

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
July 30, 2018
CONFERENCE ROOM D – COUNTY SQUARE
5:00 PM

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Lynn Ballard, Chairman
Sid Cates, Vice Chairman
Mike Barnes
Ennis Fant

COMMITTEE MEMBERS ABSENT:

Rick Roberts

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Regina McCaskill
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris

PLANNING COMMISSION MEMBERS PRESENT

Chris Harrison
Nick Hollingshad
Metz Looper
Dave Stevenson

CALL TO ORDER

Chairman Ballard called the meeting to order at 5:00 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE July 16, 2018 COMMITTEE MEETING

MOTION: By Dr. Fant to approve the minutes of the June 4, 2018 Committee meeting as presented. The motion carried unanimously by voice vote with one absent (Roberts).

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-48

APPLICANT: Shannon L. Donahoo for Doris A. Shaver, Bobbie F. Hayes and Susan Lee Hayes

PROPERTY LOCATION: Baldwin Road

PIN/TMS#(s): 0573010100700, 0573010100701, and 0573010100509 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 37.3

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential, farm and vacant wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and I-1	vacant wooded land
East	R-S and R-12	single-family residential (Baldwin Commons)
South	R-S	single-family residential and park (Southside Park)
West	R-S	single-family residential and vacant wooded land

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	Acre	Total Units
Current	R-S	1.7 units/acre	37.3	63 units
Requested	FRD	3.5 units/acre		130 units

A successful rezoning may add up to 67 dwelling units.

ROADS: Baldwin Road: two-lane County-maintained minor collector
Log Shoals Road: two-lane State-maintained major collector

TRAFFIC: No traffic counts in proximity of Baldwin Road and Logs Shoals Road.

ANALYSIS: Baldwin Road is a 40 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for Baldwin Road. Log Shoals Road varies in width, but most areas are fifty four foot of right-of-way, with twenty feet of pavement. Log Shoals Road is a heavy traveled road. Traffic issues may be a major concern at subdivision such as; capacity, traffic, and safety at Baldwin Road and Log Shoals Road. Discovery Island Waterpark, a County Park, is directly across Baldwin Road from the entrance to this proposed subdivision. Since this subdivision is over 90 units, a traffic study will be required at the Preliminary Subdivision Plan.

In the Greenville County Future Land Use map, these parcels are shown as Residential Land Use 2 which calls for a density ranging from 3 to 6 units per acre. This category represents the typical single-family subdivision that one regularly finds in suburban areas. These developments typically have both public

water and sewer. The proposed project is also located near an Employment Center. These centers are areas that provide high concentrations of jobs and usually consist of large office/business parks, large industrial parks, and manufacturing, service and distribution facilities. These centers take advantage of existing utilities and infrastructure, available land, and high capacity transportation networks.

SUMMARY:

Project Information:

The subject parcel zoned R-S, Residential Suburban, is 37.3 acres of property located on Baldwin Road approximately 1.2 miles southwest of the intersection of East Standing Springs Road and Neely Ferry Road. The parcel has approximately 144 feet of frontage along Baldwin Road and approximately 190 feet along Log Shoals Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant is proposing an FRD, Flexible Review District with 83 single-family detached homes and 47 attached townhomes. The proposed detached homes will range from 1,700 to 4,000 square feet. There will be a mixture of bedrooms from 3 to 5. The proposed attached townhomes will have a range of 1,200 to 1,600 square feet in size with 2 to 3 bedrooms. Exterior building materials may consist of a variety of materials including hardiplank/hardiboard siding. All units are to have at least a one car garage and one car in the driveway without overhang onto the sidewalk. A five foot wide sidewalk is proposed on one side throughout the development.

Transportation:

The applicant is proposing two points of ingress/egress, one onto Baldwin Road and another full access onto a spur of Log Shoals Road. The spur of Log Shoals Road was kept in place to serve the four lots that have access to that old portion of Log Shoals Road and is maintained by SCDOT.

There are concerns about the angle of the intersection of old Log Shoals Road where it intersects the new section of Log Shoals Road. This connection is not at 90 degrees, which is desirable by SCDOT, but it is at such a sharp angle if someone is going to go north on Log Shoals Road it almost makes it a U-turn. With this turn being so sharp and dangerous at the Log Shoals Road access, it is unlikely to be used which will force most of the traffic thru the Baldwin Road access. The Baldwin Road access is an intersection with the Greenville County Southside Park (Discovery Island). This intersection could become very congested with this additional traffic.

