

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-26	Adam Knapp Purser of Lat Purser and Associates, Inc. for LPA Pelham, LLC, WILL-S Limited Partnership, and Cheryl C. Buehring and Kenneth G. Buehring Pelham Road, Hudson Road, and Country Squire Court 0543020100600, 0543020100701 and 0543020100500 (portion) R-20, Single-Family Residential To FRD, Flexible Review District	22	Approval with Conditions	Denial 3-24-2021		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Family-owned real estate firm out of Charlotte. • Site is in the 2nd densest employment area in Greenville County. • Has quick access to I-385 and downtown. • Close to many medical offices. • Property has had previous rezones fail for commercial use, request for FRD can be conditioned to be better for site. • Has greater setbacks and 250,000 square feet of open space. • 275 parking spaces • Would add a diversity of housing types to area. • Would help with Greenville’s housing shortage. • Traffic study has been done. • Class A apartments with lowcountry cottage style. • Would have right-in, right-out access, and add deceleration lanes and add pedestrian crosswalks. <p>2) Engineer</p> <ul style="list-style-type: none"> • Developer has gone above and beyond to mitigate traffic concerns. <p>3) Owner</p> <ul style="list-style-type: none"> • Grew up along Pelham and has seen the area change. • Believes developer will do a nice project. <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Safety, traffic, and noise concerns. • 1700 people signed online petition in opposition since March 4th. • 400 people have signed paper petitions. • People in the area only want single-family homes. • Intersection of Pelham and Hudson is one of the most dangerous in the state with 62 collisions a year. • Access on Hudson Road needs to be right-in, right-out. • Plan is not compatible with single-family housing nearby. 					<p>Petition/Letter For: None</p> <p>Against: 17 – Letter 461 – Petition</p>

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	<ul style="list-style-type: none"> • Does not support the “Pelham Road Corridor Plan”. • Buildings on site should not be over 2 stories. • Would like fence on property to be 8 feet in height and buffer to consist of densely planted Green Giant Cyprus around the entirety of the site. <p>2) Resident</p> <ul style="list-style-type: none"> • Please retain single-family residential in area. • Request is unhealthy and is unplanned type growth. • Will put pedestrians at risk. • Traffic study should have used pre-pandemic traffic counts. • This project does not make Pelham Road special. <p>3) Resident</p> <ul style="list-style-type: none"> • Council has created high quality single-family residential in this area. • Wanted to live in area for the R-20 zoning. • Current owner of site wants high density for site which is too extreme. • Does think that traffic has been handled well, however. <p>4) Resident</p> <ul style="list-style-type: none"> • Rezoning would increase traffic. • Intersection has always been dangerous and this project will only add to that danger. <p>List of meetings with staff: 1-21-21</p>	
<p>Staff Report</p>	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the overall site. There are three schools located within one mile of the site: New Life Christian Academy, Pelham, Road Elementary, and Sonshine Learning Center. The property is also along a bus route, Route 509 and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcels are zoned R-20, Single-Family Residential and is 10.95 acres of land located on Pelham Road, Hudson Road, and Country Squire Court and is approximately 0.07 miles northwest of the interchange of Pelham Road and Roper Mountain Road Extension. The subject parcel has approximately 601 feet of frontage along Pelham Road, 649 feet of frontage along Hudson Road and 67 feet of frontage along Country Squire Court Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed land use is for a multifamily development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-20, Single-Family Residential, is located along Pelham Road, a State-maintained Minor Arterial Road, and Hudson Road, a State-maintained Major Collector Road which feature a mix of residential and commercial uses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would permit a multifamily residential development, complimenting this area’s role as an emerging employment hub, all while improving infrastructure at this intersection.</p> <p>The development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Add a raised concrete median on Pelham Road rather than the proposed painted median. 2. Meet all requirements per SCDOT and the Traffic Impact Study. 3. Submit a site plan for review and approval prior to the issuance of any land development or building permits. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible</p>	

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	Review District with the aforementioned conditions.
GCPC	At the March 24, 2021 Planning Commission Meeting, the Commission initially voted down a motion to recommend approval with staff's conditions in a 5 to 3 vote. A second motion was then called to recommend denial of the requested rezoning to FRD, Flexible Review District. The motion to recommend denial was approved with a 5 to 3 vote, with Commission members citing concern over aligning with the Comprehensive Plan and traffic issues.



