

**Zoning Docket from January 8, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-05	Johnathan Gunther for Clear Spring Fire-Rescue Scuffletown Road 0548020103205 R-S, Residential Suburban to FRD, Flexible Review District	27	Approval with condition	Approval with condition amended 1/24/18	Approval without conditions 2/5/18	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 8, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Five Forks athletics is located near hear and has outgrown its property and would like to move here</li> <li>• Service area across the street</li> <li>• Phase I will be built immediately, Phase II will be built at a later date</li> <li>• Believes it will be an asset to the community</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Current member</li> <li>• 90% of the gym members live within 5 miles of the facility</li> <li>• Very professional</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Supportive gym</li> <li>• Positive environment at the gym</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Small business owner in the area</li> <li>• Very supportive of them in the community</li> <li>• Believes it a great opportunity</li> </ul> <p>5) Resident</p> <ul style="list-style-type: none"> <li>• Lived in this area for over 50 years</li> <li>• Family place that supports the community</li> </ul> <p>6) Resident</p> <ul style="list-style-type: none"> <li>• Became a coach and trainer after retiring</li> <li>• Great opportunity for himself</li> <li>• Awesome family and community there</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> Applicant 12/28/17</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> 60 present</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-S; Residential Suburban is 3.99 acres of property located on Scuffletown Road approximately 0.5 miles south of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 480 feet of frontage along Scuffletown Road.</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District. The proposal consists of two buildings of 12,000 sq. ft. each on separate parcels. Parcel A proposal is a neighborhood gym. Parcel B is proposing retail and service space to fall within the S-1 and C-2 classifications. The applicant has provided a list of uses that will not be allowed into the development within the Statement of Intent (SOI). Both buildings will have a maximum height of 35 feet.</p>					

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	<p>The architectural design is utilizing gray tone color schemes. The building materials will consist of ribbed metal panels, split face block, and aluminum with glass store front. All service areas, loading areas, and dumpsters will be screened from Scuffletown Road and adjacent residential uses.</p> <p>The applicant is proposing a 25 foot landscape buffer along the north, east, and south sides of the property. Existing vegetation will be utilized where possible and additional landscaping will be added where there is not enough existing vegetation for the buffer. All common areas and landscaping within the development will be maintained by the owner. The existing cemetery is located within the landscape buffer and is to remain undisturbed. Additional landscaping screening will be provided around the existing cemetery to cover any bare spots not supplied by existing vegetation.</p> <p>There is a single entrance proposed from Scuffletown Road that aligns with an entrance for the business directly across Scuffletown Road. A sidewalk is shown along the road frontage and connects to a walking trail in the 25 foot landscape buffer along the perimeter of the property.</p> <p>One monument sign is proposed at the entrance from Scuffletown Road with the building materials that include brick, stone, and metal materials. Monument signage will be double faced with a maximum of 8 feet tall. Building signage will meet all current restrictions of the Greenville County sign ordinance. No neon, flashing, or electronic signs will be allowed in the development.</p> <p>Site lighting will be provided by wall packs and light poles. The light poles will be a maximum of 20 feet in height. Full cutoff light fixtures will be used for the site lighting. The Statement of Intent states that all site lighting is to be dark sky compliant.</p> <p>The intent of the FRD, Flexible Review District, is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion that the permitted uses outlined in the Statement of Intent are appropriate for the area provided that adequate provisions are incorporated to enhance compatibility with the surrounding properties. Staff has a concern about the boxy warehouse architectural style of the gym. Features that are residential in character and style should be utilized to make this development better reflect the adjacent residences and neighborhoods and enhance the entry into the Scuffletown Rural Conservation District.</p> <p>The intent of the FRD, Flexible Review District, is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion that the permitted uses outlined in the Statement of Intent are appropriate for the area provided that adequate provisions are incorporated to enhance compatibility with the surrounding properties. Staff has a concern about the boxy warehouse architectural style of the gym. Features that are residential in character and style should be utilized to make this development better reflect the adjacent residences and neighborhoods and enhance the entry into the Scuffletown Rural Conservation District.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following condition:</p> <ul style="list-style-type: none"> <li>• Have the applicant resubmit a different architectural style to soften the warehouse look of the gym for a more residential look of the surrounding community.</li> </ul>
<b>GCPC</b>	<p>The Planning Commission recommended approval with the following amended condition:</p> <ul style="list-style-type: none"> <li>• With condition the front of the building (facade along Scuffletown Road) be softened and styled an appropriate residential look at staffs discretion</li> </ul>
<b>P&amp;D Committee</b>	<p>On February 5, 2018 the Planning and Development Committee recommended approval without conditions for CZ-2018-05.</p>