

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-53	Zachary Dan Johnson for Rolling Green Village 1 Hoke Smith Boulevard 0533020100907 and 0533030100818 PD, Planned Development and R-S, Residential Suburban to PD, Planned Development Major Change	21	Approval	Approval 8-23-17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rolling Green community was established in 1983 • Updating facility and plans • Staying at a density of 5.15 units per acre • Will add an additional 120 apartment inside the Core Facility • Will conduct a traffic study <p>2) Applicant</p> <ul style="list-style-type: none"> • The community is growing • Rolling Green offers public transportation to its residents • People in their community generally avoid going out at peak traffic times • Today they serve 600 elders • 240 staff currently • If approved 12 to 17 more staff will be needed <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: Applicant June 28 and July 6</p>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcels zoned PD, Planned Development, consist of 171.46 acres of property located on Hoke Smith Boulevard approximately 1.1 miles northeast of the intersection of Garlington Road and Roper Mountain Road. The parcel has approximately 200 feet of frontage along Garlington Road, 800 feet of frontage along Snipes Road, and 1,700 feet of frontage along Trail Oak Drive.</p> <p>The applicant is requesting a major change to the PD. The current PD is approved for 855 dwelling units on 166 acres, which is a density of 5.15 units per acre. The dwelling units consist of a combination of detached single-family, duplexes, independent and assisted living apartments and nursing care rooms. The “Core Facilities”, which includes all buildings within the looped road, Hoke Smith Blvd., was approved for 240,524 square feet of building area. The requested major change is to expand the existing PD by adding units, shifting density, adding non-residential square footage, reducing open space, and adding acreage to the PD.</p> <p>Rolling Green Village (RGV) is requesting to add an additional 5.46 acres to the existing PD property, increase the “Core Facilities” square footage by almost 400,000, and a reduce the open space area from 38.8% to 30.0% in the overall PD.</p> <p>The Future Expansion Phase One on Snipes Road, totaling 5.46 acres, is proposed to be single-family</p>					

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and/or duplex units. Along with Phase One, they are proposing to increase the "Core Facilities" from the existing total of 240,524 square feet to 640,000 square feet. The existing "Core Facilities" consists of: Offices, kitchens, maintenance and security, housekeeping, independent living apartments, assisted living apartments, and health care facilities.

The Future Expansion Phase Two, south of the existing Hoke Smith Blvd., totaling 36.55 acres is proposing detached single-family homes and/or duplex units and independent living apartments. RVG is requesting a maximum of 160,000 square feet of independent senior living apartments within the Future Expansion Phase Two. If approved with the added acreage, the allowable number of units would increase to 883 units. With these additional units and land, the overall density will remain 5.15 units per acre.

The approved Open Space requirement for the current PD is 64.5 acres which is 38.8% of the overall existing PD. The applicant is requesting a reduction in the Open Space requirement to 30.0% of the overall development which would reduce it to 51.44 acres, approximately a 13 acre reduction in open space.

Letters from all utility providers state that they have the necessary capacity to serve the proposed development. All tree, landscaping, parking, and storm water management will meet Greenville County Development Standards and Land Development code.

Staff is of the opinion the PD, Planned Development; Major Change request to Rolling Green Village is an appropriate expansion for this site. The proposed use provides an important service for aging residents in the region and typically does not generate heavy traffic volumes during peak travel times. The development is also consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons, staff recommends approval of the major changes to the Rolling Green Village PD, Planned Development.

DOCKET NUMBER: CZ-2017-53

APPLICANT: Zachary Dan Johnson for Rolling Green Village

PROPERTY LOCATION: 1 Hoke Smith Boulevard

PIN/TMS#(s): 0533020100907 and 0533030100818

EXISTING ZONING: PD, Planned Development and R-S, Residential Suburban

REQUESTED ZONING: PD, Planned Development Major Change

ACREAGE: 171.46

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful PD, Planned Development rezoning request in 1983, CZ-1983-11. There was a successful PD, Planned Development Major Change rezoning request in 1984, CZ-1984-65. There was a successful PD, Planned Development Major Change rezoning request in 1990, CZ-1990-123.

EXISTING LAND USE: assisted living facility with single-family residences, duplexes, apartments, vacant pasture land and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and PD	single-family residential, warehouse and vacant wooded land
East	PD and R-15	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S	single-family residential, church and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	PD	5.15 units/acre	165.0	849 units
Requested	PD	5.15 units/acre	171.46	883 units

A successful rezoning may add up to 37 dwelling units.

