

Zoning Docket from July 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-48	Shannon L. Donahoo for Doris A. Shaver, Bobbie F. Hayes and Susan Lee Hayes Baldwin Road 0573010100700 and 0573010100701 and 573010100509 (portion) R-S, Residential Suburban to FRD, Flexible Review District	28	Denial	Denial 7/25/18	Held 7-30-18; Next: 8-27-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Development will consist of single-family and townhomes • Common area will contain detention ponds • Development will align with park entrance so the community can walk to it • Conducted a traffic study but have not submitted it to staff • Will meet SCDOT requirements <p>2) Resident</p> <ul style="list-style-type: none"> • Currently board horses on the site • Able to ride to park • Great location for families • Traffic not an issue in this area <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Traffic safety concerns due to narrow /curvy roads • Keep current zoning • Concerned over children’s safety in proposed neighborhood when trying to access the park due to speeding along Baldwin Road • Issues with storm water run off further down Baldwin Road <p>2) Resident</p> <ul style="list-style-type: none"> • Resident of this area for over 20 years • Speeding and traffic increase is a problem in this area • People use Baldwin Road as a cut through for I-385 <p>3) Resident</p> <ul style="list-style-type: none"> • Common area on plan is not able to be built upon • Traffic light or stop sign should be at entrance on Baldwin Road where the subdivision will line up with the park • Problems getting out of their subdivision because of traffic backed up <p>4) Resident</p> <ul style="list-style-type: none"> • Roads need to upgraded • Requested homes not similar to the density in the area • Issues with infrastructure and flooding <p>5) Resident</p>					<p>Petition/Letter For: 7 present</p> <p>Against: 45 present 4 Email</p>

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	<ul style="list-style-type: none"> • Changing the character of the area • 14.5 acres not buildable, so it is not common space <p>6) Resident</p> <ul style="list-style-type: none"> • Proposing detention pond in back yard • Proposing parking and private drive in resident’s back yard • Two subdivisions approved recently in this area <p>List of meetings with staff: Applicant 6/4/18</p>	
<p>Staff Report</p>	<p>ANALYSIS:</p> <p>Baldwin Road is a 40 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for Baldwin Road. Log Shoals Road varies in width, but most areas are fifty four foot of right-of-way, with twenty feet of pavement. Log Shoals Road is a heavy traveled road. Traffic issues may be a major concern at subdivision such as; capacity, traffic, and safety at Baldwin Road and Log Shoals Road. Discovery Island Waterpark, a County Park, is directly across Baldwin Road from the entrance to this proposed subdivision. Since this subdivision is over 90 units, a traffic study will be required at the Preliminary Subdivision Plan.</p> <p>In the Greenville County Future Land Use map, these parcels are shown as Residential Land Use 2 which calls for a density ranging from 3 to 6 units per acre. This category represents the typical single-family subdivision that one regularly finds in suburban areas. These developments typically have both public water and sewer. The proposed project is also located near an Employment Center. These centers are areas that provide high concentrations of jobs and usually consist of large office/business parks, large industrial parks, and manufacturing, service and distribution facilities. These centers take advantage of existing utilities and infrastructure, available land, and high capacity transportation networks.</p> <p>SUMMARY:</p> <p>Project Information:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 37.3 acres of property located on Baldwin Road approximately 1.2 miles southwest of the intersection of East Standing Springs Road and Neely Ferry Road. The parcel has approximately 144 feet of frontage along Baldwin Road and approximately 190 feet along Log Shoals Road. 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 83 single-family detached homes and 47 attached townhomes. The proposed detached homes will range from 1,700 to 4,000 square feet. There will be a mixture of bedrooms from 3 to 5. The proposed attached townhomes will have a range of 1,200 to 1,600 square feet in size with 2 to 3 bedrooms. Exterior building materials may consist of a variety of materials including hardiplank/hardiboard siding. All units are to have at least a one car garages and one car in the driveway without overhang onto the sidewalk. A five foot wide sidewalk is proposed on one side throughout the development.</p> <p>Transportation:</p> <p>The applicant is proposing two points of ingress/egress, one onto Baldwin Road and another full access onto a spur of Log Shoals Road. The spur of Log Shoals Road was kept in place to serve the four lots that have access to that old portion of Log Shoals Road and is maintained by SCDOT.</p> <p>There are concerns about the angle of the intersection of old Log Shoals Road where it intersects the new section of Log Shoals Road. This connection is not at 90 degrees, which is desirable by SCDOT, but it is at such a sharp angle if someone is going to go north on Log Shoals Road it almost makes it a U-turn. With this turn being so sharp and dangerous at the Log Shoals Road access, it is unlikely to be used which will force most of the traffic thru the Baldwin Road access. The Baldwin Road access is an intersection with the Greenville County Southside Park (Discovery Island). This intersection could</p>	

