ORDINANCE NUMBER 30-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY MICHAEL BRUCE AND A PORTION OF PROPERTY OWNED BY GAP CREEK LLC LOCATED ON NORTH HOWELL ROAD AND GAP CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a portion of certain properties owned by Michael Bruce and a portion of a certain property owned by Gap Creek LLC located on North Howell Road and Gap Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0618010100600, 0536010104800, 0536010104900 and 0536010105704 and Spartanburg County Parcel Numbers 0618010100600 and 0536010104800 containing approximately 221.6 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owners have requested that the zoning classification of (his, her, their, its) properties be changed from R-12 (Single Family Residential District) and C-2 (Commercial District) to DRD (Design Review District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on June 22, 2020 which has recommended to Council that the zoning change be approved;

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 a portion of properties located on North Howell Road and Gap Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0618010100600, 0536010104800, 0536010104900 and 0536010105704 and Spartanburg County Parcel Numbers 0618010100600 and 0536010104800 containing approximately 221.6 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Residential District) and C-2 (Commercial 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 Jay Arrowood

First: Reading: July 14, 2020

Second and
Final Reading: July 28, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney

Ordinance Number 30-2020
Rezoning N Howell Rd & Gap Creek Rd
Page 2 of 2
Ordinance 30-2020

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 expressed written consent of the City of Greer Planning/Zoning Department.

Created 6/25/2020 by City of Greer GIS
Brookside Farms
“Statement of Intent”
± 237.17-Acre Single Family Development
(Design Review District “DRD” Zoning Request)
Gap Creek Road & North Howell Road – Greer, SC

Date:
June 11, 2020

Applicant
BlackStream Development, LLC
1325 Miller Road, Suite S
Greenville, SC 29615
Ford Elliott
(864) 901-4078
Ford.Elliott@svn.com

Civil Engineer
Bluewater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607
Paul J. Harrison, P.E.
(864) 326-4202
paul@bluewatercivil.com

Property Description
This property consists of ± 237.17 acres located at the intersection of Gap Creek Road and North Howell Road with TMS #0618010100600, 0536010104800, 0536010104900, 0536010105704. The property is located within the City of Greer and currently zoned C-2 (Commercial District) for parcel 053601014800 at the corner of Gap Creek Road and North Howell Road, and R-12 (Single-Family Residential District) for the remainder of the project area (parcels 0618010100600, 0536010104900, & 0536010105704). The developer is requesting rezoning all parcels in the development to a Design Review District (DRD) zoning classification.

Community Development Overview
The development planned for this ± 237.17-acre tract will utilize DRD zoning classification. The development will consist of (1) new access point off Gap Creek Road and (4) new access points off North Howell Road. The roads within the community will be public roads that will be owned and maintained by City of Greer. A Homeowner’s Association (HOA)
will be setup to maintain common grounds and items outside of the public right-of-way. A (5') wide concrete sidewalk will be provided on one side of all new roads to allow ease of walkability throughout the development and (5') sidewalks will be installed on the exterior of the property along Gap Creek Road and North Howell Road. For the single-family attached units (townhomes), a minimum of two off-street parking spaces will be provided for residents (one space in the garage & one space in the driveway). Additional parking will be provided in off-street parking lot(s) for overflow, guests, and the centralized mail center. For the single-family detached homes, a minimum of two off-street parking spaces will be provided for residents (one space in the garage & one space in the driveway). Additional parking may be provided in off-street parking lot(s) for amenities, guests, and mail centers.

Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be active and passive open space (disturbed and undisturbed), visitor parking, mail centers, amenity centers, and other community gathering areas. These common areas will be maintained by the HOA. The HOA will be responsible for entrance monuments, common areas, landscaping, site lighting, and all other improvements outside of the public right-of-way. Covenants and Restrictions for the Community will be drafted and recorded at the Greenville County Register of Deeds Office with the final plat(s).

**Natural Resource Inventory**

The existing site is currently undeveloped land consisting mostly of grass pasture and scattered woods. There is an existing lake (Moon Lake) on the property that will be preserved for recreational use. Maintenance of the lake and dam will be the responsibility of the property owner's association. The existing topography slopes gradually away from a centralized high point located in parcel 0536010104900. The slopes range from 6% to the North, 9% to the East, 8% to the South, and 3% to the West.