ROADS: Garlington Road: two-lane State-maintained major collector
Snipes Road: two-lane County Maintained local

Hoke Smith Boulevard: two-lane County-maintained private
Trail Oak Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Garlington Road	260' E	5,900	6,300 6.7%	7,400 17.4%

SUMMARY:

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CONCLUSION:

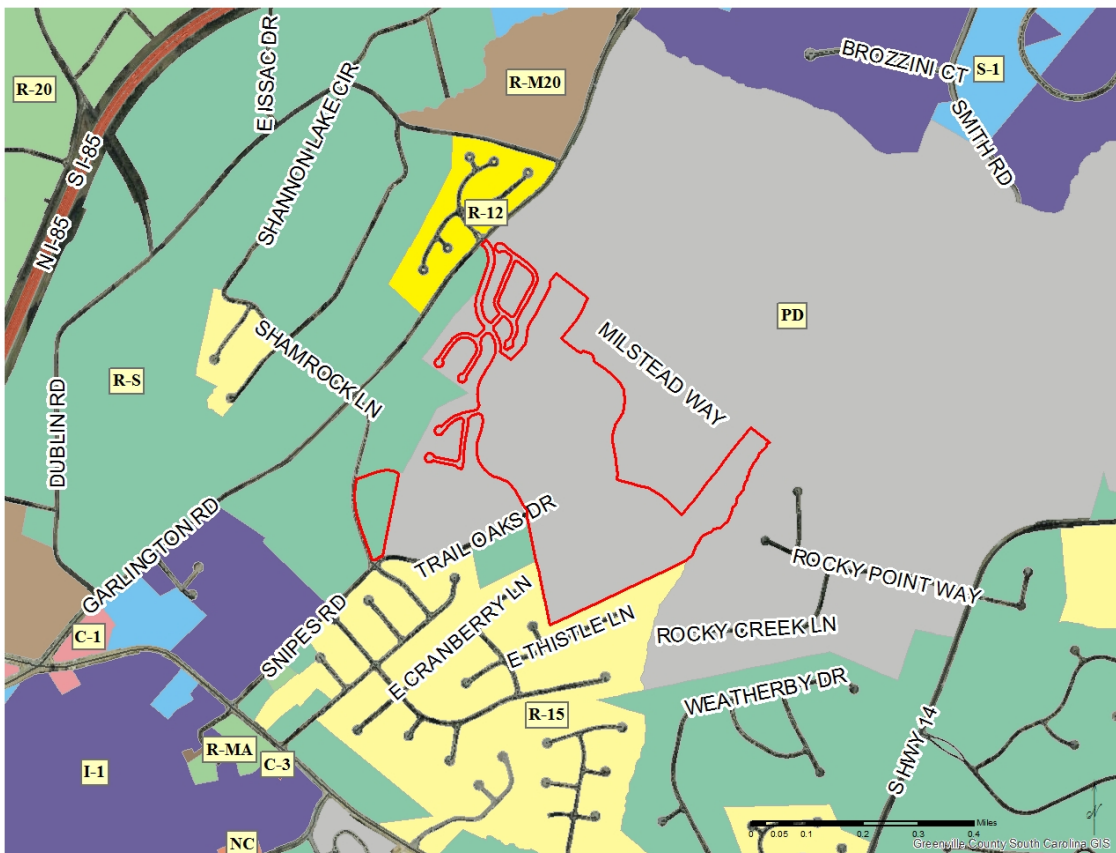
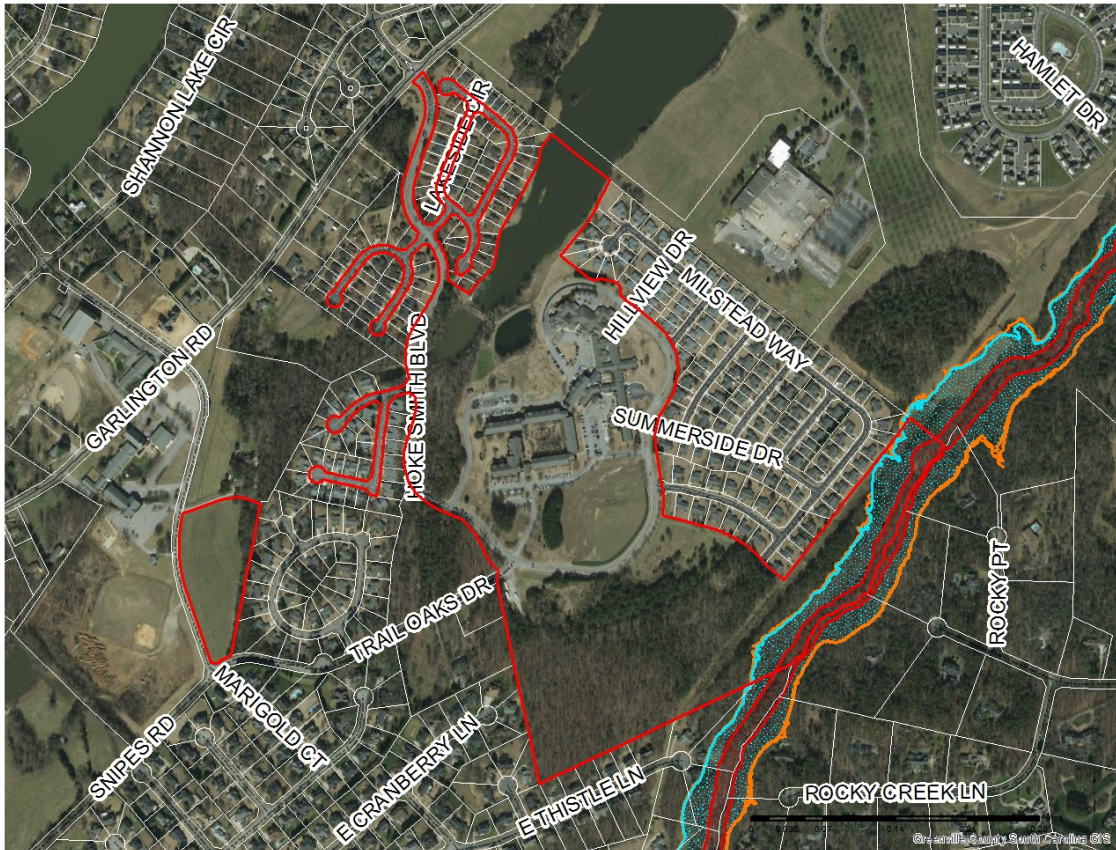
