

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-36	ARS Ventures c/o Todd A. Ward, for Eugenia H. Greer, Kenneth T. Barrett and Pelham Road Alliance Church 2400, 2500 and 2702 Pelham Road 0533040101900, 0533040101901 and 0533040101904 R-20, Single-Family Residential to FRD, Flexible Review District	21	Denial	Denial 5/25/16	6/6/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Todd Ward, applicant <ul style="list-style-type: none"> • Study found need for a grocery store in the area • Existing grocery stores exist but offering a different product type and accessibility • Further west is more residential, which is the reason for an FRD to communicate more information to citizens • One ingress and egress at controlled traffic signal • May take trips that go towards I-85 • We'd maintain as much existing canopy to blend with single family residential to rear • Least impactful site plan • SCDOT likes the access plan but want to study the plan further • Landscaping would comply with the ordinance • Representatives from owners are present 2) Tim Yale, Pastor at Church <ul style="list-style-type: none"> • ARS approached a year ago for a sale of property, among many • The proposal is the best fit for the church property • Intend to relocate to another facility 3) Kenneth Barrett, a resident of the site <ul style="list-style-type: none"> • Already has C-1 commercial • FRD was already owned by Spinx • We're just filling in all the wholes • No further development can go further due to nursing homes and single-family subdivisions • Surrounding properties would be sitting higher than the proposed commercial <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: February 23, 2016</p>					<p>Petition/Letter For: none</p> <p>Against: 3</p>
Staff Report	The subject parcel is 9.2 acres of property located on Pelham Road approximately 1.2 miles west of the intersection of Pelham Road and Interstate 85. The parcels have approximately 760 feet of					

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frontage along Pelham Road.

The applicant states the proposed land use is for a 50,000 sq. ft. grocery store anchored shopping center with a total of 68,000 sq. ft. Adopted plans have consistently recommended limiting intense commercial development to those areas of Pelham Road east of Boiling Springs Road. These plans support a gradual transition from east to west away from the heavy commercialized section of Pelham and previous recommendations have gone to great lengths to maintain transitional uses and neighborhood scale commercial within this transition zone near the intersection of Pelham and Boiling Springs Road as recommended in the future land use map.

To the north, the undeveloped FRD, Flexible Review District has 50,000 sq. ft. of Neighborhood Commercial uses planned for development. Likewise to the northeast, the location was recently rezoned to NC, Neighborhood Commercial that includes the QuikTrip gas station and 10,640 sq. ft. of professional office space. In total, 60,000 sq. ft. of neighborhood scale commercial, retail, and office space is already committed to this intersection and would be doubled with this proposal of more than 68,000 sq. ft. of retail commercial and a third gas station.

In contrast, the intensity of the proposed FRD, Flexible Review District, is out of character for this location and resembles a product that would also fit into a C-3, Commercial category. This type of proposed intensity is characteristic of the heavier commercialized areas east on Pelham Road. Furthermore, an approval to this intense project would set a precedent for areas transitioning from office and neighborhood commercial to residential. The design lacks connections that would better facilitate traffic around the intersection with Boiling Springs. The proposal also has not assigned any square footage to the outparcel ("outlot") which would require an update to any approved zoning. The proposal also lacks details on the color schemes and materials for the signage as well as dumpster locations.

The gas sales "outlot" has no specific information on where travel lanes, possible parking, and gasoline canopy would be located. This lack of definitive information on the proposed "outlot" offers little information to make an informed decision. Staff is concerned about gas sales and the associated traffic circulation.

Staff understands there may be a need for particular uses; however, the proposed intensity for this site is out of character with the surrounding land uses and traffic would lack adequate access.

It is staff's opinion that this requested rezoning would have significant, immediate impact to the character of the surrounding area that is primed for significant change in the near future.

Planning Report

DOCKET NUMBER: CZ-2016-36

APPLICANT: ARS Ventures c/o Todd A. Ward, for Eugenia H. Greer, Kenneth T. Barrett and Pelham Road Alliance Church

PROPERTY LOCATION: 2400, 2500 and 2702 Pelham Road

PIN/TMS#(s): 0533040101900, 0533040101901 and 0533040101904

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 9.2

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residences and a church

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD and FRD	vacant wooded (Waterford Park and Pelham Village at Waterford Park)
East	R-M10	medical offices
South	R-20	single-family residential
West	R-20 and C-1	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as a *Community Corridor*. Community Corridors are a near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

ROADS: Pelham Road: four-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Pelham Road

SUMMARY:

The subject parcel is 9.2 acres of property located on Pelham Road approximately 1.2 miles west of the intersection of Pelham Road and Interstate 85. The parcels have approximately 760 feet of frontage along Pelham Road.

The subject parcel is zoned R-20, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in this district.

