

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-19	Eric Jackson for RealtyLink, on behalf of SC Greenville Garlington, LLC Garlington Road and Entertainment Boulevard 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 S-1, Services to PD, Planned Development District	21	Approval with conditions	Approval with conditions 4/22/20	Hold 5/4/20 Approval with conditions 6/1/20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Goal to allow movie theaters; TIS conducted and all requirements improvements constructed or under construction; had several community meetings • Wants to allow a dinner theater; will operate evenings and weekends, opposite high traffic times; need PD to allow the theater; will be an asset to Greenville County • TIS done in 2016; every recommended improvement done or under construction; lanes will be restriped to better handle traffic <p><u>Speakers Against:</u></p> <p>1) Neighbor</p> <ul style="list-style-type: none"> • Acknowledge completed traffic projects, but traffic has been backed up to the Ivybrook entry; traffic will impact Pelham and Dublin too; movie theaters will start around rush hour on weekdays; would like to talk with applicant • 4th request for this property before County Council; hoping County Council will be reasonable; adding truck traffic with the warehouses just built; cut down a lot of trees; applicant doesn't do what they're supposed to (access on Durham Dr, detention pond) and doesn't have respect for community <p>List of meetings with staff: Applicant – 1/7/2020 and 1/23/20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> and is designated as <i>Mixed Employment Center</i>, which calls for advanced manufacturing, office, mixed-use buildings, and civic/institutional facilities and retail and has a gross density of 8-30 dwellings per acre. Additionally the subject parcels are part of the <u>Dublin Road Area Plan</u>. Parcels 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 are designated in the Future Land Use of the Area Plan as <i>Services</i>. The parcels are approximately 0.20 miles southwest from the intersection of Garlington Road and Pelham Road. The site is currently not located along a bus route.</p>					

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REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to develop a mixed-use development consisting of a hotel, restaurant/bar, dinner movie/theatre, and entertainment space. This will be broken up into four lots with a building on each lot and all being connected internally with pedestrian sidewalks and shared parking.

Architectural Design:

The applicant states that the proposed buildings will be a mixture of brick/stone, decorative split face block and EIFS siding with decorative metal panels and glass store fronts. Each user will have unique trade colors and finishes based on their prototype. They will all complement each other and follow a common theme.

Access and Parking:

The applicant states that pedestrian access and circulation are an essential part of the development. There will be interconnecting sidewalks throughout the site where customers can park once and walk from use to use. Some of the sidewalk has already been constructed and the rest will follow suit. There will be direct access to the proposed development via a signalized intersection at Garlington Road and Entertainment Boulevard that is required to be installed by SCDOT. According to SCDOT there will also need to be modifications completed at the intersection of Garlington Road and Pelham Road, as well as a connection of Honbarrier Road to the internal private Clifton Court. The individual uses will connect to the private commercial roads internally. There will be no access to this development or to any other adjacent commercial/industrial development from Durham Drive other than emergency access only. All internal roads will be 24' in width.

The applicant is proposing 661 parking spaces based on the intended uses of the development. According to the applicant there will be enough parking to accommodate each potential user's parking requirements, but may need to have some shared parking easements that may be created during the Final Development Plan phase of the development. The parking spaces will be 9' x 20'.

Landscaping and Buffering:

The applicant states that landscaping will be provided throughout the site by means of street trees, parking lot landscape, and entrance landscape. Landscaping will be provided on each lot and associated parking areas to meet or exceed the Greenville County minimum requirements. Individual lot landscape plans will be provided as part of each Final Development Plan.

Signage and Lighting:

The applicant states that Per Section 19 of the Greenville County Sign Ordinance, up to three freestanding signs can be permitted per lot. The applicant states that rather than every user having three freestanding signs, only one sign will be allowed per each use. In addition, one large (50 foot tall) freestanding sign will be installed near Interstate 85, one monument sign near Pelham Road (which already exists), and one monument sign near Garlington Road and Entertainment Boulevard (which already exists) will be provided for the overall development. The building signage will meet all current restrictions on size, material, lighting, etc. in the Greenville County Sign Ordinance. All signage is to match throughout the

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	<p>project site and complement each other.</p> <p>According to the applicant, all site lighting will be full cut-off. The lighting in the parking lot areas will be a maximum of twenty-eight (28') in height and other than the height, will meet all Greenville County standards with regards to lighting.</p> <p>Proposed Land Uses:</p> <p>Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed Employment Centers, as stated in the <u>Plan Greenville County Comprehensive Plan</u>, includes “office parks or campus like developments geared toward meeting the need of mid to large.”</p> <p>Conclusion:</p> <p>According to the <u>Plan Greenville County Comprehensive Plan</u>, this area is designated as <i>Mixed Employment Center</i> use in the Future Land Use section. It is also designated as <i>Services</i> in the <u>Dublin Road Area Plan</u>. This future land use is intended for large campus like mixed-use developments with interconnectivity for both vehicles and pedestrians. The proposed development will provide an array of uses that will be developed in a manner that is consistent with the Comprehensive Plan. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Meet all requirements per SCDOT on the realignment of the Garlington Road and Pelham Road intersection and the installation of the traffic signal; 2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits. 3. Access across Rocky Creek may involve the existing Honbarrier Dr. Bridge or a new route chosen based on the Floodway Variance Application before the Construction Board of Appeals on April 30, 2020. Either route is acceptable to Planning and Zoning without the need for a major change and would be reflected as part of the Final Development Plan for this parcel. <p>Based on these reasons, staff recommends Approval of the requested rezoning to PD, Planned Development District with conditions.</p>
<p>P&D</p>	<p>At the May 4, 2020 Planning and Development Committee meeting, the Committed voted to hold the rezoning request to work with the applicant and surrounding community on the proposed development.</p>
	<p>At the June 1, 2020 Planning and Development Committee meeting, the Committed voted to approve the rezoning request to PD, Planned Development District with the aforementioned conditions.</p>