

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-28	Eric Hedrick for Mark III Properties Inc., Mart K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor, LLC Phillips McCall Road and Anderson Ridge Road 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908 R-S, Residential Suburban to FRD, Flexible Review District	27	Approval with conditions	Denial 4-25-18; Denial 5-23-18	Remanded to Planning Commission 4-30-18; Next: 6-4-18	
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"> • Previously requested R-15 zoning • Pocket areas throughout the development, will leave vegetation • Providing 23 acres of open space • The HOA will maintain the common space • Sewer available through Peters Creek • Developing a quality subdivision <p>2) Engineer</p> <ul style="list-style-type: none"> • This development should contribute to a bigger project in regards to Anderson Ridge Road and Bennetts Bridge Road • Future failing grade in 5 years for this area based off of standard growth • Volume of traffic on Phillips McCall would be low if subdivision was allowed • Information based off of traffic study <p>3) Resident</p> <ul style="list-style-type: none"> • County in need of housing • Hard to find housing under \$200,000 • Need higher density <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • The development does not fit in and will adversely affect the area • Area is mostly rural, keep it rural • Subject site should be developed with current zoning • Long commute times due to heavy traffic in the area <p>2) Resident</p> <ul style="list-style-type: none"> • Concerns about safety due to traffic • Phillips McCall Road is not wide enough, only 18 feet wide • Blind hairpin turn in the area • Responsible controlled growth in this area is needed <p>3) Resident</p>					<p>Petition/Letter For: 15 Present</p> <p>Against: 35 Present 265 Petitions 8 Letters</p>

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	<ul style="list-style-type: none"> • Owns 15 acres on Phillips McCall Road, lived there for years • Concerned about water erosion and sediment into Peters Creek • Current proposed green space in this area • Concerned about the environmental impact on the surrounding area • Concerned about wildlife in the area 	
Staff Report	<p>List of meetings with staff: Applicant: 2/26/18</p> <p>A traffic study is not required at the time of the Rezoning application, but is required at the submittal for a Preliminary Plan. Although the traffic study is not required at this time, the applicant should be aware that mitigation is likely to be required for Subdivision approval. A traffic study is being conducted by the applicant, but has not been received as of the report deadline. County Traffic Engineers have looked over the proposed plans, although not the traffic study, and have suggested these requirements.</p> <ol style="list-style-type: none"> 1. The entire length of Phillips McCall Rd needs to be improved to at least 24 feet wide. (Subdivision Issue) 2. The sharp curve needs to be improved to meet current horizontal curve requirements in the Land Development Regulations (LDR). (Subdivision Issue) 3. A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the lower portion to the amenities area. Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. (Zoning Issue) 4. Traffic Impact Study is required and shall include the intersections with the Mesa soccer complex, Thompson Rd/Anderson Ridge Rd intersection, S. Bennetts Bridge Rd/Anderson Ridge Rd intersection, and the Jonesville Rd/Anderson Ridge Rd intersection. (Subdivision Issue) <p>Again, most of these items are not required at the time of the Rezoning Application, but will be reviewed at the time of the Subdivision process. Item 3 is appropriate to include as a condition of approval at the time of rezoning.</p> <p>The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site, and electrical lines run through the southern portion of the subject site.</p> <p>The applicant is proposing an FRD, Flexible Review District with 180 units on approximately 69 acres, which is comprised of seven tracts of land. Of the 69 total acres, approximately 39 acres are on the north side of Phillips McCall Road and 30 acres are on the south side.</p> <p>The applicant is proposing three points of ingress and egress for the development. Two access points, one along Anderson Road and one along Phillips McCall Road, are proposed for the northern portion. One access point, along with an emergency access point along Phillips McCall, is proposed for the southern portion of the development. All streets within the development are to be public roads and designed to County standards. The applicant is proposing sidewalks along one side of all roads, along with tying into Anderson Ridge Road giving the proposed subdivision pedestrian access to the soccer complex.</p> <p>Amenity areas are being proposed on the northern portion of the subdivision. These areas include pocket parks and a pool area. A recommended condition of approval requires a pedestrian connection from the southern portion of the project.</p> <p>There is a minimum 25 foot setback and buffer proposed along all sides of the proposed subdivision. Trees are to be preserved in these areas and supplemented with addition plantings as determined at Final Development Plan. All buffer and common space areas will be maintained by the HOA.</p>	

