

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-10	Ryan Foster 2702, 2704, 2500, & 2400 Pelham Rd. 0533040101904, 0533040101901, & 0533040101900 FRD, Flexible Review District to FRD, Flexible Review District (Major Change)	21	Denial	Approval with condition 1/22/20	Held 2/3/20 Held 3/2/20 Denial 5/4/20	Held 5/19/20 Held 6/2/20 Return to Committee 6/19/20
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> This requested Major Change is for a downzoning from what previously was approved for the Flexible Review District The existing zoning allows for a grocery store Pelham Road is a commercial corridor that transitions from commercial to residential just west from the property Staff recommended denial of the 2016 rezoning request The <u>Imagine Greenville County Comprehensive Plan</u> says that this area is designated as <i>Residential Land Use 2</i> allowing for only 3-6 units per acre and the <u>Plan Greenville County</u> says that this area is for more infill development The traffic impact reduction from what was previously approved is 50% and the proposed development will provide for needed improvements <p>2) Councilman Roberts</p> <ul style="list-style-type: none"> If you say no to something, you have to say yes to something else Wants a community meeting and to move slowly Has heard several negative comments regarding traffic in this area <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> Lives on Phillips Road Does not believe that provided Traffic Impact Study is completely accurate and that Greenville County should hire independent traffic engineer for transparency at the cost of the applicant Questions the “high end” description of the proposed development Traffic on Boiling Springs Road and Hudson Road is insufferable Polled neighborhood on Next Door and the majority of the response back was negative due to traffic concerns Existing owner could sell for less to allow for less density which would be more fitting for the area Wants a Citizen Group to make a recommendation to Planning Commission and County Council Represents many of the homeowners in the area <p>2) Resident</p> <ul style="list-style-type: none"> Lived behind the property in question for 27 years 					<p>Petition/Letter For: None</p> <p>Against: None</p>

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	<ul style="list-style-type: none"> • Major concerns about noise pollution from traffic and Fire Department, light pollution; loss of wildlife and biggest concern for loss of privacy from a multi-floor development being able to see into his property • Would like something planned for this property that can benefit everyone <p>3) Resident</p> <ul style="list-style-type: none"> • Privacy concerns from balconies on the proposed apartments • Wants tall vegetation and 6’ opaque fencing <p>List of meetings with staff: Applicant – 12/2/19</p>	
<p>Staff Report</p>	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan, designated as <i>Residential Land Use 2</i> which allows for 3 to 6 units per acre. The parcels are also located along Pelham Road which transitions from a Regional Corridor to a Neighborhood Corridor at approximately the center of the frontage for the three parcels. Neighborhood Corridors are classified as being residential in form and function but do allow for some limited nonresidential use. Regional Corridors are predominately nonresidential in nature. They allow for tall buildings, tight placement, and nonresidential use (including industry).</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing to construct 5 multifamily apartment buildings consisting of 265 one, two, and three bedroom dwelling units and an additional 12 live/work spaces. A live/work space is where a resident can combine their workspace with their living quarters. The work portion of these units will range from approximately 868 sq. ft. to 1,615 sq. ft. The work spaces will be used for small office spaces or small-scale commercial uses and are primarily geared towards entrepreneurs, small businesses and professionals. Some examples include, but are not limited to, an office for professional services, photographer, one-on-one instructor, baker, coffee shop, clothing boutique and similar type uses. Per the Statement of Intent, these units will not allow vehicle repair or maintenance; adult businesses; massage parlors; large commercial restaurants utilizing a commercial kitchen; or uses that create excessive noise, dust, heat, smoke and odors that are considered a nuisance or are unsafe for other residents or employees. The overall development will consist of internal access drives with 396 parking spaces, a courtyard, and a swimming pool for the residents. The proposed development will provide a trash compactor that will be screened from view by an opaque building material (likely brick) which will complement the building materials within the development. There will also be a single auto wash for residents’ use only and a maintenance building for on-site activities.</p> <p>All buildings will be 4 stories in height with three of the five main buildings (buildings 1, 2, and 4) having a partial basement level. These three buildings will be a maximum of 60 ft. in height and the other two buildings will be a maximum of 54 ft. in height. The work space units will only be located in the ground level units of buildings 1 and 2.</p> <p>The proposed development will not have a Property Owner’s Association since it is all one parcel and will be the responsibility of the owner and/or their property management company. This includes private drive aisles, parking, storm water systems, sidewalks, landscaping, trash pick-up, and all other aspects of the community needing maintenance.</p> <p>Architectural Design:</p> <p>The footprint of each building will be either “L” or “U” shaped to allow for more interesting space between the buildings, creating a slightly more urban feel and allowing for the integration of courtyards throughout the site to create passive and active recreation options. According to the Statement of Intent, the intent of the overall development is to “provide an architectural style that</p>	

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ties more traditional suburban qualities with a slightly more modern urban design". The architectural style is intended to bridge the more historic residential developments in Greenville with the more commercialized feel of the surrounding area. Traditional exterior materials of brick and cementitious siding are creatively combined for a more modern look. The live/work units will be provided with canopies over the work space storefronts.