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	<p>become very congested with this additional traffic.</p> <p>Buffers and Landscaping: Proximity of the proposed high density Townhomes adjacent to the existing large lot single-family residential is a question of compatibility. The proposed 47 Townhomes are adjacent to R-S, Residential Suburban zoning with the lot sizes averaging around 2.42 acres per lot. The proposed single-family is adjacent to I-185, which also brings up compatibility issues. This layout could possibly be reversed to make better land use transitions to the large lot single-family residential and highway.</p> <p>Buffers and Landscaping: A twenty foot undisturbed buffer is being shown along the north, south, and east property lines; it is not provided along the west side of the Baldwin Road access. Approximately 14.5 acres of common area is being proposed for the site, which includes the steep unbuildable areas of the creek. There are mulched walking trails being proposed along with possibly a dog park. One mail box kiosk is being shown to serve the entire subdivision.</p> <p>Lighting and Signage: Street lighting will be designed and located by Duke Energy. Lights will be of the Acorn style look and be 12 feet in height and full cut off. Entrance signage is shown at both entrances and meets the Greenville County Sign Ordinance. All proposed open space, landscaping, monuments, stormwater management pond, and all common grounds are to be maintained by the HOA.</p> <p>CONCLUSION: The applicant is proposing 47 townhomes and 82 single-family detached homes on approximately 37.3 acres with max density of 3.5 units per acre. The development also includes approximately 14.5 acres of open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. A 20 foot undisturbed Landscape buffer runs along most of the perimeter of the property, but not along the west side of the Baldwin Road entry. The subject site is zoned R-S, Residential Suburban which has a density of 1.7 units per acre when water and/or sewer are available.</p> <p>The Greenville County Comprehensive Plan recommends 3-6 units per acre, and the site is also near an Employment Center. While the density might be acceptable per the Greenville County Comprehensive Plan, the compatibility with adjacent uses is not satisfactory. The high density of the proposed Townhomes next to large lot residential and single-family residential along a major highway has compatibility issues. The Log Shoals intersection is sub-standard, forcing most of the traffic through the Baldwin Road access. Staff believes there is only one point of access that is not sub-standard and that access has a lack of buffering along the west side of the Baldwin Road entrance.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
P&D Committee	At the July 30, 2018 Planning and Development meeting the Planning and Development Committee held CZ-2018-48 until the next meeting per the applicants request.

DOCKET NUMBER: CZ-2018-48

APPLICANT: Shannon L. Donahoo for Doris A. Shaver, Bobbie F. Hayes and Susan Lee Hayes

PROPERTY LOCATION: Baldwin Road

PIN/TMS#(s): 0573010100700, 0573010100701, and 0573010100509 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 37.3

COUNCIL DISTRICT: 28 – Payne

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, farm and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and I-1	vacant wooded land
East	R-S and R-12	single-family residential (Baldwin Commons)
South	R-S	single-family residential and park (Southside Park)
West	R-S	single-family residential and vacant wooded land

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	37.3	63 units
Requested	FRD	3.5 units/acre		130 units

A successful rezoning may add up to 67 dwelling units.

ROADS: Baldwin Road: two-lane County-maintained minor collector
Log Shoals Road: two-lane State-maintained major collector

TRAFFIC: No traffic counts in proximity of Baldwin Road and Logs Shoals Road.

ANALYSIS: Baldwin Road is a 40 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for Baldwin Road. Log Shoals Road varies in width, but most areas are fifty four foot of right-of-way, with twenty feet of pavement.

Log Shoals Road is a heavy traveled road. Traffic issues may be a major concern at subdivision such as; capacity, traffic, and safety at Baldwin Road and Log Shoals Road. Discovery Island Waterpark, a County Park, is directly across Baldwin Road from the entrance to this proposed subdivision. Since this subdivision is over 90 units, a traffic study will be required at the Preliminary Subdivision Plan.

