

**Zoning Docket from July 16, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-49	Eric Jackson, Seamon Whiteside for Jack Jamison, Simpsonville Woodruff, LLC 2525 Woodruff Road 0531030103700 PD, Planned Development to PD, Planned Development, Major Change	21	Denial	Denial 7/25/18	Approval 7/30/18	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 16, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Zoned PD twelve years ago</li> <li>• Height of building would be different</li> <li>• Building will be visible because of the height</li> <li>• Sensitive to traffic in the area, a storage facility has minimal traffic</li> </ul> <p>2) Engineer</p> <ul style="list-style-type: none"> <li>• Indoor self-storage facility modified to allow the building to have a max 35,000 square footprint instead of just the building size</li> <li>• Dumpsters allowed in setback in previously approved PD</li> <li>• The building is planning to be only 35 to 36 feet in height</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant 6/7/18, 6/26/18 &amp; 7/26/18</p>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 1 Email</p>	
Staff Report	<p><b>ANALYSIS:</b></p> <p>This Major Change request is to allow a building to have a single building foot print of no larger than 35,000 sq. ft. and a total square footage of 105,000 sq. ft. The Statement of Intent (SOI) that is in place at this time just allows for a building of no larger than 35,000 sq. ft. in total and does not state "foot print". With a proposal of 35,000 sq. ft. "foot print", the building can be up to 45 feet in height under the C-3, Commercial Zoning. If the 45 feet in height could accommodate three floors, a building of 105,000 sq. ft. could be built. Specifically proposed with this major amendment is a self-storage facility.</p> <p>Woodruff Road right-of-way varies at different locations. It is a five lane road with sixty feet of pavement and is heavily traveled.</p> <p>In the Greenville County Future Land Use map, these parcels are shown as Residential Land Use 2 which calls for a density of 3 to 6 units per acre. The proposed property is located near a Sub-Regional Center. This center type allows for a wide-range of commercial and residential building types. There are three components (core, transitional, and residential) that make up the Sub-Regional Center. The appropriateness of intensity and scale and type of development is dependent on its location within the center. This location is in the transitional area of the center and as a result is largely commercial and office stepping down to nearby residential. All of the surrounding buildings are no larger than two stories in height.</p>					

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### **SUMMARY:**

#### **Project Information:**

The subject parcel zoned PD, Planned Development is 2.53 acres of property located on Woodruff Road approximately 0.23 miles northwest of the intersection of Woodruff Road and Batesville Road. The parcel has approximately 53 feet of frontage along Woodruff Road.

The applicant is proposing a PD, Planned Development with a 105,000 square foot Self Storage facility. The proposed building will be three stories in height but will be required to stay under the C-3 zoning building height of 45 feet. Building setbacks in the existing Statement of Intent are allowed to be 10 feet from side and rear property lines; this was appropriate when the buildings were anticipated to be one story in height. Exterior building materials may consist of a variety of materials including brick, stucco, stone, and wall products with the appearance of brick or stone will be allowed. Dumpster enclosures will be constructed with similar material and screened with evergreen plants.

#### **Access and Parking:**

There is one point of ingress/egress onto Woodruff Road along with an existing access point with Woodruff Place Circle (POD) into the Five Forks Market Place (PD). The applicant is proposing 18 parking spaces stating that self-storage has a maximum of 20 customers per day and only requires minimal parking for customers. Should the use of the building ever change, parking may be inadequate. One bike rack is proposed with the development.

#### **Stormwater:**

Ponds to handle the stormwater runoff are located at the front of the property. Land Development for Greenville County has a concern with this much impervious area being added and that the ponds may be inadequate. This will be further investigated when the applicant applies for their Land Disturbance Permit.

#### **Signage and Lighting:**

One monument sign is proposed along Woodruff Road. No setback is required for the monument sign along Woodruff Road due to the extremely wide SCDOT right-of-way area that exists between Woodruff Road and the front property line. Parking lights are to be no taller than 22 feet and will be full cut-offs. If pedestrian lights are used they are to be limited to 12 feet in height and full cut-offs. No buffering or screening of the lighting is required because of not being directly adjacent to residential development.

#### **CONCLUSION:**

The applicant is proposing a Major Change to the Five Forks Market Planned Development (PD). The existing Statement of Intent (SOI) states that a building cannot be larger than 35,000 square feet. The proposed revised SOI is proposing that no building will have a foot print larger than 35,000 square feet, which would allow up to a 105,000 sq. ft. building. The proposed building could have a max height of 45 feet. The Planned Development was previously approved for a 10 foot side and rear setback with no buffer or screening. The current regulations for a PD require a 25 foot building setback around the perimeter of the PD.

Staff is of the opinion that the requested Major Changes to the PD would not be consistent with the surrounding existing development. The proposed development would allow a building three times the size of the previously approved buildings in the PD. This property is surrounded on all three sides by review districts that comply with existing review district building setbacks of 25 feet, but at a much smaller building height. With this current proposal, there is no commitment to architectural mitigation with design features such as stepping back the façade, fenestration, or other features that would mitigate high solid flat walls on the north, west, and east sides of the building. Furthermore, the north and west side of the proposed building have very little or no landscape screening with the existing sewer easements and small building setbacks. The design could be amended to allow for

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	<p>larger setbacks that would allow for landscaping and screening.</p> <p>Based on these reasons staff recommends denial of the requested Major Change to the existing Five Forks Marketplace PD.</p>
<b>Staff Report</b>	<p>At the July 30, 2018 Planning and Development meeting, staff recommended denial, but presented a list of conditions of approval were recommended to ensure staffs concerns were addressed. If approved with conditions, staff recommended :</p> <ul style="list-style-type: none"><li>• Provide a minimum of 10 to 15 feet for a planted (evergreen trees) buffer between the sewer easement and building in the rear</li><li>• Proposed max height of 38 feet</li><li>• Provide architectural mitigation with design features such as: stepping back the façade, fenestration, and/or other methods for the three blank walls to the sides and rear</li><li>• Provide more landscaping on the northwest side for buffering</li></ul>