Access and Parking:

There will be two points of ingress/egress into the site, both off of Pelham Road. One will be provided at an existing signalized intersection, and one will be to the west, each meeting all requirements per SCDOT. The site will consist of 396 total parking spaces for both the apartments and the live/work units. The intent is for the parking spaces for the live/work units to be used during the daytime hours and then becoming free for the returning residents to have adequate parking spaces in the evenings. There are additional parking spaces provided to allow for those work spaces that may have customers that come in the evenings and on the weekends. The parking spaces will all be 9 ft. x. 18 ft. whether back to back or adjacent to a curb or sidewalk. There will be an internal sidewalk throughout the site connecting to existing sidewalks along Pelham Road for walking and/or biking. There is not a bus stop in the immediate area.

Landscaping and Buffering:

The applicant states that the proposed development will consist of a large array of different types of landscape depending upon the area being landscaped. The frontage along Pelham Road will consist of ground cover, street canopy trees, and other decorative landscape around the monument signs. Within the required 25 ft. building setback, the applicant states that there will be a 12.5 ft. buffer area along the southern and western property lines that abut existing residential uses that will provide evergreen and 6' tall fenced screening. The parking lots will have required parking lot trees ensuring that every parking space is within 90 ft. of a tree. The applicant states that all landscape will be maintained regularly and an irrigation system will be used to assist in keeping plant material vibrant and healthy. For water conservation, rain sensors and soil moisture sensors will be utilized in the community as well.

Signage and Lighting:

The applicant states that a monument sign will be installed at each entrance into the development. The signs will include the development name and might also include the name of the work space tenants. There will also be signage in front of, or above, the main entry of each work space and the leasing office. Directional signage will also be provided throughout the site to assist traffic flow and emergency vehicles.

The proposed development will consist of decorative lantern type street lights along interior access drives and parking areas at a max of 12 ft. tall. In limited areas where there is more than one row of parking, or near property lines, downlight (full cut off) shoebox type fixtures will be used with a max height of 16 ft. tall. In specialty areas, like courtyards and around the pool, 4 ft. high bollards may be installed for more localized lighting. Building lighting will also be incorporated into select areas of the buildings to introduce lighting to patios, balconies, and entry points into the buildings.

CONCLUSION:

According to the Imagine Greenville Comprehensive Plan, this area is designated for 3 to 6 dwelling units per acre according to the Future Land Use section, which at a maximum would allow for 54 total units. The proposed development will significantly increase the number of dwelling units on site which would not be compatible with the surrounding single-family residential lots to the rear nor be in compliance with the Imagine Greenville County Comprehensive Plan.

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

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GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to FRD, Flexible Review District meeting the conditions per Staff's Comments that were sent to the Applicant on January 10, 2020. The Commission believed the proposed apartments and live/work units were a good fit for the parcels in question with regards to the transitioning between the residential nature of Pelham Road to the west and the commercialized nature of Pelham Road to the east.
P&D	At the February 3, 2020 Planning and Development Committee meeting, the Committed voted to place the rezoning request on hold to give the applicant more time with work with the surrounding community on the proposed development.
P&D	At the March 2, 2020 Planning and Development Committee meeting, the Committed voted to keep the rezoning request on hold to continue to give the applicant more time to with work with the surrounding community on the proposed development.
P&D	At the May 4, 2020 Planning and Development Committee meeting, the Committed voted to deny the applicant's request for a Major Change to the FRD, Flexible Review District.