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SUMMARY:

Project Information:

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Buffers and Landscaping:

Proximity of the proposed high density Townhomes adjacent to the existing large lot single-family residential is a question of compatibility. The proposed 47 Townhomes are adjacent to R-S, Residential Suburban zoning with the lot sizes averaging around 2.42 acres per lot. The proposed single-family is adjacent to I-185, which also brings up

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CONCLUSION:

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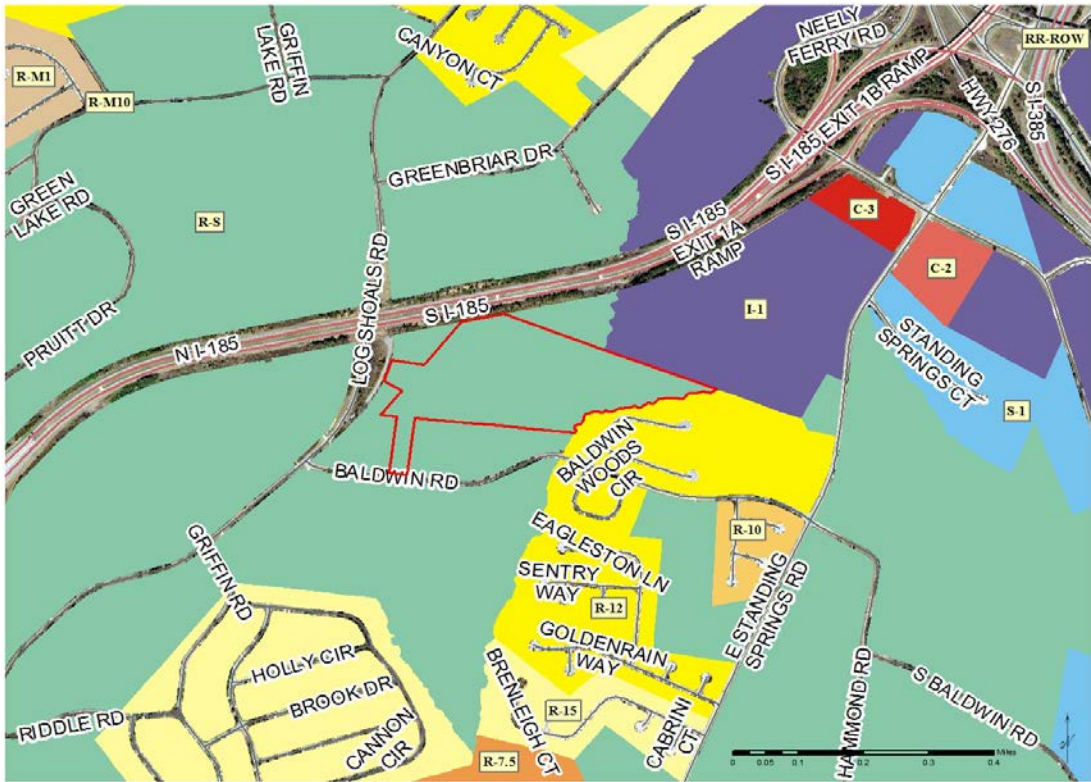
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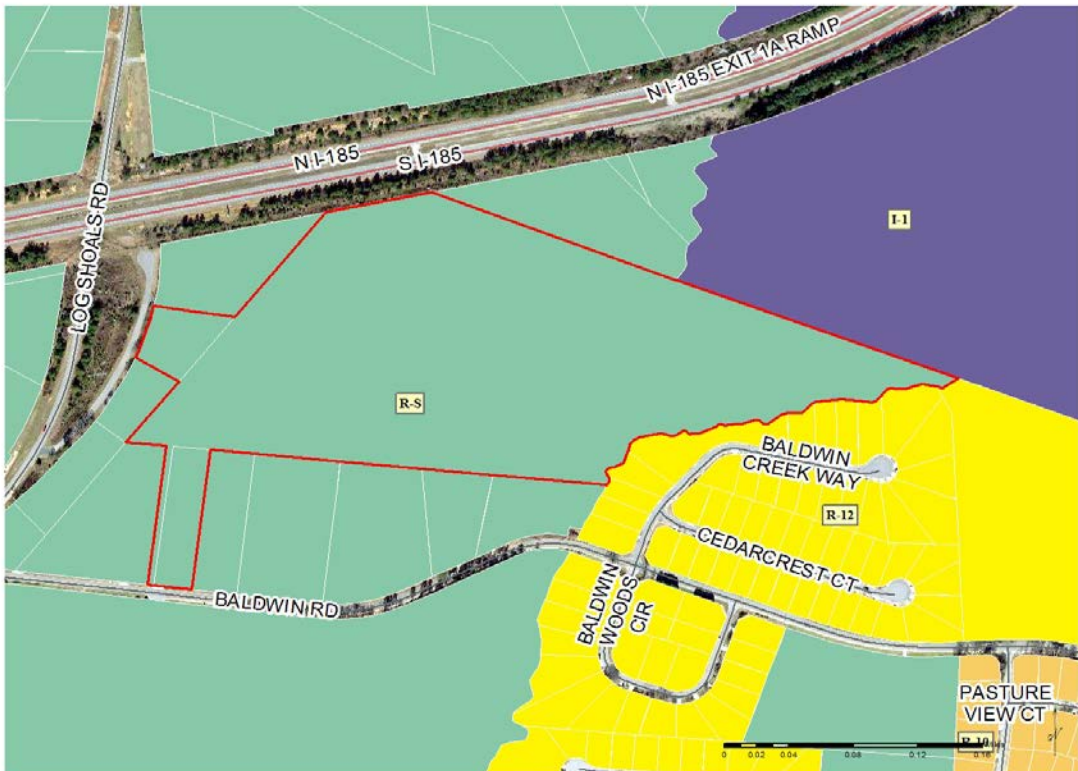