Buffers and Landscaping:

Proximity of the proposed high density Townhomes adjacent to the existing large lot single-family residential is a question of compatibility. The proposed 47 Townhomes are adjacent to R-S, Residential Suburban zoning with the lot sizes averaging around 2.42 acres per lot. The proposed single-family is adjacent to I-185, which also brings up compatibility issues. This layout could possibly be reversed to make better land use transitions to the large lot single-family residential and highway.

Buffers and Landscaping:

A twenty foot undisturbed buffer is being shown along the north, south, and east property lines; it is not provide along the west side of the Baldwin Road access. Approximately 14.5 acres of common area is being proposed for the site, which includes the steep unbuildable areas of the creek. There are mulched walking trails being proposed along with possibly a dog park. One mail box kiosk is being shown to serve the entire subdivision.

Lighting and Signage:

Street lighting will be designed and located by Duke Energy. Lights will be of the Acorn style look and be 12 feet in height and full cut off. Entrance signage is shown at both entrances and meets the Greenville County Sign Ordinance. All proposed open space, landscaping, monuments, stormwater management pond, and all common grounds are to be maintained by the HOA.

CONCLUSION:

The applicant is proposing 47 townhomes and 82 single-family detached homes on approximately 37.3 acres with max density of 3.5 units per acre. The development also includes approximately 14.5 acres of open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. A 20 foot undisturbed Landscape buffer runs along most of the perimeter of the property, but not along the west side of the Baldwin Road entry. The subject site is zoned R-S, Residential Suburban which has a density of 1.7 units per acre when water and/or sewer are available.

The Greenville County Comprehensive Plan recommends 3-6 units per acre, and the site is also near an Employment Center. While the density might be acceptable per the Greenville County Comprehensive Plan, the compatibility with adjacent uses is not satisfactory. The high density of the proposed Townhomes next to large lot residential and single-family residential along a major highway has compatibility issues. The Log Shoals intersection is sub-standard, forcing most of the

traffic through the Baldwin Road access. Staff believes there is only one point of access that is not sub-standard and that access has a lack of buffering along the west side of the Baldwin Road entrance.

Based on these reasons staff recommends denial of the requested rezoning to FRD, Flexible Review District.

Ms. Buathier noted staff received a request from the applicant to hold the item until the next Committee meeting so the applicant can address the concerns brought up at the previous meeting.

Chairman Ballard stated he did not think there was a problem in holding the item, but wanted the applicant to understand there are some significant issues that need to be addressed. Traffic was the biggest issue. Chairman Ballard stated holding the item would give the applicant the opportunity to come back with a proposal, rather than forwarding the item with a recommendation of denial.

Dr. Cates asked staff if at the Public Hearing the applicant presented the plan.

Ms. Buathier stated the plan was presented at the Public Hearing.

