



**Planning and Code Compliance Division  
Office of the Zoning Administrator**

**(864) 467-7425  
www.greenvillecounty.org**

## **MEMORANDUM**

**TO:** Greenville County Council

**FROM:** Kelli McCormick, AICP, Deputy Zoning Administrator

**DATE:** May 2, 2013

**SUBJECT: REQUESTED AMENDMENT TO DOCKET CZ-2013-14**

We received a request from the applicant on April 18, 2013 to amend the application for CZ-2013-14, Altamont Road. The applicant would like to amend the application according to the provisions in the attached packet.

Please contact me with any specific questions or concerns at 467-7425.

cc: Ms. Paula Gucker, Assistant County Administrator for Community Planning, Development and Public Works  
File

## **ALTERA PRESERVE**

### Fact Sheet

**FRD (Flexible Review District) Zoning** - FRD zoning is an enforceable contract between ALTERA and Greenville County enforced by Zoning Administration.

#### ALTERA Preserve comparison to ALTERA SUBDIVISION

- Allows for preservation of 88% of land, using 5 acres vs 25 acres of land
- Allows for 90% reduction of residential footprint from 1,039,000 sq.ft. to 114,000 sq.ft. including parking garage
- Allows for traffic reduction of 40% (430 trips/day vs 740 trips/day – ITE Trip Generation Book)
- Allows for reduction of construction time from an average of 5 years to 1 year
- Allows for 77% reduction of construction trips from 97,680 to 22,800 (Greenville County) (73 trips/day/year vs 53 trips/day/year for 5 years)

#### **WHAT IS IT?** (In square footage):

- Main Building – 336K (on existing pasture land); Residential units – 182K- (54%); Garage and building support – 68K- (20%); Circulation (corridors, stairs, elevators) – 50K-(15%)
- Thirteen owner amenity spaces 2K average - (11%):

ALTERA Library featuring Native American Collection; Game and Map Room; Altamont Den; Bio Pool and Conservatory with fitness area and sauna; Greenhouse (flower and native plant propagation room; International Room; Sundown Veranda; Wine Grotto and Owners' storage; Sky Room with green, cooling roof lawn; Fireplace and Waterfall Lobby; Private theater.

- Free-standing structures: Mountain Creek Spa and Wellness Center; ALTERA Preserve Arts and Crafts Barn, supporting local artists; Boathouse/Lake hospitality area

#### **WHAT HAS CHANGED FROM INITIAL ALTERA FRD SUBMISSION?**

- Main building has been split into 3 structures.
- Building height has been lowered 40 ft. to a 3-story orientation.
- Eastside Transportation will operate valet shuttle transportation if traffic exceeds 740 trips/day, monitored with on-site trip counter.
- ALTERA Preserve will invite neighborhood input by providing an opportunity for Mountain residents to sign up for 3 advisory committees with 3 Mountain residents each: Traffic, Design, Wastewater

## TRAFFIC

- Altamont Road (SC 46) traffic is rated for 350 cars per hour.
- According to the Institute of Traffic Engineers (ITE) Trip Generation Book:

Approved zoning	Proposed Zoning
740 ips per day	430 trips per day
40% less traffic	

- Altamont Rd. (SC 46) traffic count (SCDOT):

2010 - 1050 trips/day

2011 – 950 trips/day

## WASTEWATER TREATMENT

Aqueonics – headquartered in Greenville, SC, has 40+ years of impeccable international operational excellence, using the best science of 162 worldwide companies studied with no odor, no noise, and no problems. Please visit [www.aqueonics.com](http://www.aqueonics.com) for more detailed information.

## WHY RECYCLE WATER?

Three ponds and a lake are at capacity for the first time in over 10 years. Post-drought, rain has recharged groundwater, and springs are flowing again. ALTERA Preserve wants to keep its water, *not* discharge it. Complete circulation of water from three ponds and lake will create watercourses, fountains, water gardens and waterfalls. Several large cisterns will collect rainwater that will be used to water a variety of exemplary gardens.



