

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-79	Nicholas Myers of Seamon Whiteside & Associates, Inc., for Chris Hill of Southern Land Company, LLC Bel Aire Drive and Easley Bridge Road 0113000800100 R-7.5, Single-Family Residential FRD, Flexible Review District	23	Approval with condition	Approval with condition		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Presents project site plan, detailing environmental constraints, “mountain cottage” housing units, pricing, etc. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 8-13-20 and 9-17-20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Suburban Edge</i>, which calls for uses such single-family residential. The parcel is approximately 0.40 miles southwest of the intersection of Easley Bridge Rd and Pendleton Street. The parcel has 1,181 feet of frontage along Bel Aire Drive. An existing sidewalk exists along the north side of Bel Aire Drive to the right of McDavid Way. A bus stop exists at the corner of Easley Bridge Road and Andrews Street.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing 13 new single-family residences along Bel Aire Drive on a 2.8-acre parcel. The site will include a minimum of 2 parking spaces per residence via surface driveway parking. The site will also feature sidewalks and internal pedestrian connectivity to the proposed Brushy Creek overlook/observation area. Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size and not to exceed 45’ in height.</p> <p>Architectural Design:</p> <p>Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size not to exceed 45’ in height, which is consistent with current R-7.5 zoning requirements. Building materials will vary by individual house, but may include vinyl siding, cement fiber siding, brick, block/stucco, and wood.</p> <p>Access and Parking:</p> <p>The individual building sites will be accessed along Bel Aire Drive. Each building site will include a minimum of 2 parking spaces per residence via surface driveway parking as well as 1 parking space provided at the mail cluster box unit. The project anticipates providing a trail connection to the existing sidewalk located on the north side of Bel Aire Drive.</p> <p>Landscaping and Buffering:</p> <p>The applicant states areas designated as open space are intended to generally remain in their existing wooded condition when possible, and that all non-developed areas will generally remain</p>					

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undisturbed. These areas may include additional amenities such as picnic areas, walking paths, or other low-impact amenities. It is the intent of the developer to minimize the limits of disturbance and maintain mature canopy trees. Where topography, existing tree cover, or other restraints permit, some lots may provide opportunities for new canopy trees. A 35-foot wide stream buffer shall be provided along the streambank and designated as a common area. Additionally, low-maintenance plantings will be provided around the mail cluster box unit.

Signage and Lighting:

The applicant states a single, small sign identifying the name of the development is proposed in conjunction with the mail cluster box unit.

No on-street lighting is being proposed. Individual houses may provide driveway lighting or other on-site lighting. Light fixtures will be full-cut-off to avoid light trespass onto adjoining properties.

Conclusion:

The subject site has considerable site constraints such as flood plain which limits the feasibility of single-family development within a conventional zoning district. Additionally, the parcel is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge Center. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development, aligning with the comprehensive plan.

The proposed development would have to meet the following conditions:

1. Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

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



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-79

APPLICANT: Nicholas Myers of Seamon Whiteside for Chris Hill

PROPERTY LOCATION: Bel Aire Drive

PIN/TMS#(s): 0113000800100

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING FRD, Flexible Review District

PROPOSED LAND USE Single-Family Residential

ACREAGE: 2.8

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests associated with the parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2, R-7.5	Car wash, warehousing, vacant commercial; single-family residences
East	O-D	Medical office
South	R-7.5	Single-family residences
West	C-2	Auto service, retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*.
Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is part of the Sterling Community Plan and is designated as part of the *Brushy Creek Greenway*. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	2.8	16.24 units
Requested	FRD	5 units/acre		13 units

A successful rezoning would not allow for any additional units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Bel Aire Drive is a two-lane County-maintained local road. The parcel has approximately 1,181 feet of frontage Bel Aire Drive. The parcel is approximately 0.40 miles southwest of the intersection of Easley Bridge Rd and Pendleton Street. An existing sidewalk exists along the north side of Bel Aire Drive to the right of McDavid Way. A bus stop exists at the corner of Easley Bridge Road and Andrews Street.

There are no traffic counts in the vicinity of Bel Aire Drive.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Hollis Academy, Bethel Christian Academy, Fuller Normal School, St. Anthony's School, and Greenville Senior High Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing 13 new single-family residences along Bel Aire Drive on a 2.8-acre parcel. The site will include a minimum of 2 parking spaces per residence via surface driveway parking. The site will also feature sidewalks and internal pedestrian connectivity to the proposed Brushy Creek overlook/observation area. Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size and not to exceed 45' in height.

Proposed Land Uses:

The proposed uses, as stated in the Statement of Intent, for this development are consistent with *Suburban Edge*, as stated in the Plan Greenville County Comprehensive Plan, which includes "single-family attached and detached residential."

Architectural Design:

Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size not to exceed 45' in height, which is consistent with current R-7.5 zoning requirements. Building materials will vary by individual house, but may include vinyl siding, cement fiber siding, brick, block/stucco, and wood.

Access and Parking:

The individual building sites will be accessed along Bel Aire Drive. Each building site will include a minimum of 2 parking spaces per residence via surface driveway parking as well as 1 parking space provided at the mail cluster box unit. The project anticipates providing a trail connection to the existing sidewalk located on the north side of Bel Aire Drive.