The applicant is requesting to rezone the property to FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The applicant proposes a project that will feature a grocery store as an anchor with surrounding complimentary retail. The project will contain a combination of commercial uses up to 68,000 square feet. The anchored grocery store is proposed to be approximately 50,000 square feet. The remaining retail will consist of no more than 18,000 square feet with individual retail stores between 2,500 square feet and 5,000 square feet. The proposed architectural materials will be brick and stucco for the façade. An existing telecommunications tower will be preserved and incorporated into the overall site plan.

The rear of the building will be screened utilizing a 6 foot opaque fence. The fence will be placed on the property as to work in conjunction with the natural topography that will create full screening of the center for the Residential area behind. The stormwater management facility will be fenced and screened to comply with all Greenville County requirements.

Lighting will be full cut-off fixtures and directional to contain light on site.

There will be 295 parking spaces provided within the project. Pedestrian access and circulation will comply with ADA and Greenville County regulations. Sidewalks will be placed in areas to accommodate pedestrian circulation and marked cross walks will identify both ADA and pedestrian travel lanes as they traverse the parking area.

There will be 2 points of ingress/egress; one of which will be at a signalized intersection. Improvements required by SCDOT will be met by the applicant.

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consistently recommended limiting intense commercial development to those areas of Pelham Road east of Boiling Springs Road. These plans support a gradual transition from east to west away from the heavy commercialized section of Pelham and previous recommendations have gone to great lengths to maintain transitional uses and neighborhood scale commercial within this transition zone near the intersection of Pelham and Boiling Springs Road as recommended in the future land use map

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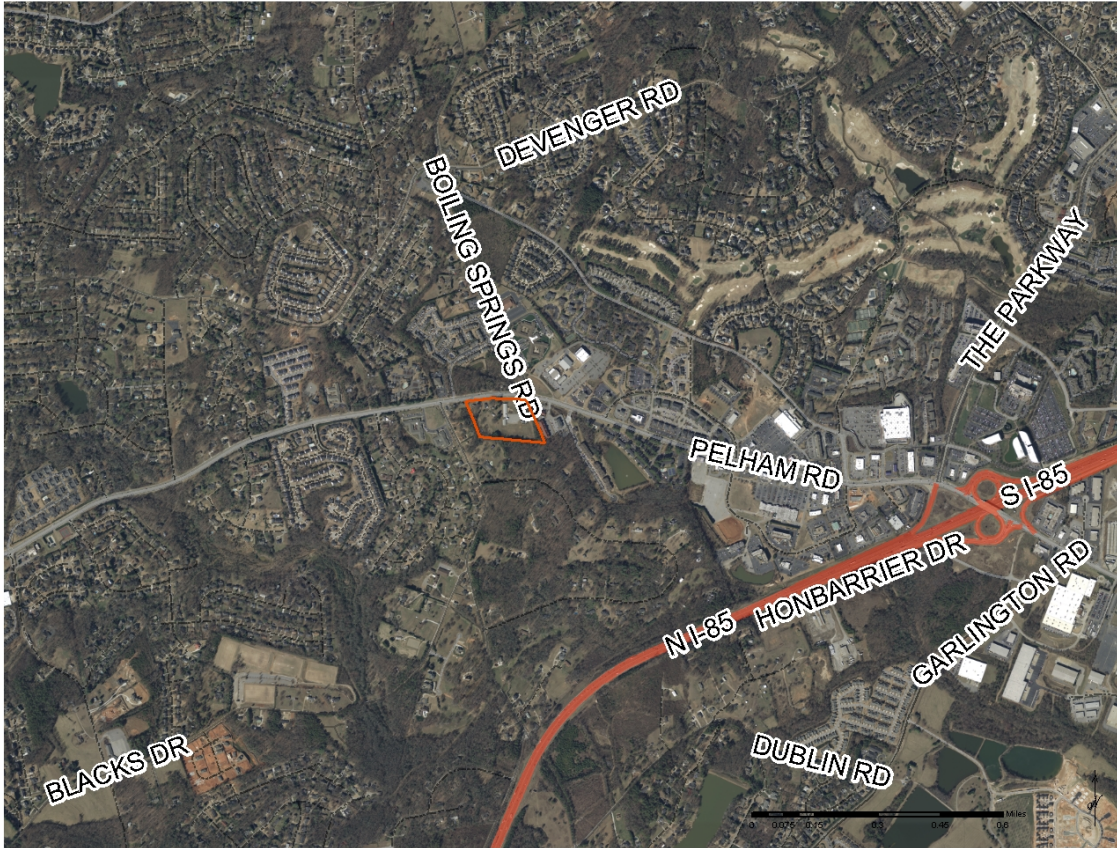
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CONCLUSION:

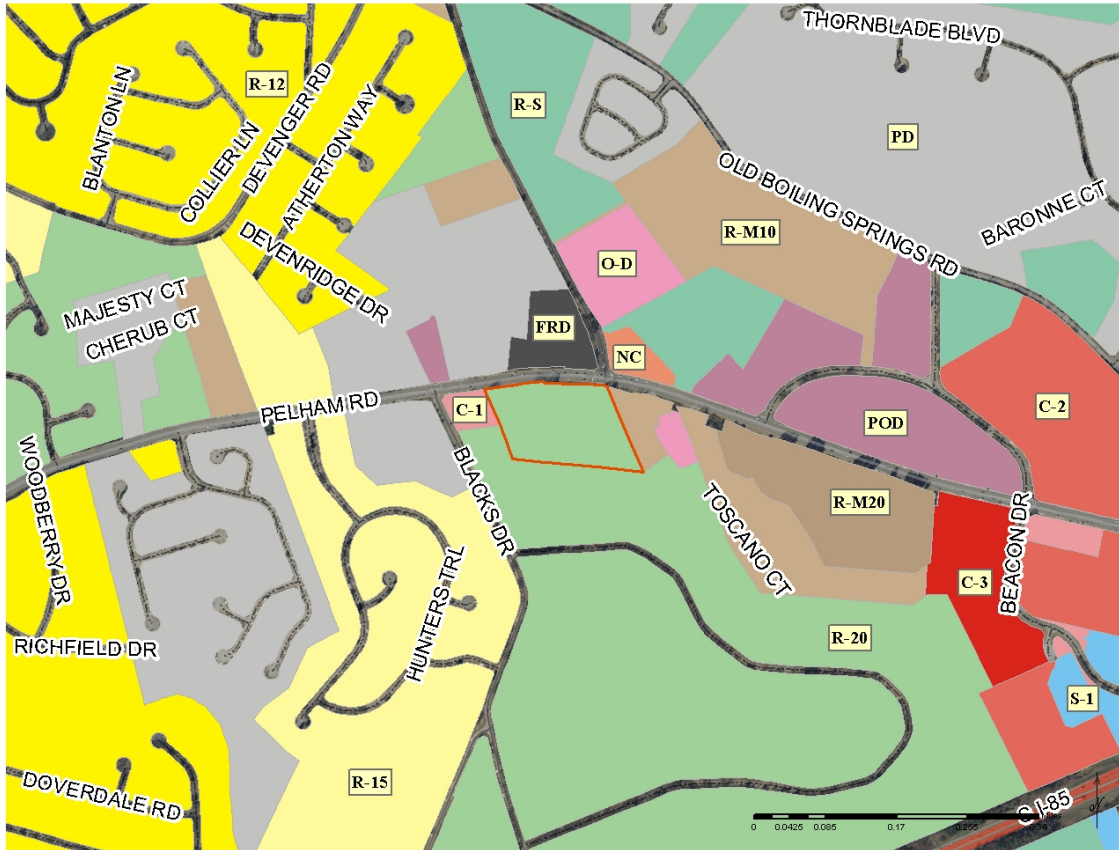
It is staff’s opinion that this requested rezoning would have significant, immediate impact to the character of the surrounding area that is primed for significant change in the near future.

Based on these reasons, staff recommends denial of the request for FRD, Flexible Review District. The Planning Commission recommends denial.