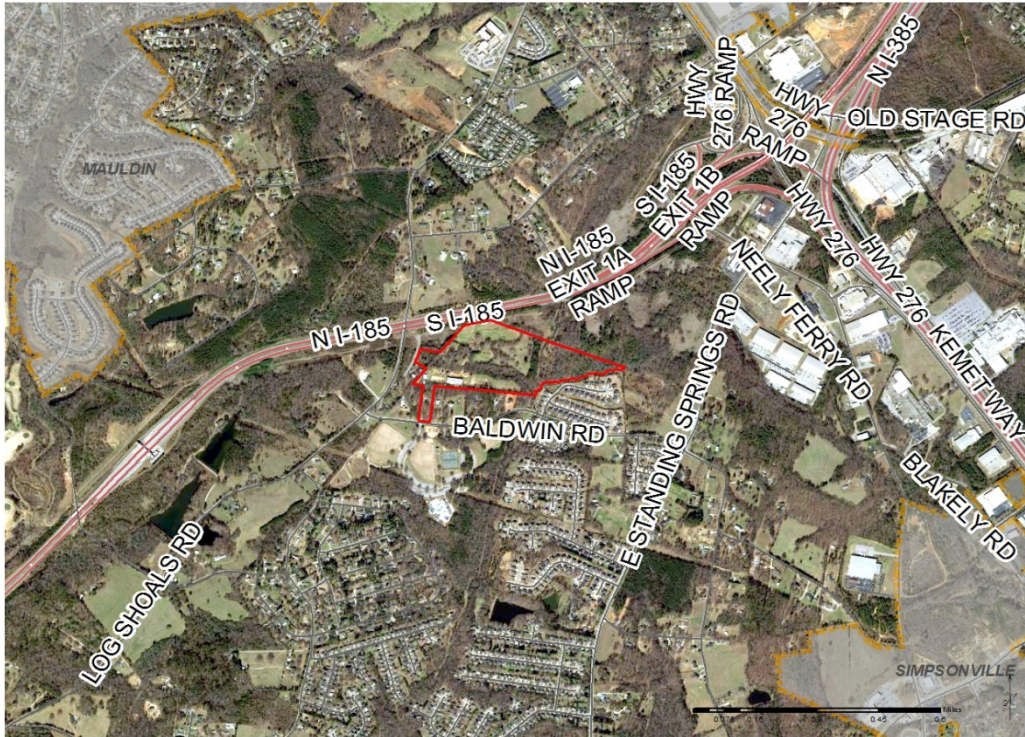
Dr. Cates asked where visitor parking would be, on the private drive. He noted there would be a garage and room for a second vehicle in the driveway.

Ms. Buathier stated the visitor parking could possibly on the private drive.

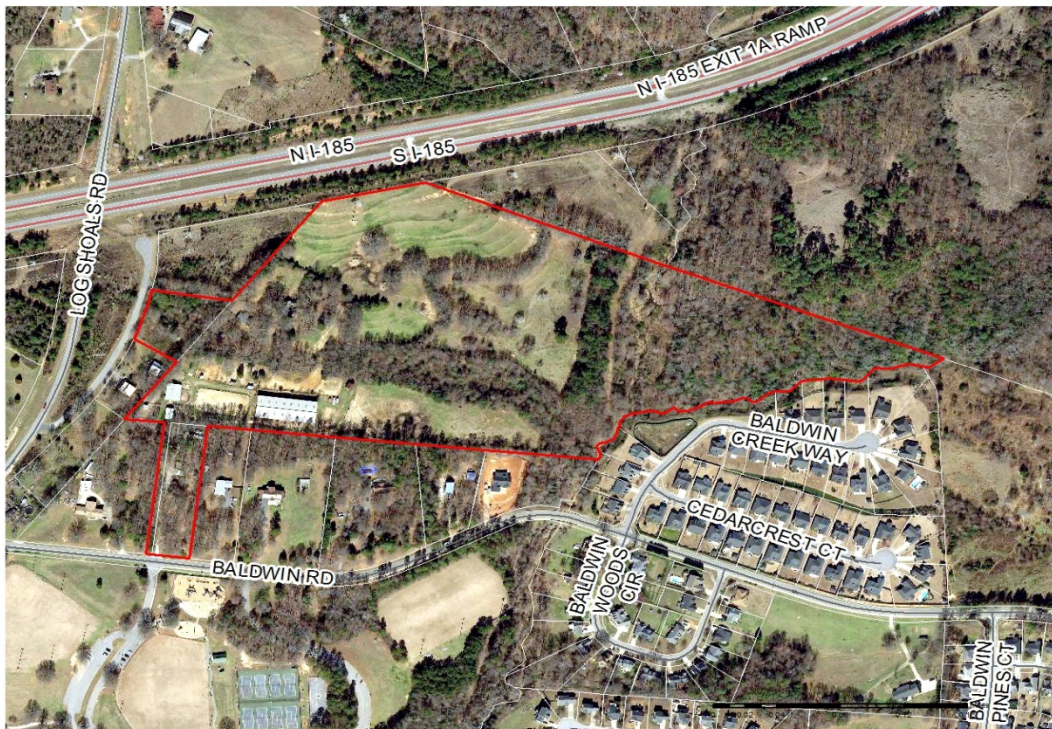
Dr. Cates asked if they provide any additional parking at all.