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-26

APPLICANT: Adam Knapp Purser of Lat Purser and Associates, Inc.
for LPA Pelham, LLC, WILL-S Limited Partnership, and
Cheryl C. Buehring and Kenneth G. Buehring

PROPERTY LOCATION: Pelham Road, Hudson Road, and Country Squire Court

PIN/TMS#(s): 0543020100600, 0543020100701 and 0543020100500
(portion)

EXISTING ZONING: R-20, Single-Family Residential District

REQUESTED ZONING: FRD. Flexible Review District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 10.95

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There was one previous annexation and rezoning request to PD, Planned Development for the City of Greenville which was denied in 1999. Additionally, the subject properties have had the following rezoning requests: CZ-2006-087 for C-1, Commercial which was withdrawn; CZ-2008-055 for C-1, Commercial which was denied; CZ-2008-072 for NC, Neighborhood Commercial which was denied; CZ-2012-037 for NC, Neighborhood Commercial which was withdrawn; and CZ-2020-053 for R-M20, Multifamily Residential which was withdrawn. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	hospital
West	R-20 & PD	vacant land & medical offices

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Connects – Not Available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the Pelham Road-East Side Corridor plan designated as Low Density Residential.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	10.95	24 units
Requested	FRD	17.35 units/acre		189 units

A successful rezoning would allow for 165 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Pelham Road is a four-to- six lane state-maintained Minor Arterial road. Hudson Road is a two-to-five lane state-maintained Major Collector road, and Country Squire Court is a two-lane county-maintained

residential road. The parcel has approximately 601 feet of frontage along Pelham Road, 649 feet of frontage along Hudson Road and 67 feet of frontage along Country Squire Court Road. The parcel is approximately 0.07 miles northwest of the interchange of Pelham Road and Roper Mountain Road Extension. The property is along a bus route, Route 509, and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	2757' NW	23,800	23,900 + 0.4%	24,500 +2.9%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site, New Life Christian Academy, Pelham Road Elementary, and Sonshine Learning Center.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 10.95-acre Multifamily Residential Development. The site consists of two parcels and one portion of a parcel totaling 10.95 acres that will feature apartment-style and townhome-style units with pocket parks and a community area featuring a swimming pool.

Proposed Land Uses:

The intended uses for the site are to include: townhome products; multifamily products; pocket parks; and a clubhouse/amenity area with bicycle storage and maintenance facilities for residents.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to be low-country cottage style. All buildings will either be two or three stories. Exterior finish materials for the multifamily units will consist of exterior cladding of brick or stone, cementitious siding, and accents of painted or stained wood, or prefinished metal. Exterior finish materials for the townhome units will consist of cementitious siding. The amenity building will consist of exterior cladding of brick or stone, cementitious siding, accents of painted or stained wood or prefinished metal.

Access and Parking:

The applicant is proposing 275 parking spaces, exceeding the minimum 253 required which will include 23 visitor parking

spaces.

The proposed development will provide access off both Hudson and Pelham Road. The applicant states that they will meet all requirements proposed by SCDOT for these access points. The applicant is proposing 5' wide internal sidewalks throughout the development, as well as adding new 5' sidewalks along both Pelham Road and Hudson Road. Additionally, the applicant is open to working with Greenlink to provide an additional bus stop in the area along the development site.

Landscaping and Buffering:

The applicant states that the existing vegetation along the property line will be preserved as much as possible and supplemented to meet all buffer requirements as needed. Additionally, the applicant is proposing an opaque fence between the development and the existing homes in the Country Squire Neighborhood, as well as an aluminum fence and landscaping around the pool deck. The rest of the site will additionally meet all landscaping requirements as outlined in the Greenville County Zoning Ordinance and Land Development Regulations.

Signage and Lighting:

The applicant states that signage will meet all requirements and is proposing a monument sign at each entry point as well as building identification and directional signage within the development. Site lighting will be provided through each unit purchaser or lessee. All Fixtures are to be full-cutoff LED lighting.

CONCLUSION:

The subject parcel, zoned R-20, Single-Family Residential, is located along Pelham Road, a State-maintained Minor Arterial Road, and Hudson Road, a State-maintained Major Collector Road which feature a mix of residential and commercial uses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would permit a multifamily residential development, complimenting this area's role as an emerging employment hub, all while improving infrastructure at this intersection.

