

**Entry #:** 4 - 7/15/2024

**Status:** Submitted

**Submitted:** 7/15/2024 5:17 PM

**Date:**  
7/15/2024

**Section of Ordinance proposed to be changed:**  
Appendix B: Subdivisions, Sec 3.03(D)

**Proposed change:**

An additional #3 to Appendix B: Subdivisions, Section 3.03(D):

A waiver of the requirements outlined in this section (including section 3.04.C), including the 25-foot buffer requirement, may be granted if the plan provides equivalent or superior aesthetic and functional benefits, including the reduction of the number of driveways on the City's Main Roadways (Gateway, Expressway, Freeway, Boulevard, or Thoroughfare).

**Reason for change:**

This issue of reverse or double frontage lots, according to Planning Staff, is recurring in preliminary site planning discussions. This text amendment offers a common-sense change that allows for more urban site design options while aligning with NCDOT requirements.

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**Official Use:**

**Date Received:**

**Received By:**

**Fee Received:**

**Section 11-4 Standards.** The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

**a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.**

This text amendment aligns with the Comprehensive Plan and will allow for more functional and aesthetic developments.

**b) Compatibility with surrounding uses. Whether and to the extent which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.**

This is a design element for future subdivisions, compatibility with surrounding uses is addressed in other areas of the code.

**c) Changed conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**

The City recognizes that the area is constrained due to topography, wetlands and utility availability. This text amendment allows for more efficient use of available land and improved safety.

**d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.**

This text amendment makes available a site designs which are logical, orderly a benefit to the surrounding neighborhood.

**e) Public facilities. Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.**

This is a design element for future subdivisions, utility verification is addressed in other areas of the code.

**f) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.**

This is a design element for future subdivisions, impacts to the natural environment is addressed in other areas of the code.