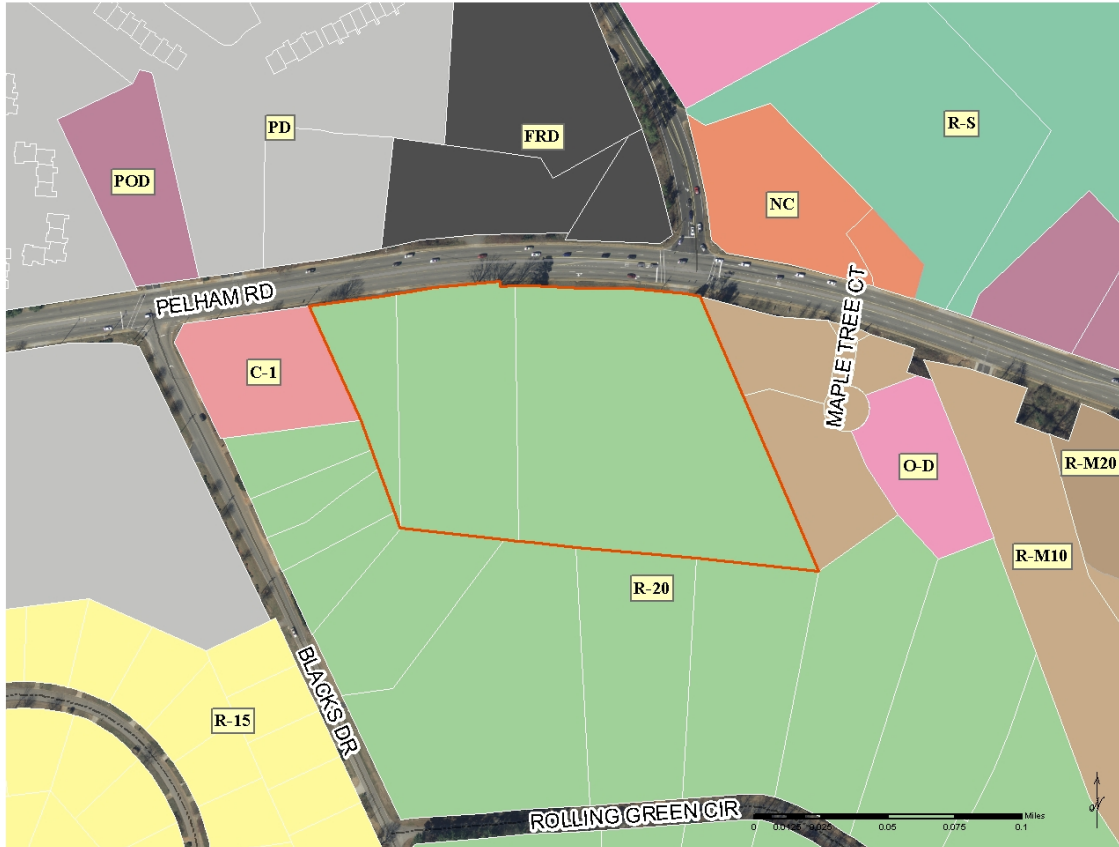


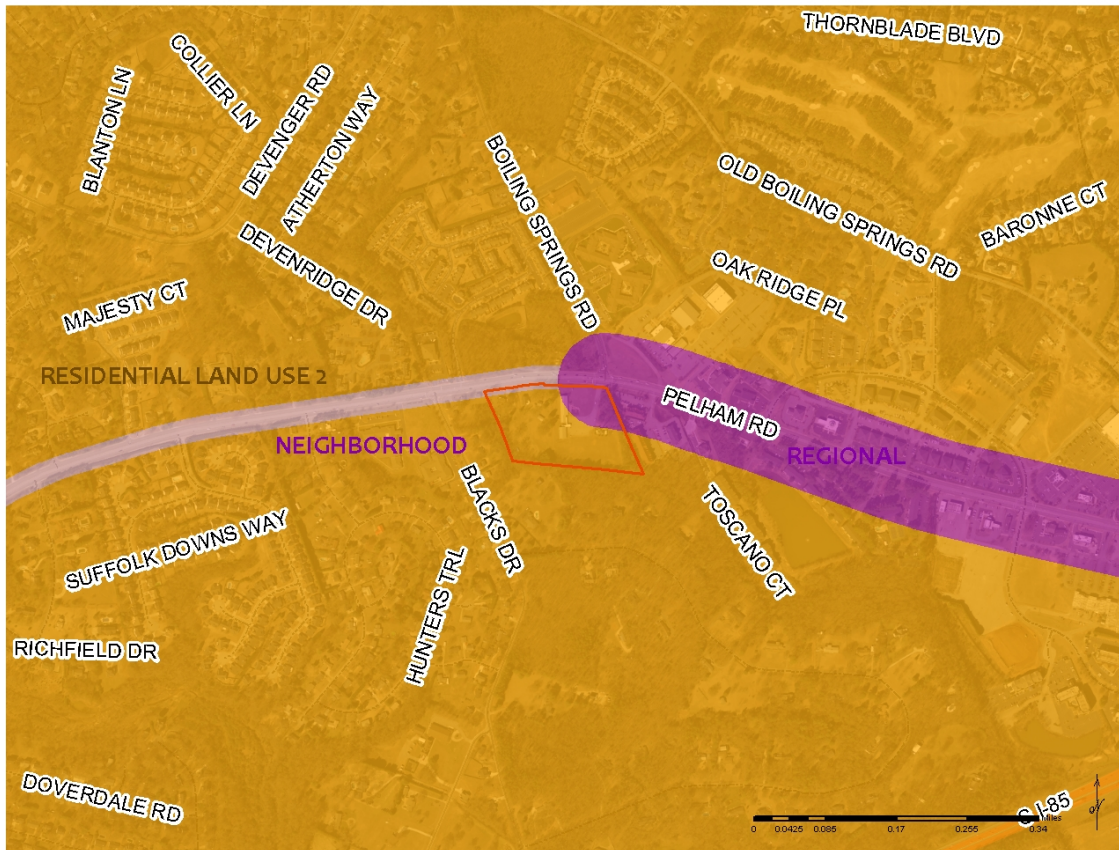
Aerial Photography, 2014





Zoning Map





Future Land Use Map