

Zoning Docket from July 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2024-041	Krish Vijay Patel for Vaughn Road Properties, LLC 42 and 44 Vaughn Rd., Greenville, SC 29615 0539030101104 & 0539030101105 R-S, Residential Suburban District to FRD, Flexible Review District	21	Denial	No Rec. 7/24/24	Held 8/19/24 Approval with condition 9/16/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Previously proposed 33 townhomes and is now proposing only 15 detached homes Met with the surrounding neighborhoods to incorporate their feedback Was able to help explain the FRD process for the community The proposed development has been laid out similar to the existing neighborhoods Discussed an email he received from a resident of the Shadow Moss Community and how they support the proposed development Reduced the amount of homes, increased the setbacks, and increased the open space than what was previously submitted Would like to assist in reducing the traffic concerns along Vaughn Rd. Citizen <ul style="list-style-type: none"> Lives in the Shadow Moss community Previously opposed the previous designs, but now is in support Discussed traffic safety concerns Pleased to see that the proposed development is for detached housing and not townhomes Discussed having misconceptions of what the FRD rezoning allowed for <p>**There were 5 people standing in support of the rezoning request.</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Serves as the HOA President of the Clairmont subdivision In 2017, an applicant wanted to rezone 40 Vaughn Rd. to R-15 which was denied Discussed that the proposed density is still in conflict with the Comprehensive Plan The existing infrastructure cannot support the proposed density Citizen 					<p>Petition/Letter For: Letter – 1</p> <p>Against: Letter – 1</p>

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	<ul style="list-style-type: none">• Has been working on Vaughn Rd. since 2015 trying to fix safety concerns• The volume, speed and size of vehicles causes sever traffic issues on Vaughn Rd.• Opposed to any expansion or rezoning of properties on Vaughn Rd. until Vaughn Rd. has been made safe <p>3. Citizen</p> <ul style="list-style-type: none">• Abuts the proposed development and has never been approached by the development• The existing zoning is appropriate and the increase in density does not fit with the area <p>4. Citizen</p> <ul style="list-style-type: none">• Opposing this development until Vaughn Rd. has been made safe <p>**There were 24 people standing in opposition of the rezoning request.</p> <p>List of meetings with staff: N/A</p>	
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none">• The subject property consists of approximately 2.77 acres.• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans.• Vaughn Road is a two-lane County-maintained local road. The parcel has approximately 216 feet of frontage along Vaughn Road. The parcel is approximately .2 miles east of the intersection of Woodruff Road and Vaughn Road. The property is not along a bus route. There are no sidewalks in the area.• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Langston Charter Middle School is located within one mile of the site.• The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing a Single-Family Detached Residential Development. <p>Project Information: The applicant is proposing a for-sale patio home development. There will be a maximum of 15 patio homes with an average footprint of 2,100 square feet each.</p> <p>Proposed Land Uses: The proposed use for the site is a single-family detached residential development.</p> <p>Architectural Design: The applicant states that the homes will be constructed in a country-modern style. Homes will be 2,500+ square feet and up to 3 stories, with a maximum height of 40'. Materials will be a mixture of cement board and batten trim painted with an alabaster white color. Roofing will be black metal and/or architectural shingles. Framing will be in a dark color.</p> <p>Access and Parking: There will be one main entrance off of Vaughn Road leading to private internal drives. Each home will feature a double garage and driveway providing 2 spaces per unit. There is also proposed guest parking at the cluster mail box. A 5' sidewalk will be provided along the internal drives. There are no proposed roadway improvements to Vaughn Road.</p>	

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	<p>Landscaping and Buffering: The applicant states that there will be a 12.5' building setback around the external boundary of the development. A 5' landscape buffer is also proposed along the boundary including a 6' tall screening fence. There will be a minimum of 16,000 sf of open space within the community, not including buffers. The development will adhere to the Greenville County Tree Ordinance.</p> <p>Signage and Lighting: The applicant states that signage will adhere to the Greenville County Sign Ordinance, with a freestanding monument provided at the entrance. Site lighting will be full-cutoff LED with a maximum pole height of 16'.</p> <p>CONCLUSION and RECOMMENDATION: The subject property, zoned R-S, Residential Suburban District is located along Vaughn Road, a two-lane County-maintained local road. Staff is of the opinion that while a single-family detached residential development would be consistent with the residential character of Vaughn Road, staff does not feel that the proposed development meets the intent of the Flexible Review District. The Zoning Ordinance states that the intent of an FRD is to provide ways for inventive design that cannot be achieved through conventional zoning. A single-family residential development could be accomplished in standard zoning districts.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
PC:	At the July 24 th 2024 Planning Commission Meeting a Motion for Approval with Condition failed 4-4.
P&D	At the August 19 th , 2024, Planning & Development Committee meeting, the Committee voted to hold this docket on the floor to allow the applicant to resubmit and pursue rezoning the parcels in question to R-10, Single-Family Residential District.
P&D	<p>At the September 16, 2024 Planning & Development Committee meeting, the Committee voted to approve the requested rezoning to FRD, Flexible Review District stating that the oversight of the proposed FRD will provide more control over the development. There will be some additional conditions:</p> <ol style="list-style-type: none"> 1. Reduce the total number of lots from 15 to 14 2. Place a maximum height on the dwellings of two story or 35 ft in total height 3. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.