater management pond, and all common grounds are to be maintained by the HOA.</p> <p>The applicant is proposing 134 homes on approximately 32.2 acres with max density of 4.66 units per acre. The development also includes approximately 10 acres of undisturbed passive open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. These amenities add to the value of the neighborhood. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing and emerging residential zoning and development in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>
GCPC	<p>At the April 25, 2018 Planning Commission meeting, the Commission members recommended approval with the following conditions:</p> <ul style="list-style-type: none">• A variety of sizes and facades for homes throughout the development• A 10 foot walk way connecting the two roads• Traffic calming devices