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	<p>The applicant is proposing street lighting located throughout the development. Entrance monuments and decorative landscaping is being proposed at all entrances to the subdivision; all signage will comply with the Greenville County Sign Ordinance. House building materials will consist of a combination of stone, brick, concrete fiber board, and vinyl exteriors.</p> <p>The applicant is proposing 180 homes on approximately 69.29 acres with a maximum density of 2.6 units per acre. The development also includes approximately 10 acres of undisturbed passive open space and mulch walking trails. The proposal is to preserve existing vegetation throughout areas of the development and to add plantings in areas where there is no existing vegetation in the proposed 25 foot undisturbed buffer along all sides of the property.</p> <p>The amenities for the project are only on the northern portion of the proposed subdivision. The pool and pocket parks are for the use of both sections of the proposed subdivision. A pedestrian connection is needed between the northern and southern areas since amenities areas are to serve both portions of the proposed development.</p> <p>The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District with a single family subdivision is similar to density suggested in the Greenville County Image Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following conditions:</p> <ul style="list-style-type: none"> • A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the southern portion to the amenities area. • Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. • Additional plantings shall be shown on the Final Development Plan in the 25 foot undisturbed buffer, pocket parks, and tree save areas where there is little or no existing vegetation.
GCPC	At the April 25, 2018 Planning Commission meeting the Commission members denied the request due to inadequate infrastructure.
P&D Committee	At the April 30, 2018 Planning and Development meeting, the Committee members remanded the request back to Planning Commission for a full quorum vote.
GCPC	At the May 23, 2018 Planning Commission meeting the Commission members denied the request due the property being appropriately zoned.

DOCKET NUMBER: CZ-2018-28

APPLICANT: Eric Hedrick for Mark III Properties Inc., Mart K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor, LLC

PROPERTY LOCATION: Phillips McCall Road and Anderson Ridge Road

PIN/TMS#(s): 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 69.29

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. There was an R-12, Single-Family Residential District rezoning request withdrawn on September 8, 2017, CZ-2017-052.

EXISTING LAND USE: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential, soccer complex and vacant wooded land
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	single-family residential 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
Current	R-S	1.7 units/acre	69.29	117 units
Requested	FRD	2.6 units/acre		180 units

A successful rezoning may add up to 63 dwelling units.

ROADS: Anderson Ridge Road: two-lane County-maintained minor-arterial

Phillip McCall Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

A traffic study is not required at the time of the Rezoning application, but is required at the submittal for a Preliminary Plan. Although the traffic study is not required at this time, the applicant should be aware that mitigation is likely to be required for Subdivision approval. A traffic study is being conducted by the applicant, but has not been received as of the report deadline. County Traffic Engineers have looked over the proposed plans, although not the traffic study, and have suggested these requirements.

1. The entire length of Phillips McCall Rd needs to be improved to at least 24 feet wide. (Subdivision Issue)
2. The sharp curve needs to be improved to meet current horizontal curve requirements in the Land Development Regulations (LDR). (Subdivision Issue)
3. A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the lower portion to the amenities area. Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. (Zoning Issue)
4. Traffic Impact Study is required and shall include the intersections with the Mesa soccer complex, Thompson Rd/Anderson Ridge Rd intersection, S. Bennetts Bridge Rd/Anderson Ridge Rd intersection, and the Jonesville Rd/Anderson Ridge Rd intersection. (Subdivision Issue)

Again, most of these items are not required at the time of the Rezoning Application, but will be reviewed at the time of the Subdivision process. Item 3 is appropriate to include as a condition of approval at the time of rezoning.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site, and electrical lines run through the southern portion of the subject site.

The applicant is proposing an FRD, Flexible Review District with 180 units on approximately 69 acres, which is comprised of seven tracts of land. Of the 69 total acres, approximately 39 acres are on the north side of Phillips McCall Road and 30 acres are on the south side.

The applicant is proposing three points of ingress and egress for the development. Two access points, one along Anderson Road and one along Phillips McCall Road, are proposed for the northern portion. One access point,

along with an emergency access point along Phillips McCall, is proposed for the southern portion of the development. All streets within the development are to be public roads and designed to County standards. The applicant is proposing sidewalks along one side of all roads, along with tying into Anderson Ridge Road giving the proposed subdivision pedestrian access to the soccer complex.