FLEXIBLE REVIEW DISTRICT SCHEMATICS

# ORIGINAL

85 Feet  
4+ Stories

# REVISED

45 Feet  
3 Stories  
Roofline 35 Feet



ALTERA FRONT ENTRANCE

NO.	REVISION	DATE

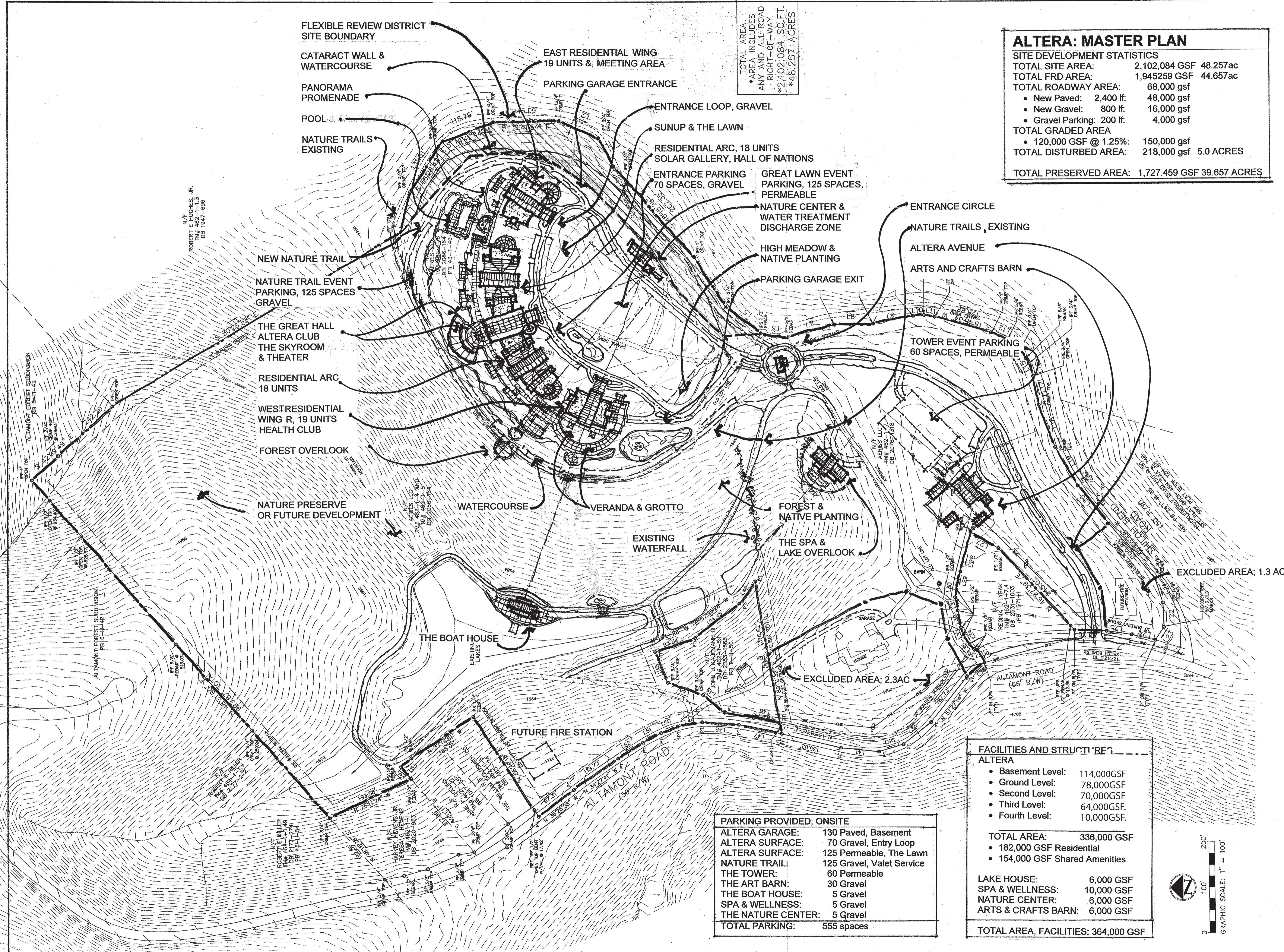
DATE: 04.10.2015

### ALTERA: MASTER PLAN

**SITE DEVELOPMENT STATISTICS**

TOTAL SITE AREA:	2,102,084 GSF	48.257ac
TOTAL FRD AREA:	1,945,259 GSF	44.657ac
TOTAL ROADWAY AREA:	68,000 gsf	
• New Paved:	2,400 lf:	48,000 gsf
• New Gravel:	800 lf:	16,000 gsf
• Gravel Parking:	200 lf:	4,000 gsf
TOTAL GRADED AREA		
• 120,000 GSF @ 1.25%:	150,000 gsf	
TOTAL DISTURBED AREA:	218,000 gsf	5.0 ACRES
TOTAL PRESERVED AREA:	1,727,459 GSF	39.657 ACRES