Landscaping and Buffering:

The applicant states areas designated as open space are intended to generally remain in their existing wooded condition when possible, and that all non-developed areas will generally remain undisturbed. These areas may include additional amenities such as picnic areas, walking paths, or other low-impact amenities. It is the intent of the developer to minimize the limits of disturbance and maintain mature canopy trees. Where topography, existing tree cover, or other restraints permit, some lots may provide opportunities for new canopy trees. A 35-foot wide stream buffer shall be provided along the streambank and

designated as a common area. Additionally, low-maintenance plantings will be provided around the mail cluster box unit.

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No on-street lighting is being proposed. Individual houses may provide driveway lighting or other on-site lighting. Light fixtures will be full-cut-off to avoid light trespass onto adjoining properties.

CONCLUSION:

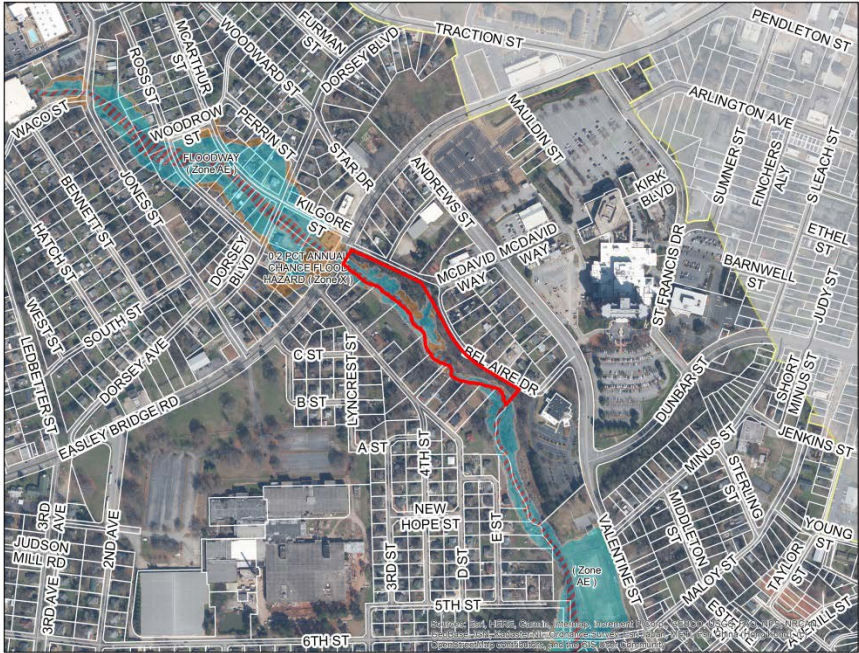
The subject site has considerable site constraints such as flood plain which limits the feasibility of single-family development within a conventional zoning district. Additionally, the parcel is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge Center. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development, aligning with the comprehensive plan.

The proposed development would have to meet the following conditions:

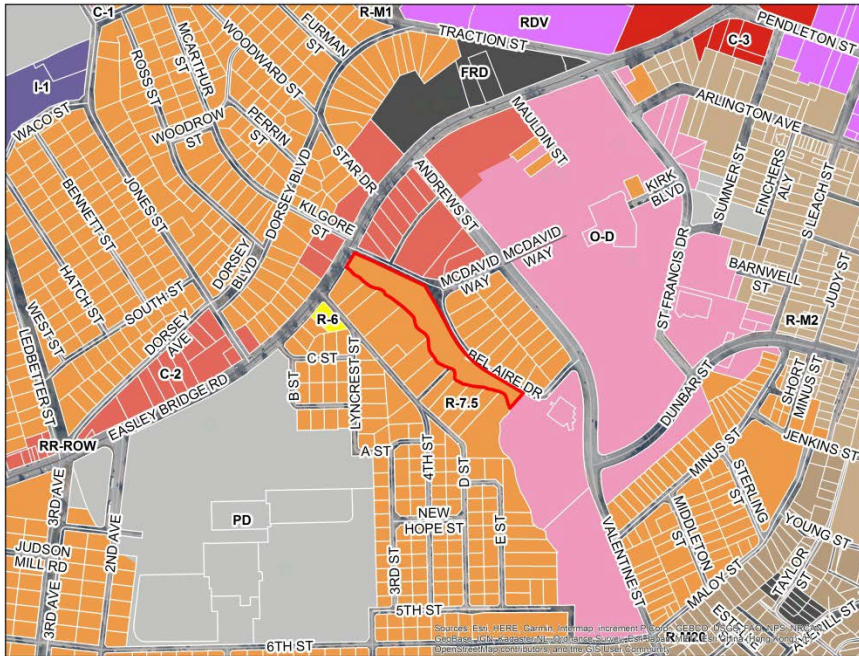
Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