Amenity areas are being proposed on the northern portion of the subdivision. These areas include pocket parks and a pool area. A recommended condition of approval requires a pedestrian connection from the southern portion of the project.

There is a minimum 25 foot setback and buffer proposed along all sides of the proposed subdivision. Trees are to be preserved in these areas and supplemented with addition plantings as determined at Final Development Plan. All buffer and common space areas will be maintained by the HOA.

The applicant is proposing street lighting located throughout the development. Entrance monuments and decorative landscaping is being proposed at all entrances to the subdivision; all signage will comply with the Greenville County Sign Ordinance. House building materials will consist of a combination of stone, brick, concrete fiber board, and vinyl exteriors.

CONCLUSION:

The applicant is proposing 180 homes on approximately 69.29 acres with a maximum density of 2.6 units per acre. The development also includes approximately 10 acres of undisturbed passive open space and mulch walking trails. The proposal is to preserve existing vegetation throughout areas of the development and to add plantings in areas where there is no existing vegetation in the proposed 25 foot undisturbed buffer along all sides of the property.

The amenities for the project are only on the northern portion of the proposed subdivision. The pool and pocket parks are for the use of both sections of the proposed subdivision. A pedestrian connection is needed between the northern and southern areas since amenities areas are to serve both portions of the proposed development.

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District with a single family subdivision is similar to density suggested in the Greenville County Image Greenville Comprehensive Plan.

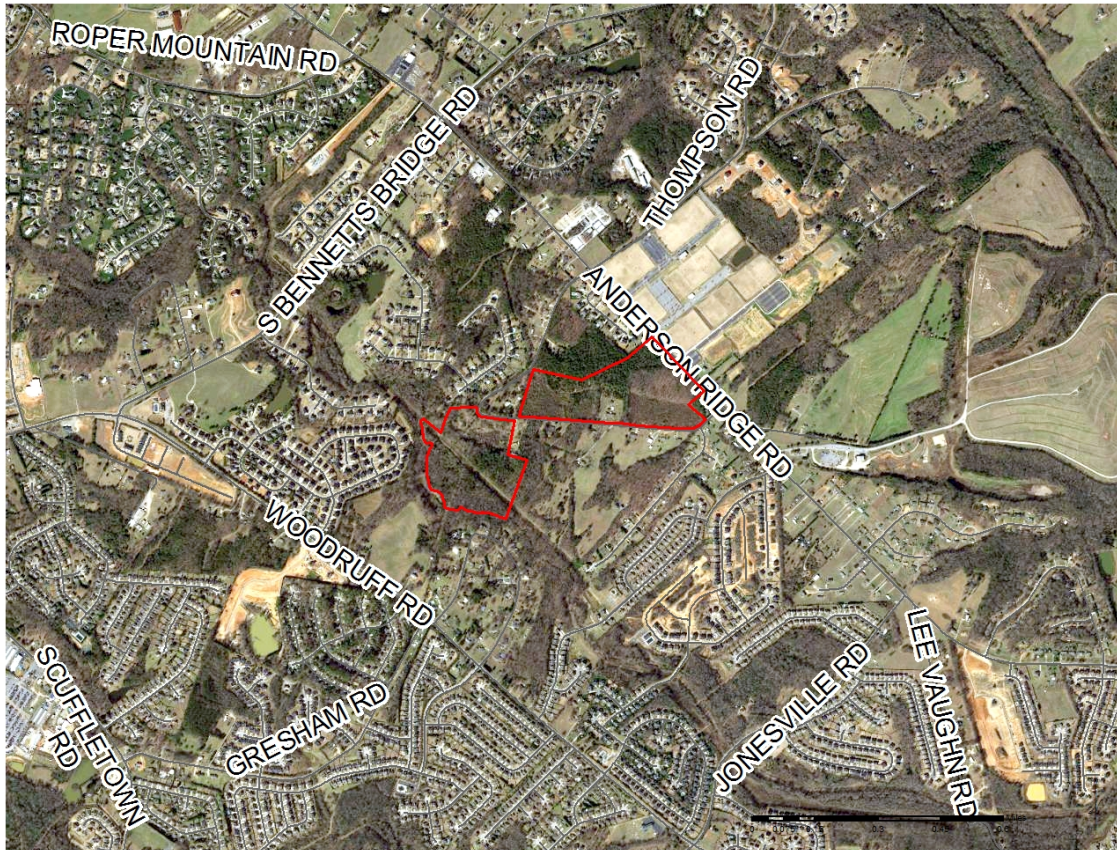
Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following conditions:

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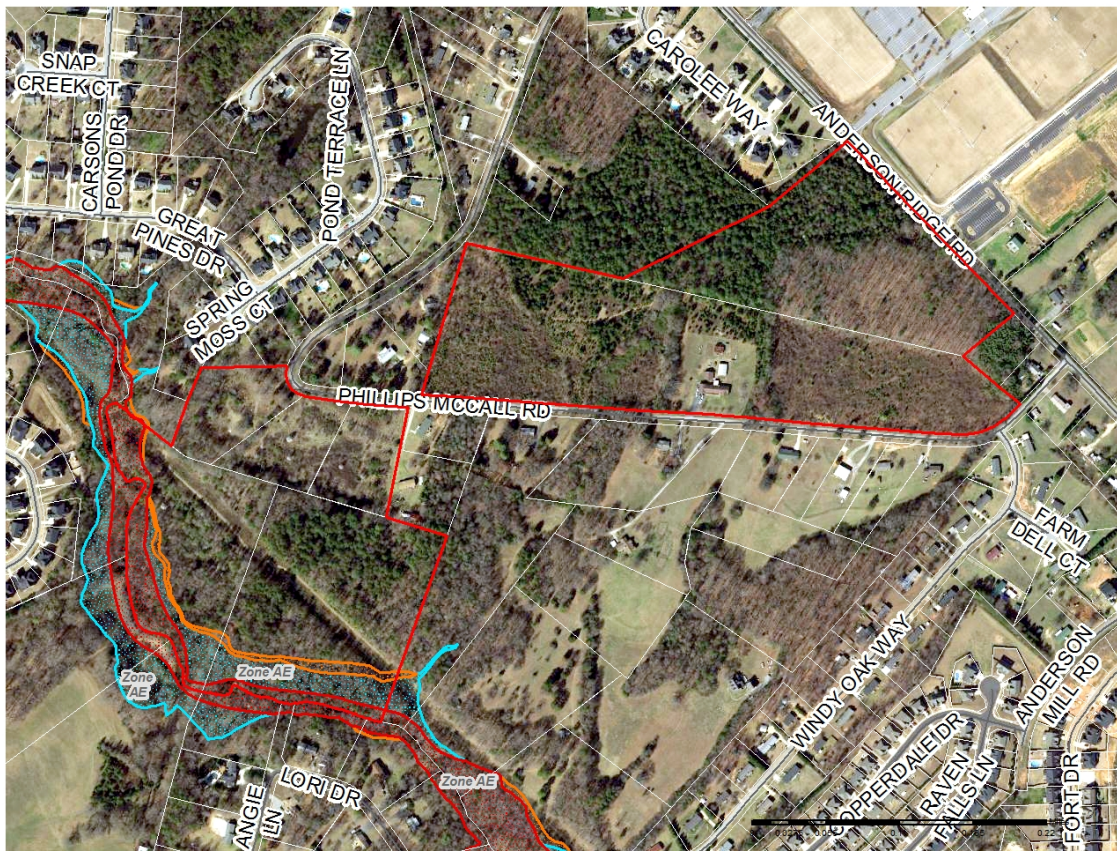
- A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the southern portion to the amenities area.
- Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions.