TOTAL AREA  
 \*AREA INCLUDES  
 ANY AND ALL ROAD  
 RIGHT-OF-WAY  
 \*2,102,084 SQ.FT.  
 \*48.257 ACRES



N/E  
 ROBERT E. HUGHES, JR.  
 TM# 462-1-1,3  
 DB 1947-696

ALTA VISTA FOREST SUBDIVISION  
 PB 09-11-42

ALTA VISTA FOREST SUBDIVISION  
 PB 09-11-42

NEW NATURE TRAIL  
 NATURE TRAIL EVENT  
 PARKING, 125 SPACES  
 GRAVEL  
 THE GREAT HALL  
 ALTERA CLUB  
 THE SKYROOM  
 & THEATER  
 RESIDENTIAL ARC  
 18 UNITS  
 WEST RESIDENTIAL  
 WING R, 19 UNITS  
 HEALTH CLUB  
 FOREST OVERLOOK  
 NATURE PRESERVE  
 OR FUTURE DEVELOPMENT

EAST RESIDENTIAL WING  
 19 UNITS & MEETING AREA  
 PARKING GARAGE ENTRANCE

ENTRANCE LOOP, GRAVEL  
 SUNUP & THE LAWN

RESIDENTIAL ARC, 18 UNITS  
 SOLAR GALLERY, HALL OF NATIONS

ENTRANCE PARKING  
 70 SPACES, GRAVEL  
 GREAT LAWN EVENT  
 PARKING, 125 SPACES,  
 PERMEABLE

NATURE CENTER &  
 WATER TREATMENT  
 DISCHARGE ZONE

HIGH MEADOW &  
 NATIVE PLANTING

PARKING GARAGE EXIT

ENTRANCE CIRCLE

NATURE TRAILS, EXISTING

ALTERA AVENUE

ARTS AND CRAFTS BARN

TOWER EVENT PARKING  
 60 SPACES, PERMEABLE

VERANDA & GROTTA

WATERCOURSE

EXISTING  
 WATERFALL

FOREST &  
 NATIVE PLANTING  
 THE SPA &  
 LAKE OVERLOOK

THE BOAT HOUSE

FUTURE FIRE STATION

EXCLUDED AREA: 2.3AC

EXCLUDED AREA: 1.3 AC

**PARKING PROVIDED; ONSITE**

ALTERA GARAGE:	130 Paved, Basement
ALTERA SURFACE:	70 Gravel, Entry Loop
ALTERA SURFACE:	125 Permeable, The Lawn
NATURE TRAIL:	125 Gravel, Valet Service
THE TOWER:	60 Permeable
THE ART BARN:	30 Gravel
THE BOAT HOUSE:	5 Gravel
SPA & WELLNESS:	5 Gravel
THE NATURE CENTER:	5 Gravel
TOTAL PARKING:	555 spaces

**FACILITIES AND STRUCTURES**

ALTERA

- Basement Level: 114,000GSF
- Ground Level: 78,000GSF
- Second Level: 70,000GSF
- Third Level: 64,000GSF
- Fourth Level: 10,000GSF