The development will have to meet the following conditions:

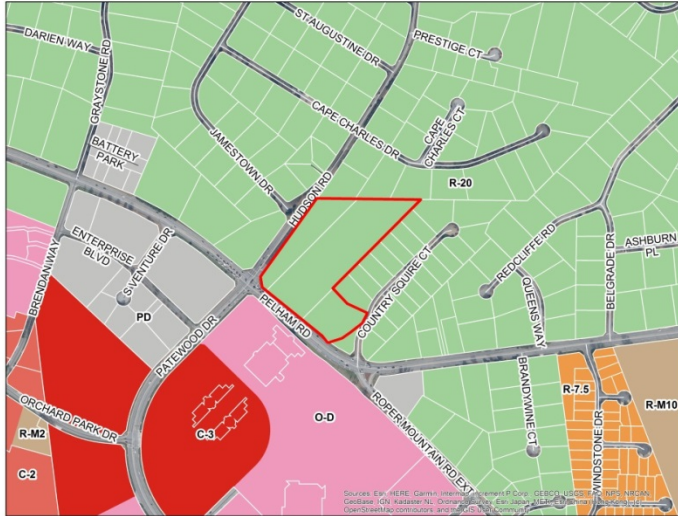
1. Add a raised concrete median on Pelham Road rather than the proposed painted median.
2. Meet all requirements per SCDOT and the Traffic Impact Study.

3. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

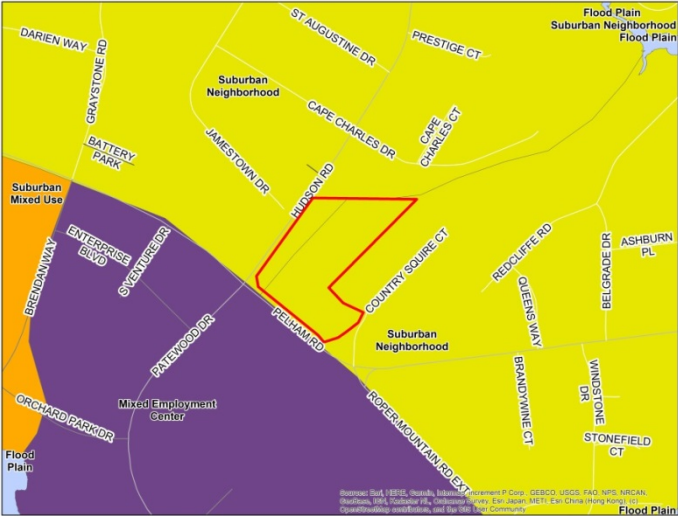
STAFF RECOMMENDATION: Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.



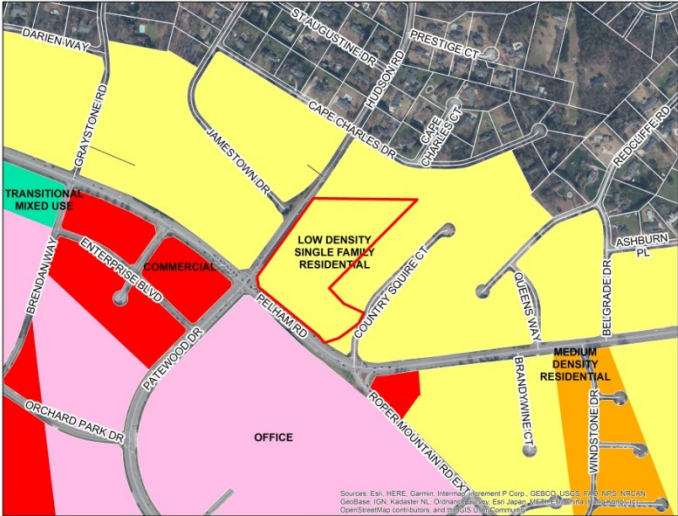
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Pelham Road- East Side Corridor Plan, Future Land Use



March 9, 2021

Ms. Brook Denny
Zoning Administrator
Greenville County, South Carolina
864-467-7537

RE: Pelham and Hudson, Multifamily Development Staff Comment letter; CZ-2021-26

Dear Ms. Denny,

Please find the following comments and their associated comment responses in reference to the above-mentioned project.