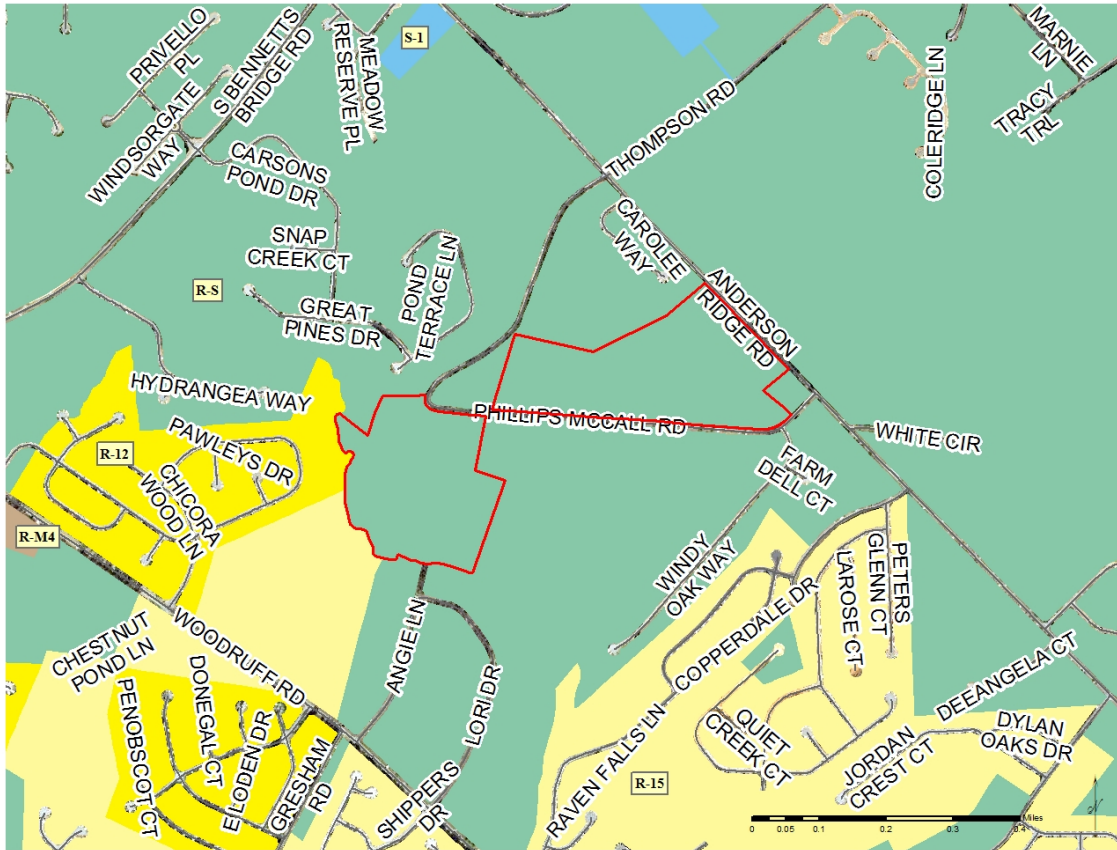
- Additional plantings shall be shown on the Final Development Plan in the 25 foot undisturbed buffer, pocket parks, and tree save areas where there is little or no existing vegetation.