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

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-10

APPLICANT: Ryan Foster for Ryland Properties, LLC

PROPERTY LOCATION: 2702, 2704, 2500, & 2400 Pelham Road Greenville, SC 29615

PIN/TMS#(s): 0533040101904, 0533040101901, & 0533040101900

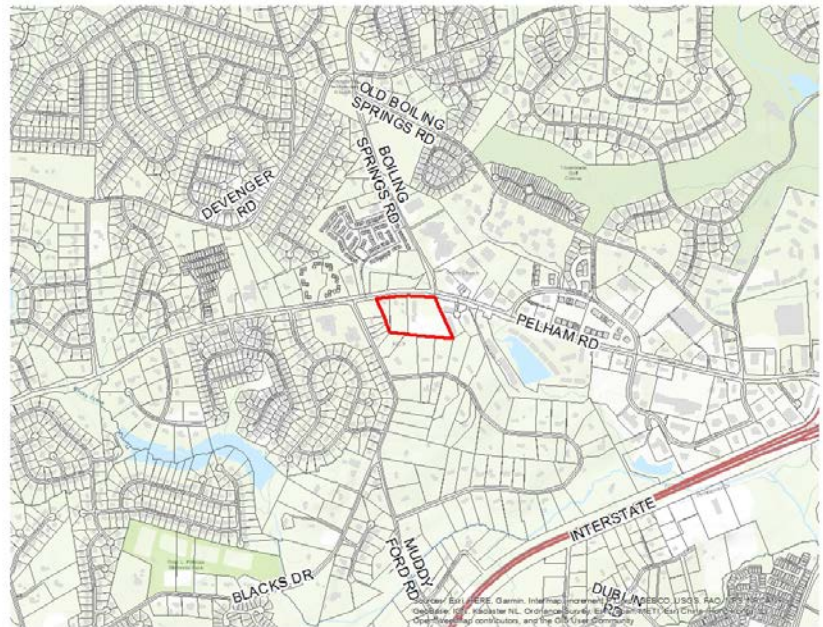
EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District, (Major Change)

PROPOSED LAND USE: Mixed-use Development

ACREAGE: 9.07

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcels were originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The parcels were zoned from R-20 to FRD in September 2016.

EXISTING LAND USE: Single-family residential, vacant church, and communication tower

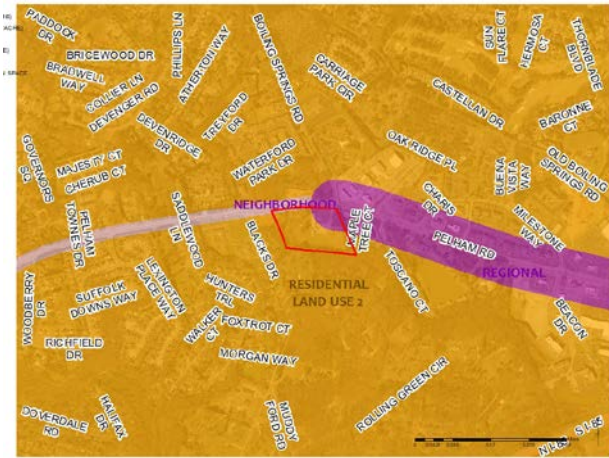
AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	FRD & PD	Commercial Retail and Vacant Land
East	R-M10	Office
South	R-20	Single-Family Residential
West	C-1 & R-20	Vacant Land and Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

IMAGINE GREENVILLE COUNTY CONFORMANCE: The subject property is designated as *Residential Land Use 2* which allows for 3 to 6 units per acre. The parcels are also located along Pelham Road which transitions from a Regional Corridor to a Neighborhood Corridor at approximately the center of the frontage for the three parcels. Neighborhood Corridors are classified as being residential in form and function but do allow for some limited nonresidential use. Regional Corridors are predominately nonresidential in nature. They allow for tall buildings, tight placement, and nonresidential use (including industry).



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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2/acre	9.07	19
Requested	FRD	29.3/acre		265

A successful rezoning may add up to 246 dwelling units.

ROADS AND TRAFFIC: Pelham Road is a four-lane state-maintained arterial road. The parcel has approximately 750 ft. of frontage and is approximately 1.13 miles west of the intersection of Pelham Road and Interstate 85. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Pelham Road	8,100 ft.	19,700	19,700	20,700 +5.07%

Traffic Impact Study will need to be accepted and approved by SCDOT.