Statement of Intent

Page 1

1. Please label (portion) next to the appropriate TMN.

Response: The appropriate TMN (0543020100500) has been labeled 'a portion of'

2. It might be helpful to delineate max density for both the townhomes and apartments in separate columns of the Land-Use Table.

Response: Max Density for apartments is 160 Units and 30 TH. This gives a max. density of 17.35 Units per acre.

3. Add Clubhouse into Land-use Table.

Response: Clubhouse has been added into the land use table.

4. Please mention Dog Park

Response: Dog park has been added to the use table.

Page 2

1. Please reference our new Comprehensive Plan – Plan Greenville County (2020).

Response: Note has been updated to reflect the new comprehensive plan.

Page 3

1. Please add the height of the opaque fence between the development and Country Squire.

Response: Note has been added. Fence will be min. 6' high.

Page 4

1. Please add dimensions outlined for both Townhomes and Apartments into the appropriate columns of the Land-Use Table.

Response: Dimensions have been added to the land use table.

2. Please add all amenities, pool & size, dog park and enclosure method with height, playground and materials which will be used – additionally, will the playground be enclosed?

Response: Playground will be enclosed. Materials for the development are listed in item #8 in the SOI.

Page 5

1. Do you want to limit building material of garages just to the cementitious siding?

Response: Notation has been updated to reflect that the garages will include a mix of masonry and cementitious siding.

2. Please add height of pool fence.

Response: Note has been revised to note min. 4' fence height.

3. Please add maximum height of lighting.

Response: Max. light height has been added to the SOI.

Comments/Questions

1. What about trash facilities – are these to be roll outs provided by owner/residence or have a main collection area – if so, what about screening?

Response: The trash receptacle is shown on the concept plan. It is enclosed within an enclosure that will be designed at a later date. Screening will meet all Greenville County requirements.

2. Are you proposing any specific screening of the mail kiosk or just minimum requirements of the ordinance?

Response: Mail kiosk has been relocated into the clubhouse. Concept Plan has been updated to reflect this.

3. Please include samples of proposed signage, lighting, and CBU.

Response: Cutsheets for proposed lighting and sample signage imagery has been included with this resubmittal. See earlier note about CBU.

Will Serve Letters

1. No Comment per physical files, none attached in sent electronic files, could you please send me these to attach to your electronic documents?

Response: Digital copies of the will-serve letters are included in this submittal.

Concept Plan

1. You show/mention a Dog Park, Please additionally include in your SOI.

Response: Language about the proposed dog park is included in the SOI. This park will be located north of Building 1.

2. You show/mention setbacks, Please additionally include in your SOI.

Response: Setbacks have been added to the SOI under item 5 (D)

3. Please add the Land-Use Table as found in the SOI to the Preliminary Development Plan.

Response: Land use table has been included on the preliminary development plan

4. Please show parking space dimension for at least one “sample” parking space.

Response: Typical space has been dimensioned on the plan. Typical parking space is 9' x 20'.

5. Please give location of handicap parking spaces.

Response: A minimum of seven (7) ADA spaces will be located within the development. Final location TBD but it is anticipated that there will be one at each of Buildings 1-5 and additional spaces around the development.

6. Please label “portion” next to the appropriate TMN.

Response: ‘Portion’ has been labeled adjacent to the correct TMN.

7. Please provide traffic circulation arrows, and at least one “sample” drive aisle dimension.

Response: Traffic circulation arrows have been added as well as a typical dimension.

NRI

1. It might be helpful to delineate which areas are expected to be preserved as stated in the SOI.

Response: The developer will make a reasonable effort to preserve trees immediately adjacent to the neighboring properties, but the majority of the site will have to be cleared for grading purposes.

Landscaping Plan

1. None provided – please show on Preliminary Development Plan (match all that was proposed in the SOI) if no separate landscaping plan is intended to be submitted.

Response: Schematic landscape has been shown on the attached site rendering. All landscape will at min. meet all appropriate Greenville County landscape requirements.

It is our intention that the information provided within will address all your concerns/questions regarding this project. Your expeditious review is greatly appreciated. Please let me know if you have any questions or need further clarification for this project.

Attached as part of this resubmittal are the following:

- (a) Revised SOI
- (b) Revised Concept Plan (including schematic landscape)
- (c) Letters of Availability
- (d) Comment Response Letter

Sincerely,



Seamon Whiteside & Associates, Inc.
Joe Bryant, P.E., LEED® AP
Managing Principal, Greenville Office