STAFF RECOMMENDATION: Approval with conditions

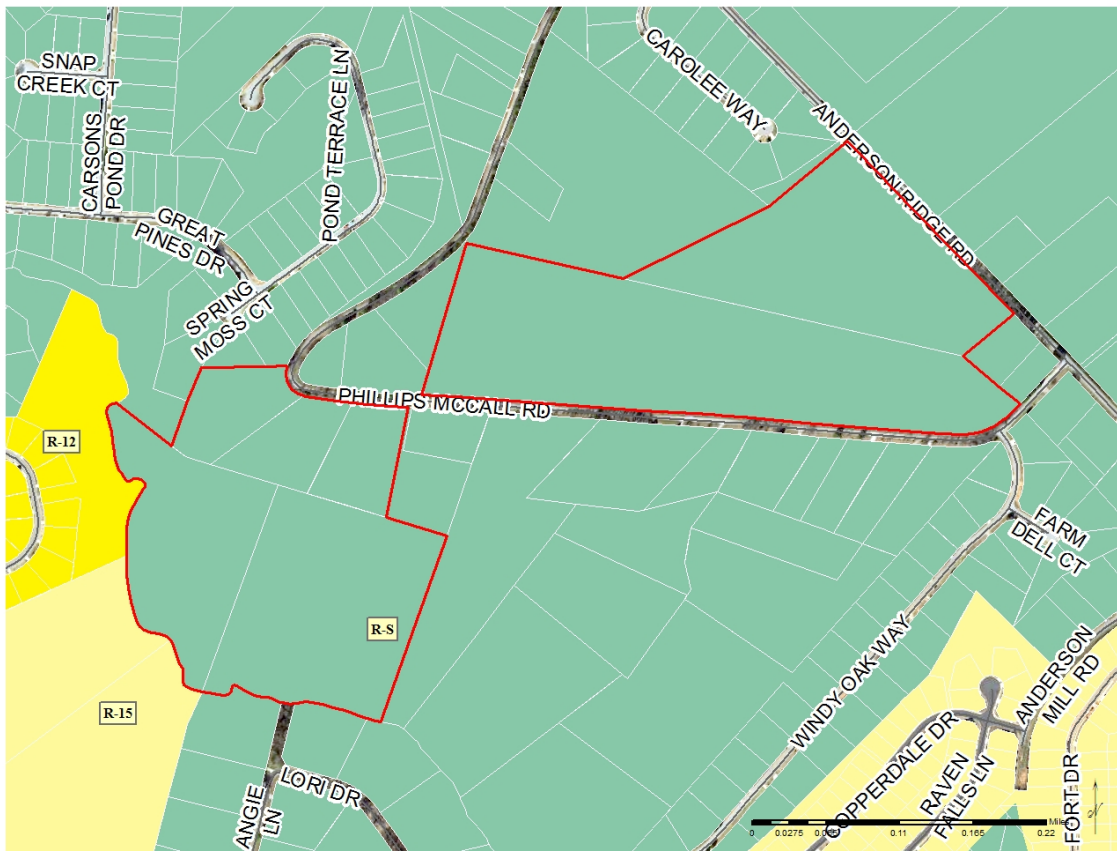


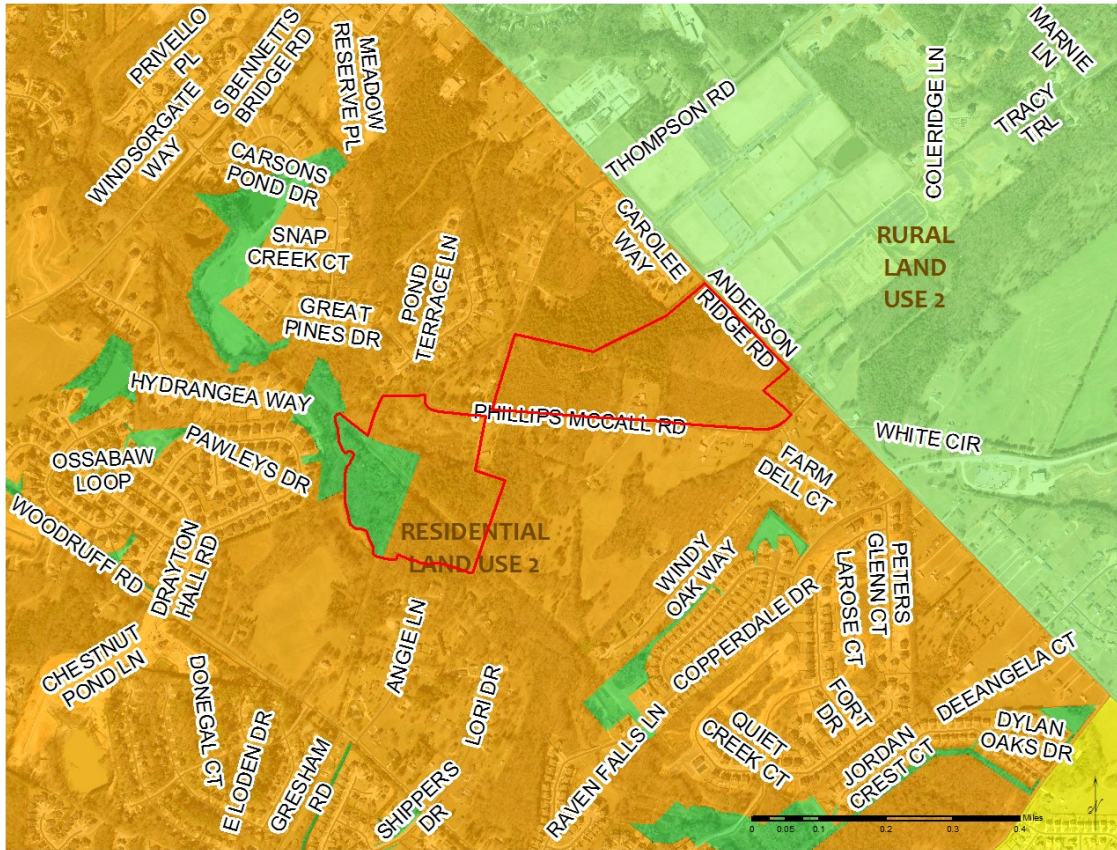
Aerial Photography, 2017





Zoning Map





Future Land Use Map