TOTAL AREA: 336,000 GSF

- 182,000 GSF Residential
- 154,000 GSF Shared Amenities

LAKE HOUSE: 6,000 GSF  
 SPA & WELLNESS: 10,000 GSF  
 NATURE CENTER: 6,000 GSF  
 ARTS & CRAFTS BARN: 6,000 GSF

TOTAL AREA, FACILITIES: 364,000 GSF



**ZONING DOCKETS FROM APRIL 1, 2013 P AND D MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-14	Greenfields Consortium, LLC 140 Altamont Road ESD-PM to FRD 0462000100400, 0462000100500 (portion), 0462000100600, and 0462000100700	20	D	No Recom. (see below)  4/24 GCPC forwarded to P and D with recom. of denial	Returned to GCPC for additional public input	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Project will preserve more green space than approved subdivision</li> <li>(2) Embrace the land including hilltop and incorporate uses into design</li> <li>(3) Went through a Power Point covering the scope and intent of the project</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Sierra Club submitted a letter stating reasons to keep current zoning</li> <li>(2) Sewer issues need to be resolved</li> <li>(3) Traffic is a major issue on Altamont Road which cannot be widened and isn't intended to handle commercial traffic</li> <li>(4) The land cannot support such an intensive development</li> <li>(5) There have been other issues involving failed sewer systems and bad developments that have affected the mountain</li> <li>(6) SC has legislation involving mountain tops at 2,550 feet although this one is at 2,200</li> <li>(7) Friends of Paris Mountain State Park are concerned about the view change from the park and the effect it could have on a site visited by 400,000 people a year</li> <li>(8) Not opposed to single-family development per the ESD-PM District</li> <li>(9) Worried about additional traffic and cyclists</li> <li>(10) This should not be considered as an option to the proposed subdivision for which an appeal is pending in court</li> </ul>					<p>Petition/Letter</p> <p>For – Power Point</p> <p>Against –</p> <ul style="list-style-type: none"> <li>1. Numerous e-mails and letters</li> <li>2. +/- 100 stood</li> <li>3. 1,460 + names on petition</li> </ul>
Staff Report	<p>The proposed development represents a significant departure from the single-family development built to date on Paris Mountain. For this reason, it cannot be accomplished under the existing zoning. Single-family residential dwellings are the primary permitted use in this district with a specified at a specified density listed below and a maximum height of 35 feet which is the lowest in the Zoning Ordinance. Current zoning allows 1.1 dwelling units per acre, with up to 1.75 dwelling units per acre permitted by acquisition of transferred development rights. These density numbers were originally derived based upon the estimated traffic capacity of Altamont Road.</p> <p>While it is difficult to estimate traffic based on unknown levels of activity in the development, the 74 residential units alone would increase traffic by approximately 50% on Altamont Road based on available traffic counts. Without a full traffic study to review and evaluate potential trip generation, the exact impact cannot be quantified. Nevertheless, the site is currently approved for 74 single-family homes, which has the potential to generate 740 trips per day. Therefore, simply looking at the residential units per the rezoning request, this style of residential development typically creates less traffic than the traditional single-family subdivision.</p>					

**ZONING DOCKETS FROM APRIL 1, 2013 P AND D MEETING**

	<p>However, as previously mentioned, the additional amenities that are part of this proposal make the traffic implications unknown. The amount of non residential square footage in the main building as well as the uses listed for the additional buildings on the property have the potential to become commercial in nature, though privately owned and available to members only per the applicant. Residential units could be leased on a weekly or monthly basis, the additional square footage in the main building could host a variety of uses, including meetings, conferences, or other special events, and the accessory buildings (boat house, arts and crafts barn, spa and wellness center, and nature center) have potential to generate their own traffic from members and their guests. These are unknown factors regarding the intensity of use of the development and there is no way to monitor the level of activity upon approval.</p> <p>Another factor is the height of the proposed structure(s) which is drastically higher than the maximum of 35 feet permitted in the existing zoning district which surrounds the site.</p> <p>In addition to traffic, another issue is adequate sewer treatment for the site. ReWa has expressed concerns regarding the plan for treatment as well as the back up plan if needed. These issues have not yet been resolved to ReWa's satisfaction.</p> <p>Overall, the scale of the development, the unknown traffic implications, and the infrastructure demands create significant concern.</p> <p>Based on these reasons, staff recommends denial of the rezoning request.</p>
<b>GCPC</b>	<p>The Greenville County Planning Commission forwarded the item to the Planning and Development Committee with no recommendation and a request for the Committee to allow for additional public input.</p>
<b>P and D</b>	<p>The Planning and Development Committee returned the item to the GCPC at the April 1, 2013 meeting, for additional public input. The Committee encouraged the citizens of the community and developer to meet and discuss the issues of concern and attempt to reach a compromise.</p>
<b>GCPC 4-24-13</b>	<p>The Greenville County Planning Commission approved an amendment which was presented by the applicant as follows:</p> <p>The main building has been split into 3 structures and reduced by 26k sq. ft.          Building height has been lowered 40 ft. to a 3-story orientation with cooling roof gardens for a maximum height of 45 ft.          Eastside Transportation will operate valet shuttle if traffic exceeds 740 trips/day, monitored with on-site trip counter.          ALTERA Preserve will invite neighborhood input by providing an opportunity for Mountain residents to sign up for 3 advisory committees with 3 Mountain residents each: Traffic, Design, and Wastewater Deleting the wording "or future development" and adding the wording "conservation easement" to the area on the preliminary plat originally called "nature area or future development".</p> <p>The Greenville County Planning Commission forwarded the item to the Planning and Development Committee with a recommendation of denial.</p>