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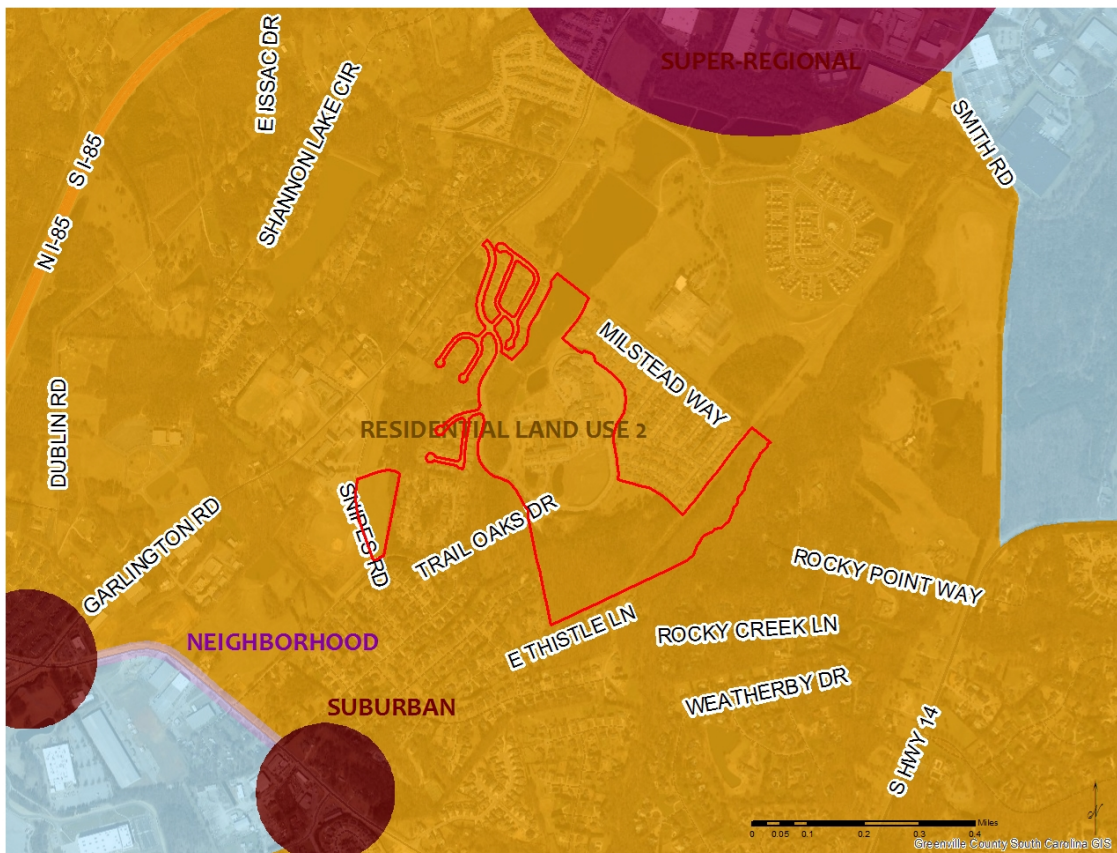
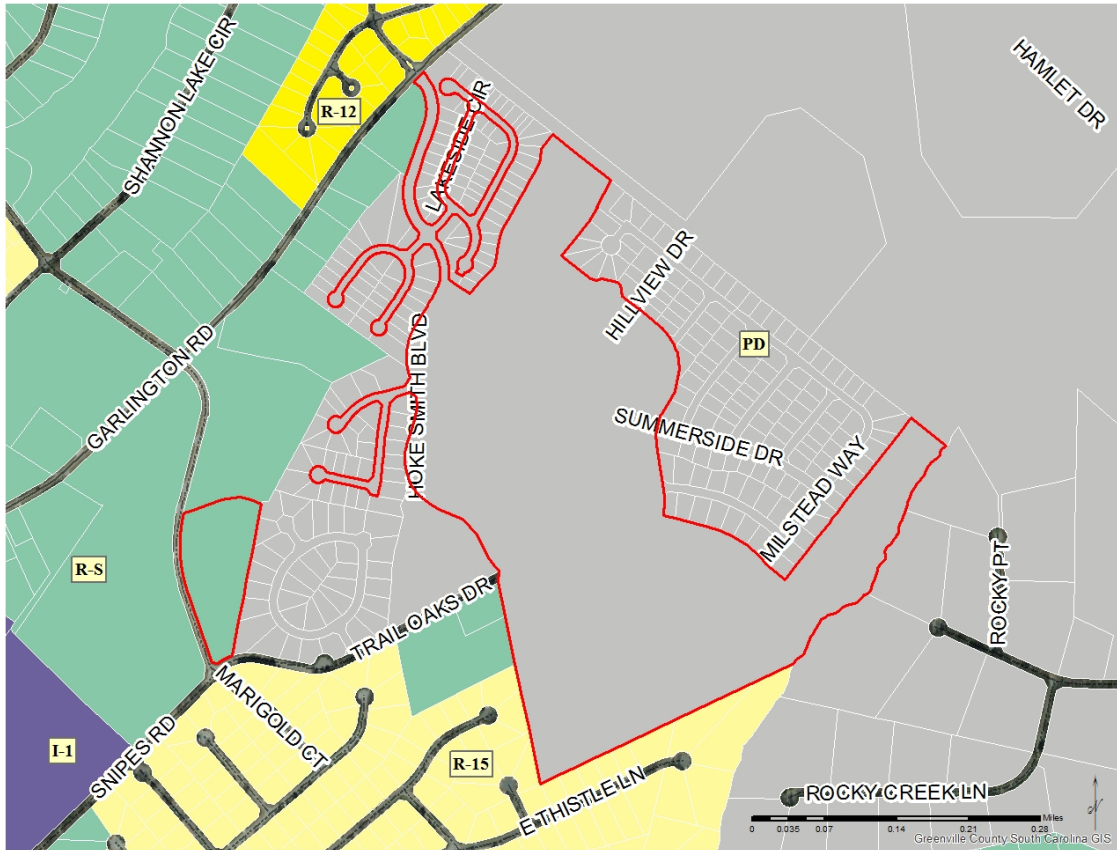
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Aerial Photography, 2016



Zoning Map



Future Land Use Map