There is approximately 1280 linear feet of property frontage along Gap Creek Road and approximately 3,785 linear feet of property frontage along North Howell Road. Gap Creek Road is a two-lane paved road with auxiliary turn lanes and a paved width of approximately (50) feet and is owned and maintained by SCDOT. North Howell Road is a two-lane paved road that is approximately (18) feet wide and is owned and maintained by SCDOT.

Public water mains adequate to serve our site are available along Gap Creek Road and are owned and maintained by Blue Ridge Rural Water District. Gravity sewer will flow to multiple pump stations onsite and then pump to nearby gravity sewer owned and maintained by Greer CPW.

**Density & Phasing**

The overall density will not exceed 750 lots/units or roughly (3.16) units per acre. The project will be phased. Phase I will consist of approximately (94) townhome units and (196) single-family detached lots. Phase II will consist of approximately (75) townhome units and (145) single-family detached lots. Phase III will consist of approximately (52) townhome units and (76) single-family detached lots. The area on the western side of N. Howell road will be designated as future development with the potential to add approximately (100)
additional townhome units. If the development proceeds as expected, build-out of all residential lots/units is expected within 7-10 years.

**Homes & Materials**

The single-family residences in the community will be for sale product. The townhomes will consist of a (20') wide product. The townhomes will have a 1,100 SF minimum gross floor area. Units could range from 2-3 bedrooms. All units will have a minimum 1-car garage and provide (2) parking spaces (one space in the garage & one space in the driveway). Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone. Any vinyl siding shall be a higher quality material. Exteriors will contain a minimum of (2) material combinations. Roof-types will be architectural 20-year shingles. Building heights will not exceed typical height of a two-story home.

The single-family detached homes in the community will consist of a mix of 30’x70’ and 40’x70’ building footprints. The homes will have an average of 2000 SF gross floor area ranging from 3-4 bedrooms. All homes will have a 2-car garage providing (2) parking spaces. Exterior building materials may consist of shake siding, board and batten siding, Hardie Board, brick, and/or stone. Exterior will contain a minimum of (2) material combinations. Roof type will be architectural 20-year shingle. Building height will not exceed typical height of a two-story home.

Any single-family detached or attached homes added to the western side of N. Howell Road will be consistent in size, height, and materials with the Eastern side. Any attached (townhome) structures would have a maximum height of (45’) which could allow for (3) stories.

**Amenities, Landscaping, & Buffers**

The proposed development will include approximately (98) acres of common open area with maximum efforts to preserve existing vegetation/trees around the perimeter property line. A (25’) setback has been established between the development and the surrounding properties. A (30’) setback has been established along Gap Creek Road and North Howell Road. These setback areas may be used for screening/buffering. The common areas may consist of disturbed and non-disturbed open space, passive open space, and/or walking trails. Walking trails will be added providing pedestrian connectivity between the single-family attached sections and the single-family detached sections where site constraints allow. These walking trails will potentially be connected to a system of trails located on City of Greer property across Gap Creek Road. The developer will work with City of Greer and SCDOT to accommodate a pedestrian crosswalk to the High School on the southern side of Gap Creek Road. The area designated for amenities will contain a pool, cabana and associated parking. Areas may also contain volleyball courts, pickleball courts, fire pits, dog parks, and/or tot lots.

Entrance monuments will be installed at entrances along Gap Creek Road and North Howell Road. The monument design(s) shall be presented to the City of Greer Planning & Zoning Staff for approval prior to any installation. The proposed entrance(s) will be heavily
landscaped with shrubs and annual color. The proposed community areas (pools, cabanas, courts, etc.) will be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Final Development Plans submitted to the City of Greer Planning and Zoning Department for approval.

The stormwater management area(s) may be dry or wet storage depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations. All common areas, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA.

**Building Setbacks**

All the proposed setbacks for this project are as follows:
- 25' minimum perimeter setback along exterior property lines. (Setback is measured from the exterior property line.)
- 30' minimum setback along Gap Creek Road
- 30' minimum setback along North Howell Road
- 20' minimum front setback along interior residential roads
- 5' minimum side setback (only detached lots)
- 10' minimum rear setback (only detached lots)

**Site Lighting**

It is the Developer's intent to use Greer CPW for all residential site lighting. Streetlights throughout the community will be consistent for all residential areas.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 4/20/2020

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

Tax Map Number(s) 0618010100600, 0536010104800, 0536010104900, 0536010105704

Property Address(s) Gap Creek Road at N Howell Road

Acreage of Properties +/- 237.17 acres County Greenville (City of Greer)

Applicant Information
Name BlackStream Development, LLC
Address 1325 Miller Road, Suite S
Greenville, SC 29615
Contact Number 864-901-4078
Email ford.elliot@svn.com or josh.howard@svn.com

Property Owner Information
(If multiple owners, see back of sheet)
Name Bruce S. Michael
Address P.O. Box 1734, Greer, SC 29652
Contact Number 864-583-2100
Email bruceeqte@aol.com

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-12/C2 to DRD.

