ORDINANCE NUMBER 18-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL S. BRUCE LOCATED ON NORTH HIGHWAY 14 FROM R-7.5 (RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Michael S. Bruce located on North Highway 14 and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0536020100200 containing approximately 42.1 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, the Site Plan marked at Exhibit C and the Elevation marked at Exhibit D.

1. The owner desires to change the zoning classification of their property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.

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 classification of property located on North Highway 14 more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0536020100200 containing approximately 42.1 +/- acres attached
hereto marked as Exhibit A shall be changed from R-7.5 (Residential District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Lee Dumas

First Reading: April 28, 2020

Second and Final Reading: May 12, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney

Ordinance Number 18-2020
Rezoning N Highway 14
Page 2 of 2
Ordinance 18-2020

Subject Property
0536020100200
Acres: 42.1

EXHIBIT A

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the express written consent of the City of Greer Planning/Zoning Department.

Created 4/20/2020 by City of Greer GIS
Clairbrook
±42.1 Acre Residential Development (Design Review District)
North Highway 14 – Greer, SC

Statement of Intent
March 11, 2020

Community Development
The development planned for this +/- 42.1-acre tract along Highway 14 will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential homes. The roads within the community will be built to private standards and turned over to the Homeowner’s Association (HOA) once completed. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common area (open space) to be owned and maintained by a newly formed Homeowner’s Association (HOA).

The existing topography & terrain will be utilized to maximize out the common area. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our entrance off Highway 14. Stormwater management ponds will be installed along the southern and eastern borders of the development to address stormwater runoff and water quality treatment for the community.

Phasing & Density
The overall density of the project will not exceed (147) single-family townhome units or roughly 3.50 units per acre. The project will be phased. Phase I will consist of approximately 30 townhome units, approximately 50 townhome units in Phase II, and approximately 61 in Phase III. If the development proceeds as expected, build-out will be complete within approximately 3 years.

Homes & Materials
The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per home is anticipated to be +/- 1,200 SF with most ranging from 1,350 SF – 1,850 SF. There is no maximum townhome unit size. Exterior building materials may consist of vinyl siding, shake siding, Hardie Board, brick, and/or stone. Any vinyl siding shall be a higher quality material. Exterior will contain a minimum of (2) material combinations. Stone or brick accents will be installed to the water table façade as illustrated on the building elevation exhibit(s). Maximum effort will be made by the homebuilder to upgrade the visual appearance of townhome façades along internal roads. Examples of enhancements are carriage-style garage doors and other items to add architectural interest (see building elevations).
**Amenities & Landscaping**

The proposed development will include approximately 28.40 acres of common area with maximum efforts to preserve existing vegetation around the wetland areas and along the exterior property boundaries. The development will also contain associated guest parking for residents. Our entrance drive located off Highway 14 will be heavily landscaped and contain an entrance monument for the neighborhood. Exterior sidewalks will be provided along Highway 14 frontage. The stormwater management pond(s) may be dry or wet depending on water sources once we get into the design phase. Fences and/or landscaping around the pond(s) will comply with current regulations.

The developer will have active and passive common areas which may consist of one or more of the following amenities: fire pit, bark park, and/or community walking trails within the community. Interior sidewalks will be provided throughout the development. A portion of the site will be delineated/reserved for future City trail connections.

**Sewer/Water**

There is an existing sanitary sewer main located along the south side of the property that is maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Highway 14 to serve the development, owned and maintained by Greer Commission of Public Works. The new sewer and water mains built within the community will be built to public standards and turned over to Greer Commission of Public Works.

