

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JUNE 18, 2018**

DOCKET: **RZ 2018-11**

APPLICANT: Deep River South, LLC

PROPERTY LOCATION: **851 Brockman McClimon Rd**

TAX MAP NUMBER: 5-34-00-006.00 – Portion

EXISTING ZONING: R-S, Residential Suburban

REQUEST: **DRD, Design Review District**

SIZE: 30.86 acres

COMPREHENSIVE PLAN: **Residential Land Use 2 Community**

ANALYSIS: **RZ 2018-11**

RZ 2018-11 is a rezoning request for a portion of a parcel located 851 Brockman McClimon Rd. The request is to rezone this parcel from R-S, Residential Suburban to DRD, Design Review District. This area contains mainly residential zoned properties.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban: Vacant and Single Family Residences
East: Unzoned (Spartanburg County) and R-S, Residential Suburban:
Single Family Residences
South: PD-R, Planned Development Residential: Single Family Residences
West: Unzoned (Spartanburg County): Single Family Residences

Zoning/Rezoning History:

1995: Annexed and Zoned R-S, Residential Suburban

The land use map in the City's Comprehensive Plan defines these properties as Residential Land Use 2 Community. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. As such, the request for DRD, Design Review District, is appropriate at this location as the density proposed is 4.2 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. 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 before construction can commence.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Hopper opened the public hearing for RZ 2018-11.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Robby Wood, resident at 810 Brockman McClimon Road Greer, stated that the proposed development is directly behind his house. He stated that he thinks the amount of homes requested is too many. He also stated that the traffic on Brockman McClimon was an issue and this development would make it worse. He feels that with the proposed community, the area will be over housed for the area and that Abner Creek Elementary is overcrowded. He stated that the roads cannot handle the increased amount of traffic and he is opposed to this development.

Christy Strickland, resident at 806 Brockman McClimon Road Greer, stated she has the same concerns as Mr. Wood and is also concerned that the only entrance to the proposed development is so close to the four way stop on Brockman McClimon and Abner Creek Road that traffic will be made worse. She stated that she is also concerned with privacy between the townhomes and her lot. She advised she has seen some plans for the proposed development and she sees there is a proposed sidewalk directly behind her property and having 2 small children and a dog, is concerned of noise and privacy. She is interested in what the developer plans to do about separation behind her property and Mr. Wood's property.

Anthony Rivera, resident at 801 Brockman McClimon Road Greer, stated he is also concerned about traffic.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

Mr. Hopper opened the business meeting for RZ 2018-11.

Ms. McCormick presented the staff report and recommendation for the request.

Scott Gillespie, developer, stated that he feels he has useful open space in this development. He advised they are willing to do any additional screening if requested. He stated that he would like to keep a more rural feel for the development and he wanted the wet pond to be an amenity. He stated that he and staff discussed the walking path and felt the design they have is most appropriate.

Mr. Martin asked how the homeowners in the development will know where their property ends and common area begins. Mr. Gillespie stated that he wants the community to all flow together and the homeowners may not know when common area begins and that he thinks this will be visually appealing.

Mr., Marin asked if no fencing would be a restrictive covenant. Mr. Gillespie stated that fencing would be allowed but the HOA would review the materials used to ensure it is rural in feel.

Mr. Martin asked if Mr. Gillespie would be willing to screen the properties along Brockman McClimon Road that are not included in the development. Mr. Gillespie stated yes, with at least 6ft of some kind of combination of fence and evergreen screening would be provided along the rear of their properties.

ACTION – Mr. Lavender made a motion to approve RZ 2018-11 with the following requirements: the developer screen along the 3 single family lots on the northeast corner of the property with a minimum 6ft screening of combination fence, berm, or greenery within the 25ft buffer; screen along the western boundary of the property to fill in with greenery to maintain a consistent screen in the area. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.