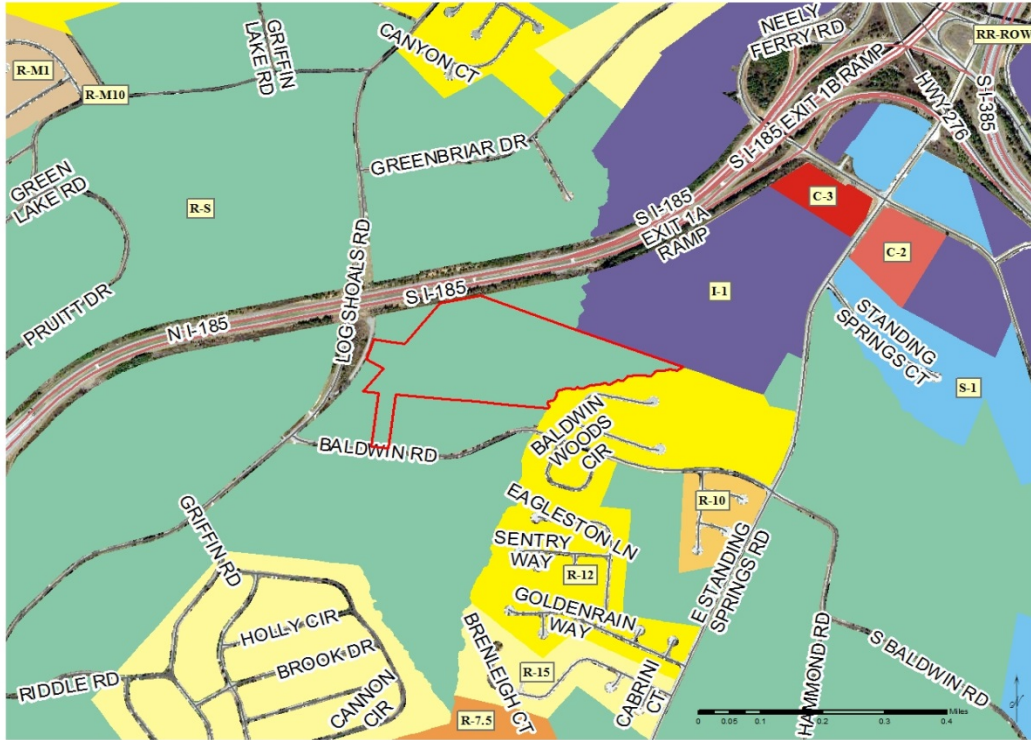
Ms. Buathier stated there was additional parking at the mailbox kiosk.

MOTION: By Dr. Fant to hold CZ-2018-48 until the August 27, 2018 Committee meeting. The motion carried by voice vote with one absent (Roberts).