**Planning Report**

**DOCKET NUMBER:** CZ-2013-14

**APPLICANT:** Greenfields Consortium, LLC for Aeries, LLC

**PROPERTY LOCATION:** 1240 Altamont Road

**PIN/TMS#(s):** 0462000100400, 0462000100500 (portion), 0462000100600, and 0462000100700

**EXISTING ZONING:** ESD-PM, Environmentally Sensitive District – Paris Mountain

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 45

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The subject property was zoned R-20 as part of Area 3 in April 1972. The entire area was changed to ESD-PM when all of the properties on Paris Mountain were rezoned in 1982. In May 2001, a request was made to change the majority of this property to PD, Planned Development, in a request known as Alta Vista. This request was withdrawn (CZ-2001-28).

**EXISTING LAND USE:** Single-family residential and undeveloped

**AREA CHARACTERISTICS:** Single-family residential

North: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences  
East: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences  
South: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences  
West: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** To be determined

**IMAGINE GREENVILLE PLAN:** Rural Land Use 2 (maximum density of 1 unit per 3 acres)

**ROADS:** Altamont Road is a 2-lane, SCDOT maintained road with no sidewalks



# TRAFFIC IMPACT

The closest traffic count station is located to the south on Altamont Road at the intersection of Old Altamont Road. The 2011 traffic count was 950 average daily trips. Traffic volumes have not changed significantly at this location for the past five years. The impact of this development cannot be fully determined. However, the single-family residences proposed would generate an additional 433 weekday trips (based on the trip generation rate for condos). The additional square footage in the main building in addition to the accessory uses and structures could generate additional traffic based on staffing needs, visitors, guests, and members traveling to the site.

# SUMMARY

The existing zone (ESD-PM, Environmentally Sensitive District - Paris Mountain) allows single family residential development at an overall density of 1.1 dwelling units per acre. Individual tracts may be developed at a density up to 1.75 units per acre by acquiring transferred development rights. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District details 74 units with additional amenities in the main building as well as additional buildings on the grounds including a Boat House, Spa and Wellness Center, Nature Center, and Arts and Crafts Barn. The plan is detailed below:



# CONCLUSION

The proposed development represents a significant departure from the single-family development built to date on Paris Mountain. For this reason, it cannot be accomplished under the existing zoning. Single-family residential dwellings are the primary permitted use in this district with a specified at a specified density listed below and a maximum height of 35 feet which is the lowest in the Zoning Ordinance. Current zoning allows 1.1 dwelling units per acre, with up to 1.75 dwelling units per acre permitted by acquisition of transferred development rights. These density numbers were originally derived based upon the estimated traffic capacity of Altamont Road.

While it is difficult to estimate traffic based on unknown levels of activity in the development, the 74 residential units alone would increase traffic by approximately 50% on Altamont Road based on available traffic counts. Without a full traffic study to review and evaluate potential trip generation, the exact impact cannot be quantified. Nevertheless, the site is currently approved for 74 single-family homes, which has the potential to generate 740 trips per day. Therefore, simply looking at the residential units per the rezoning request, this style of residential development typically creates less traffic than the traditional single-family subdivision.

However, as previously mentioned, the additional amenities that are part of this proposal make the traffic implications unknown. The amount of non residential square footage in the main building as well as the uses listed for the additional buildings on the property have the potential to become commercial in nature, though privately owned and available to members only per the applicant. Residential units could be leased on a weekly or monthly basis, the additional square footage in the main building could host a variety of uses, including meetings, conferences, or other special events, and the accessory buildings (boat house, arts and crafts barn, spa and wellness center, and nature center) have potential to generate their own traffic from members and their guests. These are unknown factors regarding the intensity of use of the development and there is no way to monitor the level of activity upon approval.

Another factor is the height of the proposed structure(s) which is drastically higher than the maximum of 35 feet permitted in the existing zoning district which surrounds the site.

In addition to traffic, another issue is adequate sewer treatment for the site. ReWa has expressed concerns regarding the plan for treatment as well as the back up plan if needed. These issues have not yet been resolved to ReWa's satisfaction.

Overall, the scale of the development, the unknown traffic implications, and the infrastructure demands create significant concern.

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