**REVIEW DISTRICT
DETAILS:**

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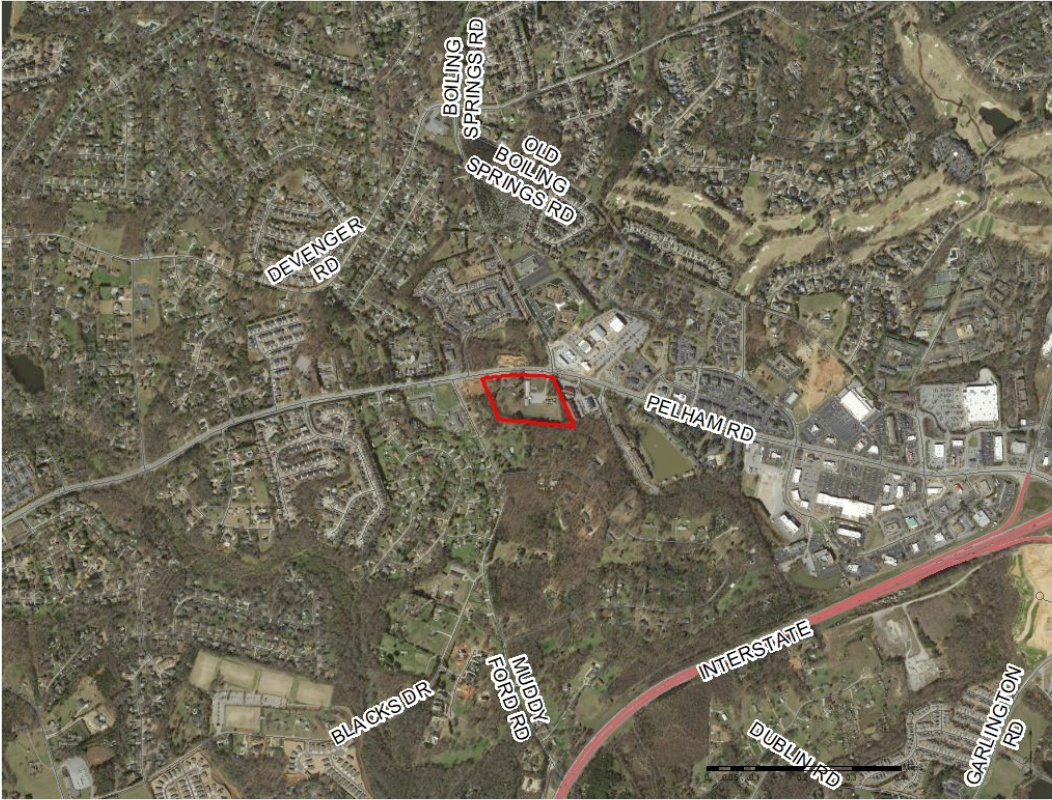
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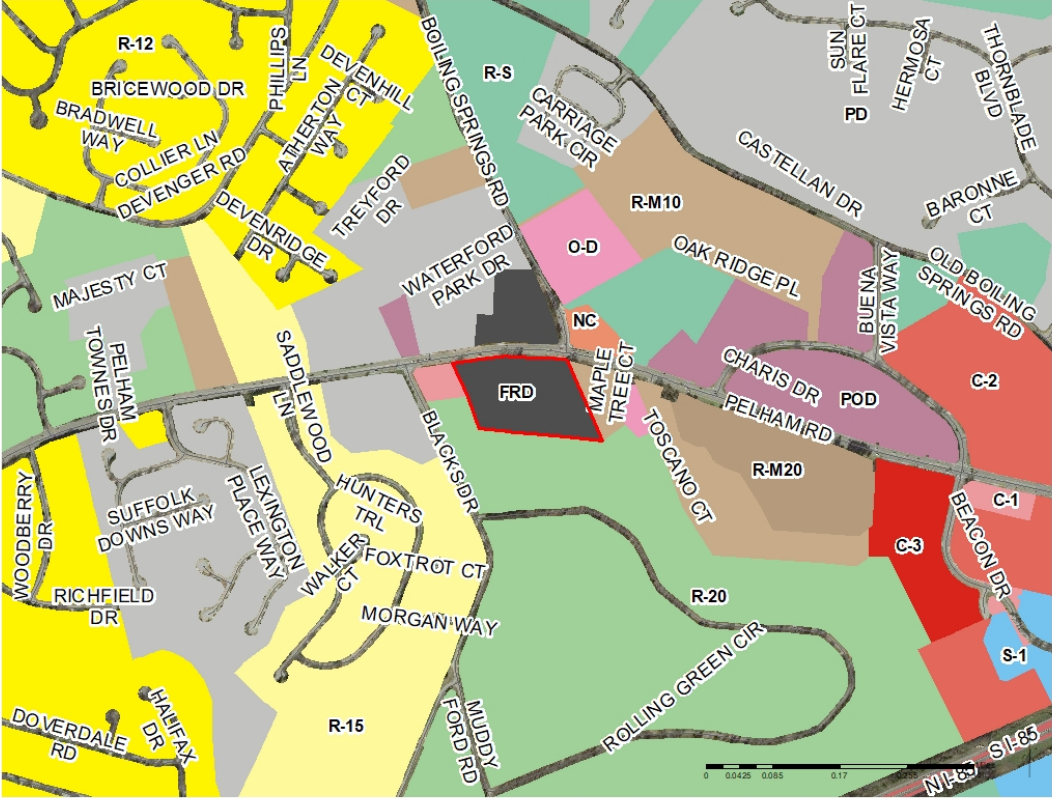
compatible with the surrounding single-family residential lots to the rear nor be in compliance with the Imagine Greenville County Comprehensive Plan.

STAFF RECOMMENDATION: Denial



Aerial Photography, 2019





Zoning Map