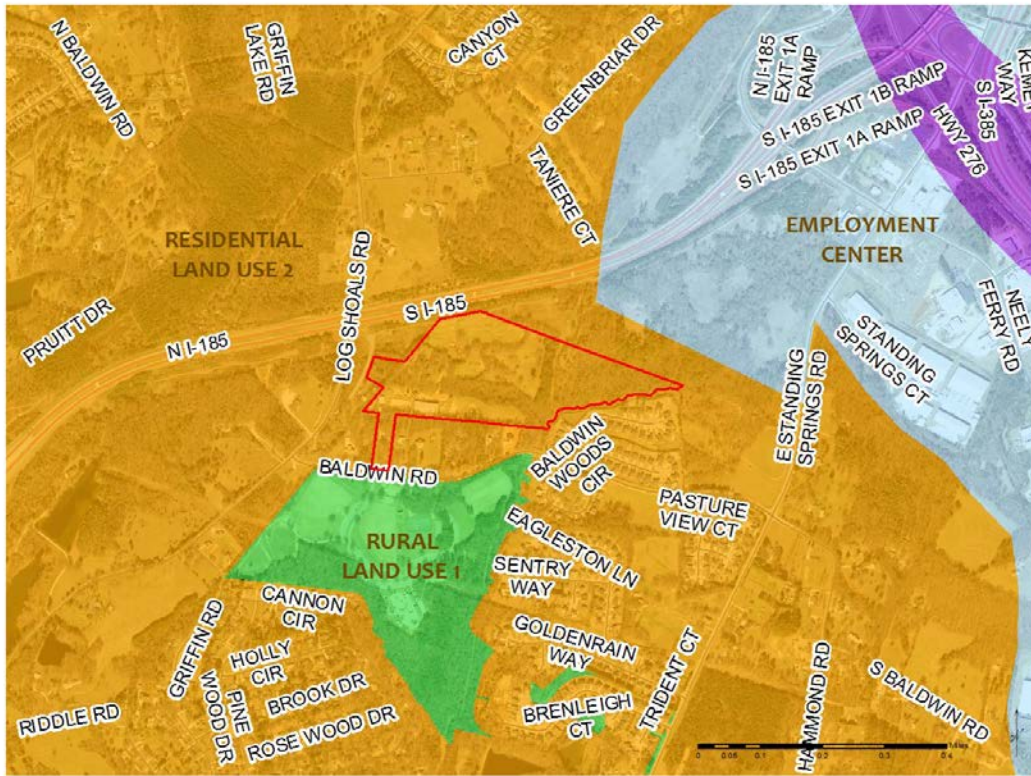
Aerial Photography, 2017





Zoning Map





Future Land Use Map