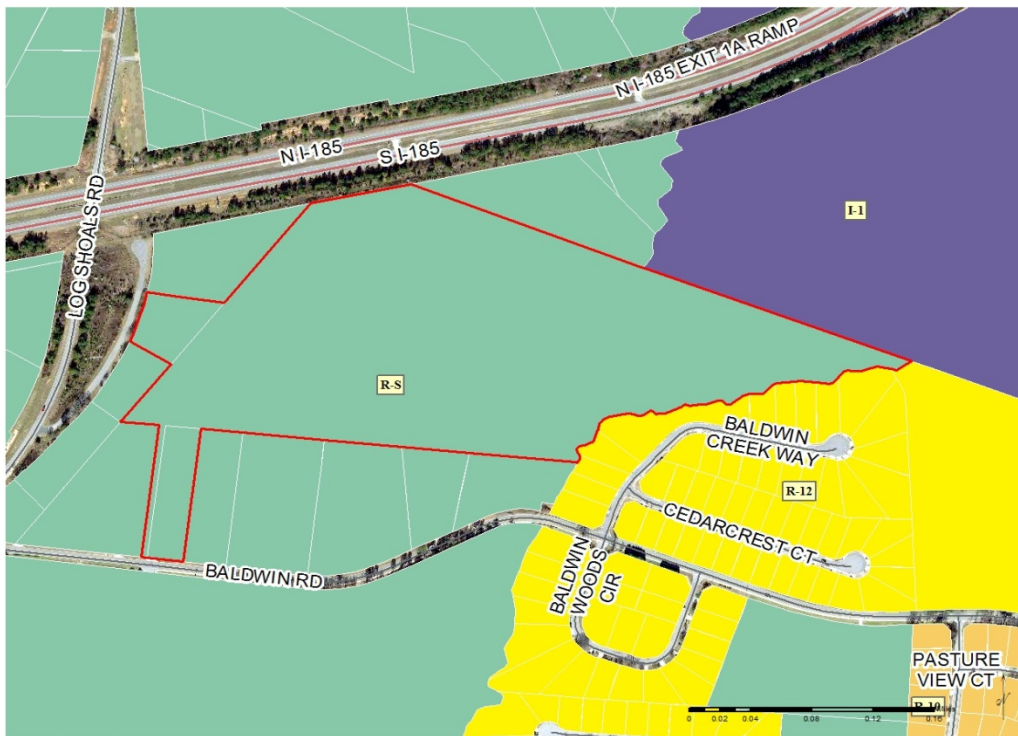


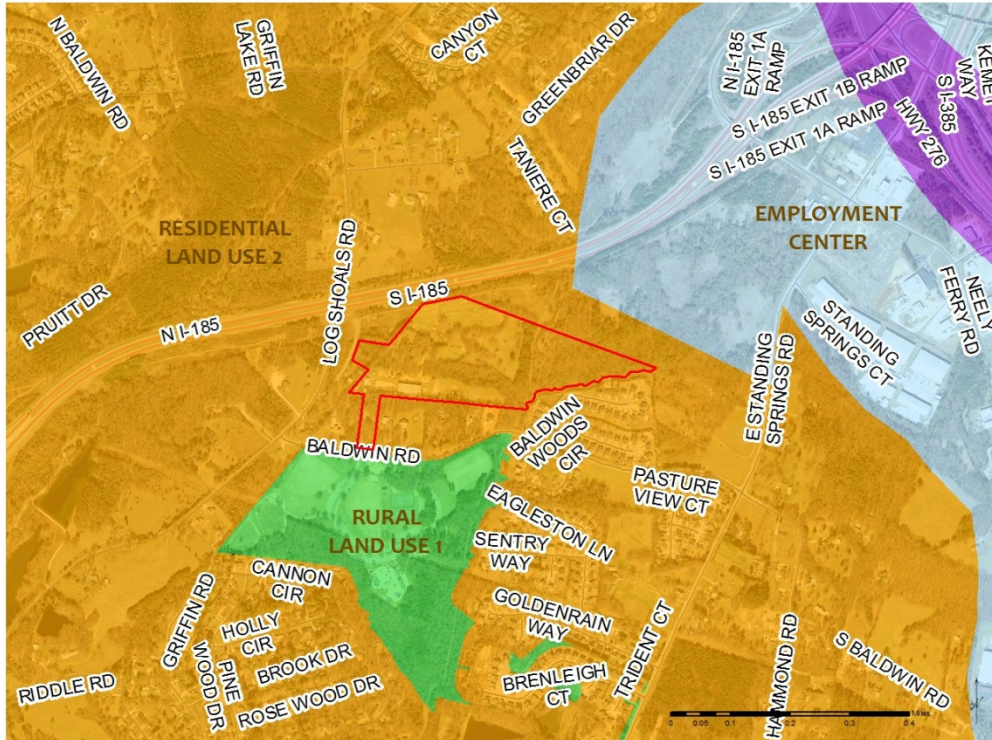
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-49

APPLICANT: Eric Jackson, Seamon Whiteside for Jack Jamison, Simpsonville Woodruff, LLC

PROPERTY LOCATION: 2525 Woodruff Road

PIN/TMS#(s): 0531030103700

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 2.53

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. In 1998 a request to rezone to C-2, Commercial was approved as amended to POD, Planned Office Development. There was a denial in 2005 to rezone to C-3, Commercial (CZ-2005-37). Later in 2005 a request to rezone the parcel to PD, Planned Development was approved (CZ-2005-65). In 2007 an application was withdrawn to expand the currently approved PD, Planned Development at the rear of the property (CZ-2007-42). In 2009 a request to rezone PD, Planned Development to PD, Planned Development Major Change was approved (CZ-2009-39). The Major Change consisted of going from C-2, Commercial uses to C-3, Commercial uses, excluding communication towers, pawn shops, recycling centers/drop boxes/trailers, and indoor shooting ranges.

