

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-38	R. L. (Chip) Fogleman, Fant, Reichert, and Fogleman Inc. for Sara J. Lambert and Bobby Gene Jones, etal Farrs Bridge Road and Berea Heights Road B015000200100 R-12, Single-Family Residential to FRD, Flexible Review District	19	Approval with Conditions	Approval with Conditions 5/22/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Presented as FRD to show exactly what they are proposing • Good access in this area • Does not want a third access • Good transition for this area • Parking is one car garage and one in a driveway • Ten visitor spaces provided • 24 foot wide private roads <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 3/19/19</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS:</p> <p>The subject parcel is located along a Regional Corridor and is designated as Low Density Residential in the <u>Berea Community Plan</u>. Farrs Bridge Road is designated as a Regional Corridor which has high daily traffic volumes and is used as a major route between Pickens and Greenville County. Low Density Residential is intended for single-family housing with a maximum of 4 units per acre. The proposed development is for 67 townhomes approximately 24ft by 60ft, with a density of 6.84 units per acre.</p> <p>The applicant is proposing two entrances into the subdivision, one along Berea Heights Road and the other along Farrs Bridge Road. There is also a possible third connection to Fayethel Drive, which is a county-maintained road and could be utilized for additional connectivity.</p> <p>There are no floodplain or blue line streams present on the property, but there is a possible wetland in the southeast corner of the site.</p> <p>Currently, Route 9 and Route 2 provide transit services to the subject parcel. When the routes change, per the Comprehensive Operations Analysis, Route 9 and Route 2 will continue to provide transit service to this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-12, Single-Family Residential, is 9.8 acres of property located at the corner of Farrs Bridge Road and Berea Heights Road. It is approximately 0.5 miles southeast of the intersection of Farrs Bridge Road and White Horse Road. The parcel has approximately 531 feet of frontage on Farrs Bridge Road and 468 feet of frontage on Berea Heights Road. There is a possible third access point for the proposed subdivision at Fayethel Drive. The proposed layout shows a</p>					

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proposed stub out stopping just short of a connection.

Project information: The proposed development is a 67 unit townhome community on 9.8 acres. Density for the project is 6.84 units per acre. The project is proposing 4.5 acres of common area. There will be a 25 foot exterior building setback around the perimeter of the development.

Architectural design: Materials for the units will be vinyl siding with brick and/or stone accent areas. The townhomes will be two stories with a maximum height of 32 feet. Units will range from 1,400 to 1,500 square feet.

Access: The plan is proposing two access points, one on Farris Bridge Road with the other one on Berea Heights Road. Pedestrian access is provided by sidewalks on one side of the proposed streets. Parking will be a one car garage with one space in the driveway. Ten spaces are shown for visitor parking plus two spaces for the mail box kiosk area. All roads within the development will be private and maintained by the Property Owners Association.

Landscape and buffers: Natural buffers will be left in place where possible, and landscaping will be installed in areas that don't have natural buffers. These buffers will be along property lines that abut residential areas around the project. Buildings are to be landscaped with low growing and low maintenance plant material.

Signage: Signage will only be at the Farris Bridge Road entrance. Signage will be brick and/or wood and will meet the Greenville County Sign Ordinance.

CONCLUSION:

The subject site is located in an area where single-family, multi-family, and commercial land uses are present. The Berea Community Plan recommends Low Density Residential with 0 to 4 units per acre. However, the subject site is also located along a Regional Corridor designed to handle large volumes of traffic and allow residential development types such as apartment complexes, duplexes and townhomes.

The subject site is also located along two bus routes that are currently serving the area along Farris Bridge Road and Eunice Drive. Sidewalks are also present on both sides of Farris Bridge Road and on the north side of Eunice Drive for access to these bus routes. Major access points for the development are also provided along Farris Bridge Road and Berea Heights Road, but a connection to Fayethel Drive was not shown.

Connectivity to an existing road should be considered especially since it would allow a connection to Eunice Drive. Staff believes all roads within the development should be public, so a connection can be made to Fayethel Drive for interconnectivity.

Staff would also like to see a buffer provided along the northeastern corner of the proposed project. While the parcel to the east is shown as C-1, Commercial, it was recently rezoned to R-12, Single-Family Residential and is currently being used as a residence.

