ORDINANCE NUMBER 17-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY TI HUD INVESTMENTS, LLC AND VICTORIA INTERESTS, LLC LOCATED AT 3325, 3331, 3337 BRUSHY CREEK ROAD FROM O-D (OFFICE DISTRICT) AND C-2 (COMMERCIAL) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by TI HUD Investments, LLC and Victoria Interests, LLC located at 3325, 3331, 3337 Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G006000200204, G006000200200 and G006000200205 containing approximately 8.75 +/- acres attached hereto marked as Exhibit A, the attached Statement of Intent marked as Exhibit B and the attached Concept Plan marked as Exhibit C.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on May 21, 2018 and June 18, 2018.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:
The zoning classifications of the properties located at 3325, 3331, 3337 Brushy Creek Road and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G006000200204, G006000200200 and G006000200205 containing approximately 8.75 +/- acres attached hereto marked as Exhibit A shall be changed from O-D (Office District) and C-2 (Commercial) to DRD (Design Review District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 10, 2018

Second and Final Reading: July 24, 2018

Approved as to Form:

Daniel R. Hughes, Esquire
City Attorney
Subject Property
G006000200204, G006000200200, G006000200205
8.75 acres
STATEMENT OF INTENT

ECHO RIDGE

3325, 3331, and 3337 Brushy Creek Road
Greer, South Carolina 29650

Design Review District

Arbor Job No. 18008

April 16, 2018
Amended May 2, 2018
Amended June 6, 2018
Amended July 2, 2018
# TABLE OF CONTENTS

1.0 PURPOSE .................................................................................................................. 3

2.0 EXISTING ZONING .................................................................................................... 3

3.0 EXISTING TRANSPORTATION, UTILITIES AND SITE CONDITIONS ........... 3

4.0 DEVELOPMENT SCHEME .......................................................................................... 4
   4.1 Zone I ................................................................................................................. 4
   4.2 Zone II .............................................................................................................. 5
   4.3 Zone III ............................................................................................................. 5
   4.4 Current Conditions ............................................................................................ 6

5.0 DRAINAGE ................................................................................................................. 6

6.0 BUFFER ZONE ........................................................................................................... 6

7.0 ACCESS TO THE PROJECT ...................................................................................... 7

8.0 FINANCING .............................................................................................................. 8

9.0 PHASING .................................................................................................................. 8

10.0 PROPERTY OWNERS ASSOCIATION .................................................................. 8

11.0 CONCLUSIONS ....................................................................................................... 8
1.0 PURPOSE

This statement is intended to describe in detail the proposed Design Review District composed of 8.75 +/- acres located on Brushy Creek Road, hereafter referred to as Echo Ridge. The proposed development encompasses three tracts, as recorded on Tax Sheet G006.00, Book 02, Lots 2.0, 2.4 and 2.5. Echo Ridge will consist of single-family attached residential units, buffer area, and common open space.

The specific intent of this project will be to develop a high-quality residential development in harmony with the existing community that is likewise a desirable addition to the physical pattern of the neighborhood. The architectural character and visual appearance of the development will blend and harmonize with the surrounding area. Additional traffic will not burden the existing streets and the project will not adversely impact the environment.

2.0 EXISTING ZONING

The subject property is located within the City of Greer and is currently zoned C-2 and O-D. According to the 2010 Comprehensive Plan, the subject property’s existing land use is Industrial and the future use is Employment Center.

3.0 EXISTING TRANSPORTATION, UTILITIES AND SITE CONDITIONS

The subject property is bounded by Brushy Creek Road to the south. Although Brushy Creek Road allows a single point of access to the development, the existing road network provides numerous travel routes to and from the project area. Brushy Creek Road is subject to 9,600 AADT according to 2017 data. The subject property would produce around 445 AADT
(4.6% increase). The property is bounded by railroad lines and industrial areas to the north, Calvary Chapel of Greer to the west, and Praise Cathedral Church of God to the east.

Sewer is available by way of an 8" gravity line that crosses the subject property from north to south which is owned and maintained by the Greer Commission of Public Works. Water service is available by way of a 10" water main located on the southern side of Brushy Creek Road which is owned and maintained by the Greer Commission of Public Works. Electricity is provided by the Greer Commission of Public Works. Natural gas is provided by the Greer Commission of Public Works. The project lies within the Greer City Fire Service Area approximately 1.3 miles from Greer Fire Department 2. Telephone service is provided by AT&T and cable is available through Spectrum.

Echo Ridge is located in the Greenville County School District and is served by Taylors Elementary School, Greer Middle School, and Greer High School. Existing residents south of Brushy Creek Road are served by Woodland Elementary School, Riverside Middle School, and Riverside High School.

4.0 DEVELOPMENT SCHEME

As a part of the Design Review District, Echo Ridge is divided into three zones, according to the appropriate land use. The limits of each zone are shown on the accompanying Site Plan and are described as follows:

4.1 Zone I

Zone I, consisting of 4.91 +/- acres, will allow up to 76 single-family attached homes and road rights-of-way. Building pads shall be a minimum of 1,100 sf/unit, a maximum of 6
units will be attached in a single string, and units will be 1,500-2,500 sf with 3-4 bedrooms. Overall project density around 8.7 units/acre.