**STAFF
RECOMMENDATION:**

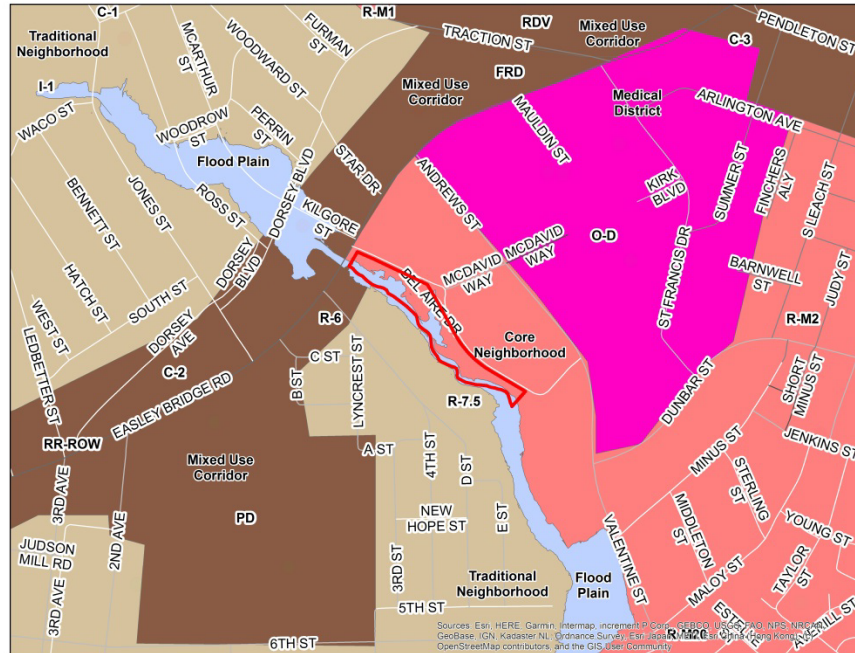
Based on these reasons, staff recommends approval with conditions of the requested rezoning to FRD, Flexible Review District.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Sterling Community Master Plan



Brook E. Denny
Office of the Zoning Administrator
(864) 467-7295
www.greenvillecounty.org

November 6, 2020

Nicholas Myers
Seamon Whiteside
408 Rnett St. STE 101
Greenville, SC 29601

RE: Bel Aire Dr Staff Comment letter; CZ-2020-79

Dear Mr. Myers,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Page 1

1. Under Max Density, please show 5 unit per acre, since the 4.6 units per 2.8 acres is only 12.88 units.
Max Density has been revised to 5 unite per acre.
2. Under Use in the table, please revise to read Single-Family Detached Residential.
Use has been revised to Single-Family Detached Residential.
3. Include information regarding the establishment of an HOA under item number two.
Additional information regarding the establishment of an HOA has been added.
4. Under item number three, please revise "houses is anticipated" to read "houses are anticipated".
Sentence revised to read "houses are anticipated".

Page 2

1. In the first paragraph, please revise "Belaire" to read "Bel Aire". Also, please review the entire document and make this revision on other references to this road name.
All references to road name have been revised to "Bel Aire".
2. At the end of the first paragraph, please add the approximate distance to the existing bus stop mentioned.
Approximate distance to existing bus stop (0.25 miles) has been added to paragraph.

Page 3

1. First paragraph, please add "and examples" between "additional information" and "on appearances".
Additional language "and examples" has been added as requested.
2. At the bottom of the second paragraph, you mention meeting the Tree Ordinance. Your plan only shows one tree, whereas the tree ordinance requires two new trees per lot. If you do not plan to meet the tree ordinance, then please remove this reference or an additional tree will need to be added per lot.
Reference to the Tree Ordinance has been removed.

3. Under item number ten, please include the maximum square footage of the sign.
Maximum square footage of sign has been added and reflects maximum allowances per sign ordinance.

Page 4

1. At the top of the page, please insert “and examples” between “additional information” and “on appearance”.
Additional language “and examples” has been added as requested.

Concept Plan

1. Please revise side setback to refer to internal side setbacks for individual lots.
Additional language indicated side set back is referring to internal side setbacks for individual lots has been added as requested.
2. Please change rear setback to be 12.5'.
Rear setback has been changed to 12.5'.
3. Under item two in the notes, please add “and maintained by HOA.”
Additional language “and maintained by HOA” has been added as requested.
4. Please add your Land-Use Table found in section 1 of the Statement of Intent.
Land-Use Table has been added to the Concept Plan.
5. Please add “residential” to the proposed unit’s description under site data.
Additional language “residential” has been added as requested.
6. In the title block, please correct the spelling of Bel Aire.
All references to road name have been revised to “Bel Aire”.
7. Second house from right looks like it may encroach into stream buffer. Please give a distance from buffer to house.
Dimensions have been added for houses in close proximity to stream buffer.
8. Please show the sign at the outlook/observation area.
Sign location is shown adjacent to the outlook/observation area.

NRI:

1. Please indicate intervals on contour lines.
Note indicating 1' contour line intervals has been added.
2. Please mention any areas of significant trees, and any preservation efforts, if applicable.
Notes describing tree preservation efforts have been added.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 2020 shall be corrected to staff’s satisfaction. **Please also provide written responses to these comments.**
Written responses are included in red.

Please let us know how you would like to proceed.

Sincerely,

/S/

Brook E. Denny
Planner