**Setbacks/Buffers**

All the proposed setbacks for this project are as follows:

- 18' minimum setback from all internal roads (measured from private R/W)
- 25' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 50' minimum setback from Highway 14 (measured from R/W)

**Other Public Improvements & Facility Impact**

All roads and storm features will be constructed to meet applicable design standards and turned over to the Homeowner’s Association (HOA). The common area, stormwater ponds, and entrance features will be owned and maintained by the established Homeowner’s Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.
SITE DATA

TAX MAP NO.: 0360201020
TOTAL AREA: ±42.1 ACRES
ZONING: R-7.5 CURRENT
(RES CLUSTER PROPOSED)
TOTAL LOTS: 143 UNITS (31' X 100' INTERIOR
& 24' X 100' END UNITS)
PROPOSED ROADWAY: ±2,812 LF (444 LF MIN. PRIVATE
ROAD)
SETBACKS
    REAR SETBACK: 50'
    EXTERIOR SETBACK: 25'
OPEN SPACE PROVIDED: ±28.40 ACRES
PARKING:
    2 SPACES PROVIDED PER UNIT
    SOME IN GARAGES (ONE IN
    DRIVEWAY), GUEST PARKING
    TO BE PROVIDED AT A RATE
    OF 10% OF PROPOSED UNIT
    PARKING (29 SPACES
    REQUIRED, 29 PROVIDED)

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE
MEASURED FROM E.O.P. TO E.O.P. UNLESS
OTHERWISE SPECIFIED.

SITE LEGEND

ASPHALT PAVEMENT SECTION
COMMON AREA/OPEN SPACE
SEWERLINE
PROPERTY LINE E.W.
PROPOSED BUILDING SETBACK LINE
FLOORPLAN
PROPOSED STREET
PROPOSED C.P.R.
SHAFT/STRIKE LINES

PRELIMINARY
DEVELOPMENT PLAN
PDP-1

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ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)

Date 02/10/2020

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 0536020100200

Property Address(s) North Highway 14 & Taylor Road, Greer

Acreage of Properties +/- 42.10 County Greenville

Applicant Information
Name LyonJay, LLC
Address 1427 Laurens Road, Suite H
         Greenville, SC 29607
Contact Number 864-900-2879
Email jk.jay@lyonjay.com

Property Owner Information
If multiple owners, see back of sheet
Name S. Michael Bruce
Address PO Box 1734
         Greer, SC 29652
Contact Number
Email

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-7.5 to DRD.

Existing Use: Agricultural - Vacant Proposed Use: Single Family Residential

Signature(s)

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed 2-10-20 Case No. RZ 2020-08
Meeting Date 3-23-20

See Reverse
DOCKET: RZ 2020-08

APPLICANT: LyonJay, LLC; Paul Harrison

PROPERTY LOCATION: N. Hwy 14

TAX MAP NUMBER: 0536020100200

EXISTING ZONING: R-7.5, Residential District

REQUEST: Rezone to DRD, Design Review District

SIZE: 42.1 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community

ANALYSIS: RZ 2020-08

RZ 2020-08 is a rezoning request for a parcel located on N. Hwy 14. The request is to rezone the parcel from R-7.5, Residential District, to DRD, Design Review District, to allow up to 147 townhomes that will range from 1,200 – 1,850 sqft. The exterior material will consist of vinyl siding, shake siding, Hardie Board, brick, and/or stone; if vinyl is used it shall be a higher quality material than standard vinyl, with a minimum of two material combinations. Stone or brick accent will be installed to the water table façade. The development will also have both active and passive common areas. The developer is proposing to develop the site in three phases with an expected build-out within three years.

When considering the requested DRD zoning, staff should determine the following:
A. That the spirit of the zoning district shall not be violated.
B. That the proposed development will harmonize with existing developments.
C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
D. That the design be such that additional traffic will not be a burden on existing streets.
E. That no adverse environmental impacts will be created by the proposed development.
F. That the visual appearance of the development will harmonize with the existing development.
G. That the architectural character blends with the surrounding area.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban (City of Greer) and Unzoned (Greenville County) – Occupied
East: C-2, Commercial and R-12, Residential – Occupied (Residential)
South: R-5, Garden/Patio Homes (City of Greer) and Unzoned (Greenville County) – Foxfield
West: R-12, Residential (City of Greer) and Unzoned (Greenville County) – Occupied

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved.

STAFF RECOMMENDATION: Approval
**ACTION** – Mr. Lavender made a motion to approve RZ 2020-08. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.