EXISTING LAND USE: parking lot and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	POD and NC	retail, restaurant and daycare center
East	NC	retail and restaurant
South	PD and POD	retail, restaurant and vacant wooded land
West	POD	offices

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; however, development in this triangle has all been commercial, office, and similar uses.

ROADS: Woodruff Road: four-lane State-maintained major arterial

Location of Traffic Count	Distance to Site	2011	2014	2017
Woodruff Road near Ashridge Way	3,555' SE	17,400	18,500 6.3%	22,300 20.6%

ANALYSIS: 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.

Woodruff Road right-of-way varies at different locations. It is a five lane road with sixty feet of pavement and is heavily traveled.

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.

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. As part of the major change, the applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant is proposing a Major Change to the PD 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 larger setbacks that would allow for landscaping and screening.

Based on these reasons staff recommends denial of the requested Major Change to the existing Five Forks Marketplace PD.

Chairman Ballard asked staff if he was correct there could not be any plantings where the sewer line was.

Ms. Buathier stated that was correct.

Chairman Ballard stated as he read through the information, he felt there were two major concerns; one, the height of the building and the other being the setbacks.

Chairman Ballard noted he spoke with Mr. Roberts and he is in favor of the request.

Chairman Ballard asked staff if the height and setbacks pretty much the concerns.

Ms. Buathier stated staff also had concerns about the architectural on the north, east and west side of the building.

Dr. Cates asked if there were concerns over the square footage. He had heard initially 35,000 square feet and then he heard over 100,000 square feet. He then stated the three stories at 35,000 square feet would make it 105,000 square feet.

Alan Willis stated in the original Statement of Intent, there was a 35,000 square foot, footprint. He stated if you look at the PD, the other buildings are all one story. The change requested is a 35,000 square foot, footprint with three stories. It would be a much larger building than anything in the PD, or surrounding area.

Dr. Cates asked what the Planning Commission's concerns were.

Mr. Willis stated one concern was the C-3 uses. It could have any use that is allowed in C-3, except the few that were pulled out.

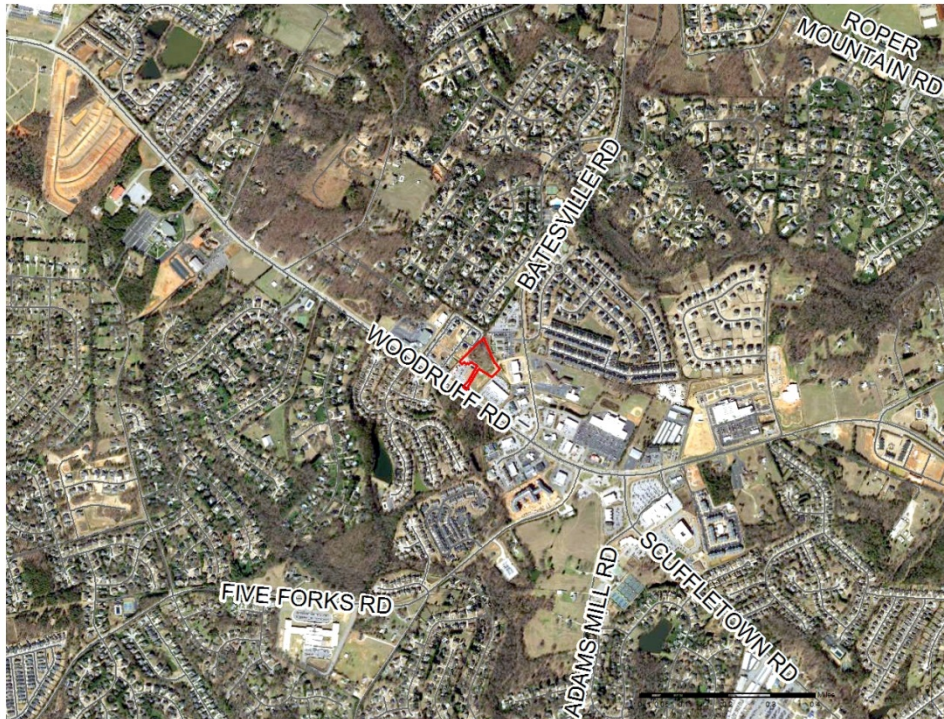
Dr. Cates asked what could be allowed there and Ms. Buathier gave him the examples.