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

Signature(s) Michael Bruce

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

OFFICE USE ONLY
Date Filed __________________________ Case No. __________________________
Meeting Date __________________________

See Reverse
Complete the section below if multiple property owners

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gap Creek LLC</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td>34 Sovern Dr, Greenville, SC 29607</td>
<td></td>
</tr>
<tr>
<td>864-237-7646</td>
<td></td>
</tr>
<tr>
<td>Contact Number</td>
<td>Contact Number</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
<tr>
<td>[Signature Image]</td>
<td>[Signature Image]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Number</td>
<td>Contact Number</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Number</td>
<td>Contact Number</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Number</td>
<td>Contact Number</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Number</td>
<td>Contact Number</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
</tbody>
</table>
DOCKET: RZ 20-40

APPLICANT: Blackstream Development

PROPERTY LOCATION: Gap Creek Rd and N. Howell Rd

TAX MAP NUMBER: 0618010100600, 0536010104800, 4900 & 0536010105704

EXISTING ZONING: R-12, Single-family Residential and C-2 Commercial

REQUEST: Rezone to DRD, Design Review District

SIZE: 237.17 acres

COMPREHENSIVE PLAN: Residential Land Use 3 and Community Center near Public Land Use

ANALYSIS:

RZ 20-40 is a rezoning request for four parcels located along Gap Creek Rd and N. Howell Rd. The request is to rezone the properties from R-12, Single-family Residential and C-2, Commercial to DRD, Design Review District for a future subdivision. The parcels were originally annexed and zoned in 2000.

The proposed statement of intent for this development is requesting up to 750 lots made up of a mix of single-family attached and detached. For the single-family detached units, exterior building materials may consist of shake siding, board and batten siding, Hardie Board, brick, and/or stone with a minimum of two material combinations. Units will include a two-car garage. For single-family attached (townhomes), exterior building materials may consist of a higher quality vinyl siding, shake siding, board and batten siding, Hardie Board, stone or brick accents. The units will include a minimum of a one-car garage and building height will not exceed typical height of a two-story home. The residential units along the western side of N. Howell road will be of consistent size, height and materials.

There will be four access points into the development, one along Gap Creek Rd and three along N. Howell Rd. A traffic study will be completed to determine necessary road improvements.

The common areas may consist of disturbed and non-disturbed open space, passive open space, and/or walking trails. Walking trails will be added providing pedestrian connectivity between the single-family attached sections and the single-family detached sections where site constraints allow.

Proposed setbacks and yards are as follows:
• 25’ Perimeter property lines.
• 30’ minimum along Gap Creek Rd and N. Howell Rd
• 20’ along interior streets
• 5’ minimum side setback (detached lots only)
• 10’ minimum setback along the rear (detached lots only)

Surrounding land uses and zoning include:

North: Unzoned Greenville County – Single Family Residences
East: R-10, Single Family (City of Greer) and Unzoned (Spartanburg County) – Single Family Residences
South: R-12, Single Family Residential and R-S, Residential Suburban (City of Greer) – Cypress Landing and Greer Middle and High Schools
West: Unzoned Greenville County – Single Family Residences and Mobile Home Parks.
The land use map in the Comprehensive Plan defines the area as Residential Land Use 3 Community and a portion of the property located within a Community Center. This Community category 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. These centers can vary in size, but are centrally located within a community and is designed to serve multiple surrounding neighborhoods on a daily or weekly basis. Community centers can contain grocery stores, restaurants, personal and professional services, etc. These land uses are normally equivalent to the medium and higher density residential zoning districts, as well as the C-2, and O-D zoning districts. The land use balance is about 40% residential and 60% nonresidential.

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.

Since the majority of these properties are identified as Residential Land Use 3 near a Community Center, this is a compatible land use with the Comprehensive Plan.

In accordance with the guidelines set forth in these plans and after a detailed study of the area, Staff can support the proposed rezoning 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 before a grading permit can be issued.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Martin made a motion to approve RZ 20-40. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.