ORDINANCE NUMBER 9-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY FAYE C. ROSS LOCATED ON HENDERSON GAP ROAD FROM R-15 (RESIDENTIAL SINGLE - FAMILY) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Faye C. Ross located on Henderson Gap Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0535030101001 containing approximately 8.1 acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on March 19, 2018.

2. To accomplish the desired change in use in the most effective manner, the zoning classification 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 the property located on Henderson Gap Road and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0535030101001 containing approximately 8.1 acres attached
hereto marked as Exhibit A shall be changed from R-15 (Residential Single-Family) to DRD (Design Review District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: March 13, 2018

Second and Final Reading: May 8, 2018

Approved as to Form:

[Signature]
Daniel R. Hughes, Esquire
City Attorney
Branchwood
+/- 9.5 Acre Residential Development (Design Review District)
Henderson Gap Road – Greer, SC

Statement of Intent
May 15, 2018

Community Development
The development planned for this +/- 9.86-acre tract along Henderson Gap Road 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 Home Owners 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 grounds (open space) to be owned and maintained by a newly formed Home Owner’s Association (HOA).

The existing topography & terrain will be utilized to maximize out open space and common grounds. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will try to preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our entrance off Henderson Gap Road. A stormwater management pond will be installed in the rear 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 (42) single-family townhome units or roughly 4.26 units per acre. The project will be phased. Phase I will consist of approximately 21 townhome units and approximately 21 in Phase II. 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 1,200 SF – 1,800 SF. There is no maximum townhome unit size. Exterior building materials may consist of vinyl siding, shake siding, Hardie Board, brick, and/or stone. Exteriors may contain (1) specific material or combination of all materials in some cases.

Amenities and Landscaping
The proposed development will include approximately 6.45 acres of common area with maximum efforts to preserve existing vegetation along the exterior property boundary with Riverside Chase Subdivision. The development will also contain associated guest parking for residents. Our entrance drive located off Henderson Gap Road will be heavily landscaped and contain an entrance monument for the neighborhood. The stormwater management pond may be dry or wet depending on water sources once we get into the design phase. Fences and/or landscaping around the pond will comply with current regulations. The
developer may, if he/she decides to, install a community walking trail within the community to connect the development’s common areas.

**Sewer/Water**
There is an existing sanitary sewer main located at the rear of the property that is maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Henderson Gap Road 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:
- 15’ 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’ buffer along adjoining property line with Riverside Chase Subdivision (Buffer will decrease to a minimum of 25’ adjacent to proposed road & units as shown on the attached development plans.)

**Other Public Improvements and Facility Impact**
All roads and utilities will be constructed to meet applicable design standards and turned over to the Home Owners Association (HOA). The common grounds (open space), stormwater ponds, and entrance features will be owned and maintained by the established Home Owner’s Association (HOA). The community as designed should have no adverse impact on public utilities and/or roadways per the TIS that was submitted. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.
6.0 Summary and Conclusion

The Branchwood development is proposed to consist of 62 townhouse units located on the west side of Henderson Gap Road between Brushy Creek Road and Hammett Bridge Road in Greer, South Carolina. The development will utilize one (1) access point on Henderson Gap Road.

The trip generation indicates that the proposed development is expected to generate a total of 360 trips per day with 27 trips in the AM peak and 32 trips in the PM peak.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

Consideration may be given to restriping the area of Hammett Bridge Road from Fawnbrook Drive / Riverside Middle School access to Henderson Gap Road to provide a two-way left turn lane (TWLTL). If the existing pavement width is adequate, restriping could provide a separated left turn area for Riverside Chase, the Henderson Gap Road area, and the Riverside Middle School.

The site access should be designed according to Greenville County standards. Based on SCDOT turn lane criteria and projected traffic volumes, neither a left or a right turn lane is needed on Henderson Gap Road.