Chairman Ballard noted this was in the Five Forks area and there is traffic concern in that area. This request would not be a heavy generator of traffic.

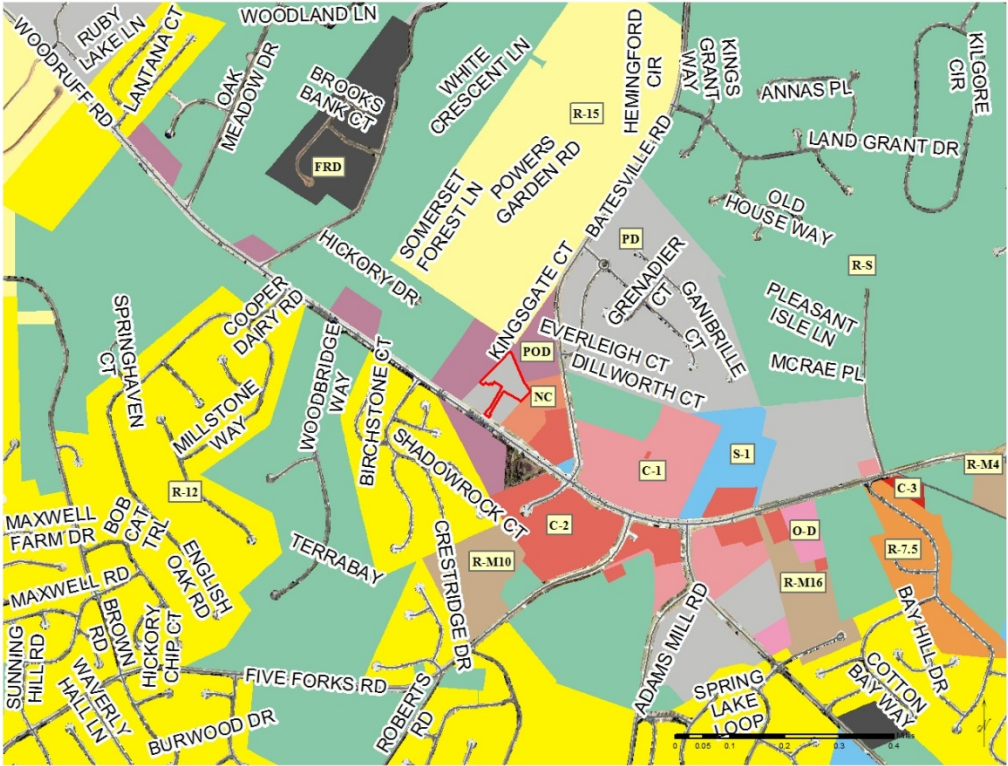
MOTION: By Dr. Fant to approve CZ-2018-49.

Jack Jamison with the developer addressed the Committee.

The motion to approve CZ-2018-49 carried by voice vote with one in opposition (Cates) and one absent (Roberts).



Aerial Photography, 2017



Zoning Map

Ms. Buathier stated the following docket CZ-2018-44 was held by the Committee at the last Committee meeting. Since that time, the applicant has requested the Committee hold the item to allow the applicant to gather further information to address some of the concerns.

Chairman Ballard stated there was a meeting scheduled with the SCDOT. He asked Ms. Gucker if the applicant requested this be held because they thought it would be denied, or did they need time.

Ms. Gucker stated the applicant wanted to see what information came out of tomorrow's meeting and how they possibly could address the concerns.

Dr. Fant asked if the item was sent on, would there be an opportunity for an amendment.

MOTION: By Dr. Fant to approve CZ-2018-44.

Dr. Cates asked why the Planning Commission recommended denial.

Ms. Buathier stated it was denied due to the density causing a hardship on the infrastructure.

Dr. Fant withdrew his motion to approve.

MOTION: By Dr. Fant to hold the item until the next Committee meeting. The motion carried by voice vote with one absent (Roberts).

ADJOURNMENT

MOTION: By Dr. Fant to adjourn. Without objection the meeting adjourned at 5:36 p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development