

**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 11-18-20	Approval with condition 11-30-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Presents project site plan, detailing environmental constraints, "mountain cottage" housing units, pricing, etc.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: 8-13-20 and 9-17-20</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b></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><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></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><b>Architectural Design:</b></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><b>Access and Parking:</b></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><b>Landscaping and Buffering:</b></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>					

## Zoning Docket from November 16, 2020 Public Hearing

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.