Staff is of the opinion that while the proposed density of 6.84 units per acre is higher than the recommended residential land use, it is consistent with the intended type of development along a Regional Corridor. Staff believes the requested density and land use is appropriate for this subject site.

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

- Show the landscape buffer being continued along the northeast corner of the proposed project.
- Show on the concept plan and state in the statement of intent that all roads within the proposed project will be public roads.

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	<ul style="list-style-type: none">• Provide a third connection to Fayethel Drive while keeping the proposed accesses on Farris Bridge Road and Berea Heights Road.
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DOCKET NUMBER: CZ-2019-38

APPLICANT: R. L. (Chip) Fogleman, Fant, Reichert & Fogleman Inc. for Sara J. Lambert and Bobby Gene Jones, etal

PROPERTY LOCATION: Farris Bridge Road and Berea Heights Road

PIN/TMS#(s): B015000200100

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 9.8

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful C-1, Commercial zoning request in 2006, CZ-2006-90.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20 and O-D	single-family residential and vacant land
East	R-M20, C-1 and C-3	single-family residential, retail and vacant land
South	R-12	single-family residential
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan and is designated as *Low Density Residential* which prescribes 0 to 4 units per acre and is located along a *Regional Corridor*.

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-12	3.6 units/acre	9.8	35 units
Requested	FRD	6.84 units/acre		67 units

A successful rezoning may add up to 32 dwelling units.

ROADS: Farris Bridge Road: five-lane State-maintained minor arterial
 Berea Heights Road: two-lane State-maintained minor arterial
 Fayethel Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Farrs Bridge Road	750' NW	11,600	13,300 14.7%	14,300 7.5%

ANALYSIS:

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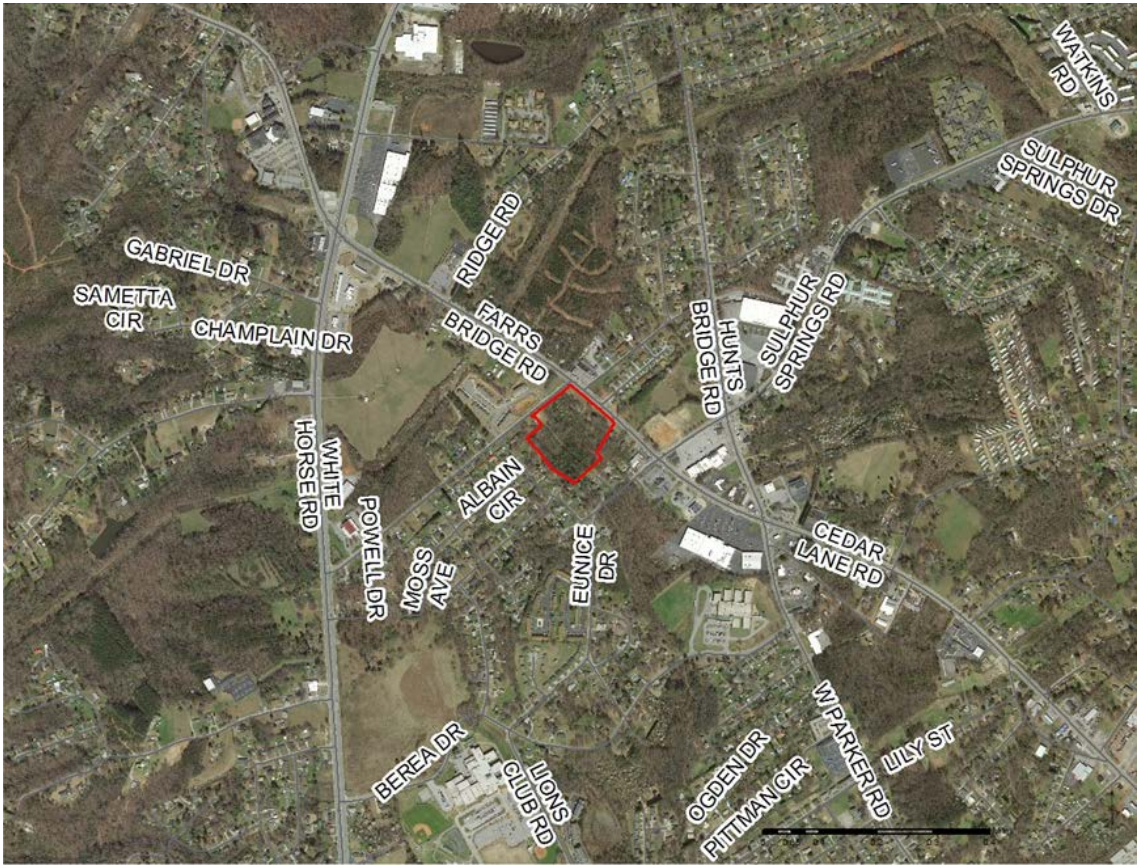
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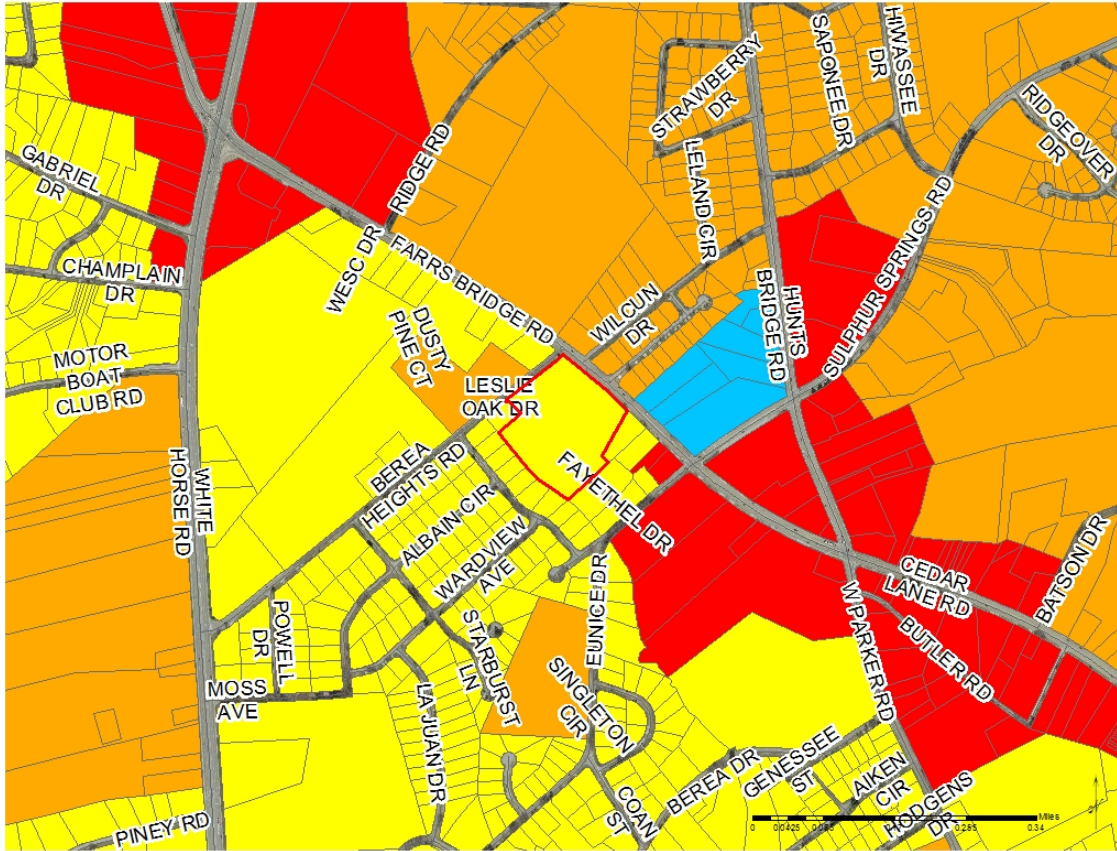
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Aerial Photography, 2018





Bera Community Plan, Future Land Use Map

Future Land Use

- COMMERCIAL / OFFICE
- MIXED USE
- LOW DENSITY RESIDENTIAL (0 TO 4 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (4 TO 8 UNITS/ACRE)
- REGIONAL CORRIDOR
- TRANSIT CORRIDOR
- BERA STUDY AREA
- STREET