4.2 Zone II

Zone II, consisting of 0.71 +/- acres, will contain a 12.5’ buffer required for any property greater than 5 acres but less than 10 acres in size. Although typically enforced where a non-residential use is proposed adjacent to a residential use, Echo Ridge will provide the buffer so that the proposed residential use is buffered from non-residential uses. No structures or land disturbance is proposed within the 12.5’ buffer with the following exceptions: utility connections may cross the buffer between a 60° and 90° angle; pedestrian access to adjacent neighbors shall be allowed between a 60° and 90° angle; sidewalks and street tree planting in keeping with the existing treatment to the east along Brushy Creek Road shall be allowed along Brushy Creek Road; and vehicular/pedestrian access shall be allowed along Brushy Creek Road. Berms, fences, and/or evergreen plant material shall be allowed to provide a 6’ screen of adjacent uses within the 12.5’ buffer where existing vegetation does not exist. This screen shall not be required where the buffer area is within the existing utility easement maintained by CPW. This zone will be dedicated to a Property Owner’s Association (the “POA”). The POA will be formed once development activities commence.

4.3 Zone III

Zone III, consisting of 3.02 +/- acres, will contain common open space for the use of Echo Ridge residents. The common open space is comprised of property outside of the 12.5’ buffer, road rights-of-way, residential pads, and the area between the residence and the rights-of-way. The land within this zone may be disturbed during construction and development.
Following construction, this zone will provide pedestrian walks and/or trails, potential pedestrian connections to adjacent uses, development signage, a mail kiosk, storm water control, utility connections, and landscaping. This zone will also include a 12.5' of the 25' building line around the property boundary. No structures will be allowed inside this building line. This zone will be dedicated to a Property Owner's Association. This Association will be set up as soon as any development begins. Together with Zone II, 3.73 +/- acres (or 42.6% of the property) will be dedicated to the POA.

4.4 Current Conditions

Currently the subject property is vacant and undeveloped. The front half of the property consists of pasture while the back half consists of early forest growth and invasive species (Callery Pear). The gravity sewer easement (CPW) is well maintained and grassed. Mature trees line the western boundary.

5.0 DRAINAGE

The subject property sits on a ridge and the existing drainage flows toward the railroad side of the property in two broad swales shared with the property owners to the east and the west. The storm water system will be designed to meet and exceed local, state, and federal regulations, involving storm flow as well as siltation and erosion control. Quality of storm water will be provided by new silt basins and one storm water basin. Quantity of storm water will be provided by on site storm water management basin.
6.0 BUFFER ZONE

The project will provide a 12.5' buffer required for any property greater than 5 acres but less than 10 acres in size. Although typically enforced where a non-residential use is proposed adjacent to a residential use, Echo Ridge will provide the buffer so that the proposed residential use is buffered from non-residential uses. No structures or land disturbance is proposed within the 12.5' buffer with the following exceptions: utility connections may cross the buffer between a 60° and 90° angle; pedestrian access to adjacent neighbors shall be allowed between a 60° and 90° angle; sidewalks and street tree planting in keeping with the existing treatment to the east along Brushy Creek Road shall be allowed along Brushy Creek Road; and vehicular/pedestrian access shall be allowed along Brushy Creek Road. Berms, fences, and/or evergreen plant material shall be allowed to provide a 6' screen of adjacent uses within the 12.5' buffer where existing vegetation does not exist. This screen shall not be required where the buffer area is within the existing utility easement maintained by CPW.

7.0 ACCESS TO THE PROJECT

Access to the project will be provided by one main entrance. The entrance on Brushy Creek Road will be designed to reflect the quality of the entire community. An unpaved 20' emergency access to Brushy Creek acceptable to SC DOT and the City of Greer Fire Department will be provided as well.

Sprague & Sprague prepared a Traffic Impact Study on June 18, 2018. The report indicates that:

From a capacity standpoint, the site access intersection with Brushy Creek Road can operate acceptably with one lane on all approaches. However, 2021 build volumes meet guidelines for a left turn lane on Brushy Creek Road at the site access. A right turn lane is not necessary on Brushy Creek at the site access. If a left turn lane is required, a storage length of at least 32 feet
should be provided. The standard SCDOT minimum for left turn lane storage is 100 feet.

As a result of this report and anticipated requirements by SCDOT, a left turn lane of 100 feet will be provided at the entrance to Echo Ridge. Likewise, 8' +/- of additional right-of-way will be dedicated to SCDOT (0.11 Ac+/-) along Brushy Creek Road.

8.0 FINANCING

Development funds will be provided by a combination of private investors and private sector bank financing.

9.0 PHASING

Engineering drawings and appropriate permits will be pursued immediately upon approval. Development will begin as soon as all permits have been issued. The entire project should be totally developed in a 2 - 3 year period.

10.0 PROPERTY OWNERS ASSOCIATION

The POA will be established to address the maintenance and use of common areas, storm water facilities, landscaping, entrance monument and lighting.

11.0 CONCLUSIONS

This project will provide a high-quality single-family attached neighborhood that fits in with the surrounding community and provides housing within the Employment Center it is included within. The Design Review District allows the adequate control to maintain the
aesthetics being developed along the Brushy Creek Road corridor. This type of development cannot be accomplished while utilizing traditional zoning.