In conclusion, this study has reviewed the impacts of both background traffic and proposed development traffic and has determined that there will be adequate capacity with the build-out of this site.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 12/18/2017

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

Tax Map Number(s) 3535030101001

Property Address(s) 1297-1363 Henderson Gap Road

Acreage of Properties 8.1 ACRES County Greenville

Applicant Information
Name Cambridge Club I, LLC
Address 3620 Palham Road, PMB #15
Greenville, SC 29615
Contact Number: 864-313-7900
Email rbddevelopmentb@gmail.com

Property Owner Information
(If multiple owners, see back of sheet)
Name Faye C Ross
Address 3280 Brushy Creek Road
Greer SC 29650-1000
Contact Number 864-270-1757
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 ☒

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-15 to DRD.

Existing Use: Vacant - Wooded Proposed Use: Townhome Development

Signature(s) _____________________________
Faye C Ross

If not the property owner, an Acting Agent Authorization form 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 12-28-14 Case No. AN 2018-05
Meeting Date 3-19-18

See Reverse
Memorandum

To: Mr. Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #09-2018
Date: March 8, 2018
CC: Tammy Duncan, City Clerk

Ordinance #09-2018 is a rezoning request for property located on Henderson Gap Road. The property is proposed for development as part of a DRD, Design Review District, known as Branchwood. The development is for townhomes.

The Planning Commission will conduct a public hearing on March 19, 2018 for the rezoning of this parcel.

Ordinance #10-2018 is also part of this DRD, Design Review District. However, it is an annexation for two parcels for a portion of this development.
ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MARCH 19, 2018

DOCKET:             AN 2018-05
APPLICANT:          Cambridge Club I, LLC
PROPERTY LOCATION:  Henderson Gap Road
TAX MAP NUMBER:     (A) 0535010102300, (B) 0535010102400, and (C) 0535030101001
EXISTING ZONING:    (A) & (B): R-S, Residential Suburban District (Greenville County) and (C) R-15, Single-Family Residential (City of Greer)
REQUEST:            Annex and zone (A) & (B) and rezone (C) to DRD, Design Review District
SIZE:               9.87 acres (1.77 and 8.1)
COMPREHENSIVE PLAN: Residential Land Use 3 Community
ANALYSIS:           AN 2018-05

AN 2018-05 is a rezoning and annexation/zoning request for three parcels located on Henderson Gap Road. This property is currently occupied by one single-family residence. The request is to rezone one property from R-15, Single-Family Residential, to DRD, Design Review District, and to zone and annex the other two parcels in order to develop the property into a townhome community with up to 65 units.

Surrounding land uses and zoning include:
North: R-15, Single-Family Residential: vacant
East: R-7.5, Single-Family Residential: single-family residences (Hammett Crossing)
South: R-7.5, Single-Family Residential: single-family residences (Riverside Chase)
West: R-15, Single-Family Residential (Greenville County): single-family residences

Zoning/Rezoning History:
1993: Annexation and zoning to R-15, Single-Family Residential
January 2018: Rezoning to DRD for the parcel already in the City (withdrawn)

As stated in the above section, this property is located in a Residential Land Use 3 Community. This density permitted under this community category is 4.6 or more units per acre. The proposed density is 6.6 units per acre. The R-7.5, Single-Family Residential, zoning to the south is 5.8 units per acre. If the property owner were to develop the site with a density of R-15, Single-Family Residential, they would be permitted to construct 28 units. However, if the property were to develop in a similar density as the subdivision to the south, it would have 57 units or 5.8 units per acre. This would be a more appropriate density and continue the development pattern of the adjacent subdivision. As such, Staff recommends approval of this DRD, Design Review District with a maximum of 57 units.

STAFF RECOMMENDATION: APPROVAL AS AMENDED

March 2018 ACTION - Mr. Martin changed his motion to hold AN 2018-05 until the traffic study is completed and presented to the Planning Commission for review. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0.

April 2018 ACTION - Mr. Martin made a motion to approve AN 2018-05 for DRD zoning with a maximum of 35 total units and a 50ft non-disturbance area at the southern boundary of the development adjacent to the Riverside Chase subdivision. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 1. Ms. Jones voting in opposition.