

Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-062	Austin Allen of Arbor Land Design for Erin Krehbiel and Nikki Latham of Will-S Limited Partnership 719 A & B Pelham Rd., Hudson Rd. & Jamestown Dr., Greenville, SC 29615 0543020100400 & 0543020100500 R-20, Single-Family Residential District to FRD, Flexible Review District	22	Denial	Approval with Conditions 10/2/24		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to provide medical and office uses on this side of Pelham Rd. • Building totaling 30,000 sq. ft. • The proposed uses will have normal business hours that will not be a detriment to the residential area • In discussions with the neighbors on this project, the items that they were providing to the public was not welcomed by the neighbors • Buildings will not be over two stories or 40 feet • Provided a 40 ft. landscape buffer adjacent to the residential properties • Will utilize underground detention • Provided a TIS that will require traffic mitigations on both Pelham Rd. and Hudson Rd. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives in Pelham Estates subdivision • The property in question is residential and provides buffer from Pelham Rd. • This is a residential area and should remain residential • Other properties in the area have been sold and kept residential 2. Citizen <ul style="list-style-type: none"> • Have about 130 petitions signed • Two primary concerns: safety of access points; would like to see all access into this site be from Pelham Rd. and not Hudson Rd.; second point is that the community would rather see something that is residential that is compatible with the surrounding zoning • Jamestown Dr.'s intersection with Pelham Rd. was closed over 20 years ago due to safety and accidents in this area 					<p>Petition/Letter For:</p> <p><u>Against:</u> Email - 1 Petitions - 148</p>

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	<p>3. Citizen</p> <ul style="list-style-type: none"> • There are vacant commercial and office sites in the immediate area that could accommodate this proposed use <p>4. Citizen</p> <ul style="list-style-type: none"> • There are over 100 parking spaces being proposed and this area is not safe to accommodate this additional traffic <p>5. Citizen</p> <ul style="list-style-type: none"> • The proposed is inconsistent with this side of Pelham Rd. which is residential in nature • Lives in Straton Place • Additional traffic on Hudson Rd. will bring negative impact to this intersection • There is existing office space that is available in this area • Concerned with future development <p>List of meetings with staff: N/A **At the public hearing, there were 18 people present in opposition**</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 4.5 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any areas or community plans. • Pelham Road is a five-lane State-maintained arterial road and the parcel has approximately 530 feet of frontage along it. Hudson Road is a two to five-lane State-maintained collector road and the parcel has approximately 400 feet of frontage along it. Jamestown Drive is a two-lane County-maintained local road, and the property has approximately 50 feet of frontage along it. The parcel is on the north-west corner of the intersection of Pelham Road and Hudson Road. The property is along a bus stop; Route 509 bus stop is ~0.1 miles away. There are no sidewalks in the immediate area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Pelham Road Elementary and ECPI University. • The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing Office Space and a Financial Institution. <p>Project Information: The applicant is proposing to remove the existing structures from the property and redevelop the site for a professional business center.</p> <p>Proposed Land Uses: Proposed uses within the FRD would be limited to professional office, including business or medical, and a financial institution with drive-thru.</p> <p>Architectural Design: The applicant states that new buildings will be constructed to be visually interesting on both street frontages. Exteriors will be 75% masonry, brick, stone, and or glass. Building materials will be of a neutral color. Building height will be limited to 40', and structures would be capped at 30,000 square feet of gross floor area.</p>	

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	<p>Access and Parking: There will be two entrances to the site, a right-in right-out off of Pelham Road and a full access off of Hudson Road. Parking for the site will be provided in accordance with Greenville County Ordinances, with a maximum of 125 parking spaces.</p> <p>Landscaping and Buffering: The applicant states that there will be a 25' building setback along Pelham and Hudson Roads and a 40' building setback along the remaining exterior development boundaries. There would also be a 40' landscape buffer against adjacent properties with screening provided in the form of evergreen plantings, berms, or opaque fencing. Parking lots and any stormwater detention areas are to be landscaped as well.</p> <p>Signage and Lighting: The applicant states that there will be a monument sign at each entrance. Monument signs will be constructed with brick, stone, or other comparable materials with a maximum height of 15'. Building signage will adhere to the Greenville County Sign Ordinance. Flashing lights and electronic signs will not be allowed. Site lighting will be dark sky compliant, with a maximum height of 16'.</p> <p>CONCLUSION and RECOMMENDATION: The subject property, zoned R-20, Single-Family Residential District is located along Pelham Road, a five-lane State-maintained arterial road, Hudson Road, a two to five-lane State-maintained collector road, and Jamestown Drive, a two-lane County-maintained local road. Staff is of the opinion that the request for FRD, Flexible Review District for office and financial uses would not be consistent with the <u>Plan Greenville County Comprehensive Plan</u> designation of <i>Suburban Neighborhood</i>. A commercial development would also be inconsistent with current land uses on the north side of Pelham Road. Additionally, staff feels that the creation of an access on Hudson Road would go against previous development precedents to reduce ingress/egress points near the Pelham and Hudson intersection.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
PC:	At the October 2 nd , 2024 Planning Commission Meeting members made a motion to recommend approval of the request with conditions including removing a left turn lane into the development from Hudson Road, meeting all conditions outlined in the Memo on Comment Responses provided by Staff dated September 12 th , 2024, and to submit a Final Development Plan for approval before any Land Development or Building Permits are issued. The motion carried 7 – 1.



Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-062

APPLICANT: Austin Allen of Arbor Land Design for Erin Krehbiel and
Nikki Latham of Will-S Limited Partnership

PROPERTY LOCATION: 719 A & B Pelham Rd., Hudson Rd. & Jamestown Dr.,
Greenville, SC 29615

PIN/TMS#(s): 0543020100400 & 0543020100500

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

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Office Space & Financial Institution

ACREAGE: 4.5

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: The subject property was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Single-Family Residential
South	PD	Medical Office
West	R-20	Single-Family Residential

WATER AVAILABILITY: Greenville Water – Annexation covenant required

SEWER AVAILABILITY: Metro District – Sewer is accessible

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 not part of any area or community plans.

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	4.5	9 units
Requested	FRD	0 units/acre		0 units

A successful rezoning would allow for 9 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham Road is a five-lane State-maintained arterial road and the parcel has approximately 530 feet of frontage along it. Hudson Road is a two to five-lane State-maintained collector road and the parcel has approximately 400 feet of frontage along it. Jamestown Drive is a two-lane County-maintained local road, and the property has approximately 50 feet of frontage along it. The parcel is on the north-west corner of the intersection of Pelham Road and Hudson Road. The property is along a bus stop; Route 509 bus stop is ~0.1 miles away. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
Pelham Road	1,860' W	24,500	20,900 -14.7%	21,800 +4.3%
Hudson Road	3,300' NE	14,600	12,500 -14.4%	13,800 +10.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Pelham Road Elementary and ECPI University.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to remove the existing structures from the property and redevelop the site for a professional business center.

Proposed Land Uses:

Proposed uses within the FRD would be limited to professional office, including business or medical, and a financial institution with drive-thru.

Architectural Design:

The applicant states that new buildings will be constructed to be visually interesting on both street frontages. Exteriors will be 75% masonry, brick, stone, and or glass. Building materials will be of a neutral color. Building height will be limited to 40', and structures would be capped at 30,000 square feet of gross floor area.

Access and Parking:

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sky compliant, with a maximum height of 16’.

CONCLUSION:

The subject property, zoned R-20, Single-Family Residential District is located along Pelham Road, a five-lane State-maintained arterial road, Hudson Road, a two to five-lane State-maintained collector road, and Jamestown Drive, a two-lane County-maintained local road. Staff is of the opinion that the request for FRD, Flexible Review District for office and financial uses would not be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood*. A commercial development would also be inconsistent with current land uses on the north side of Pelham Road. Additionally, staff feels that the creation of an access on Hudson Road would go against previous development precedents to reduce ingress/egress points near the Pelham and Hudson intersection.

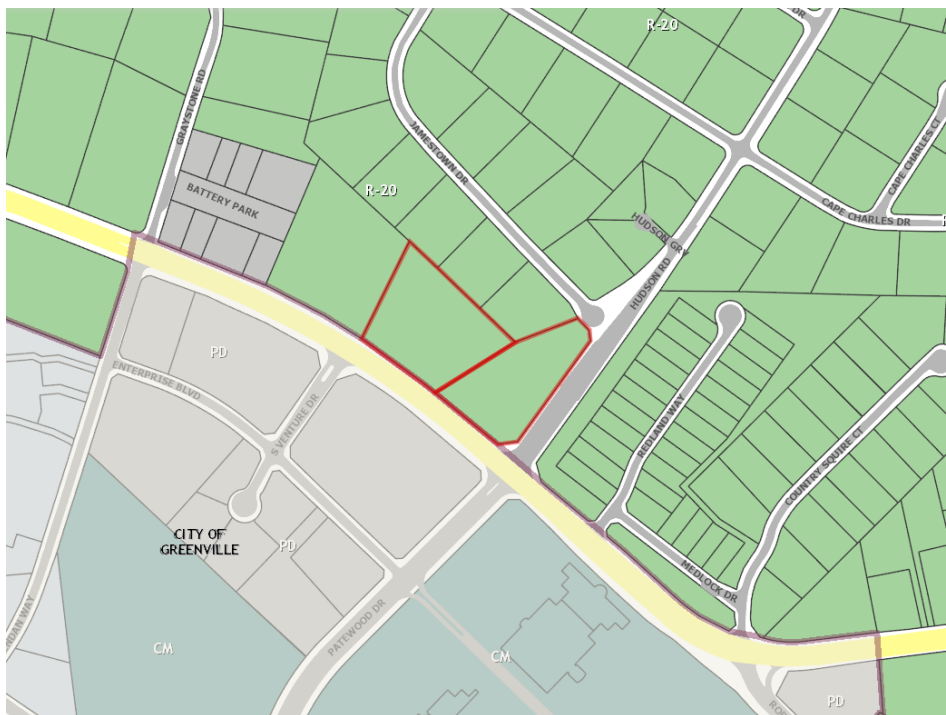
STAFF

RECOMMENDATION:

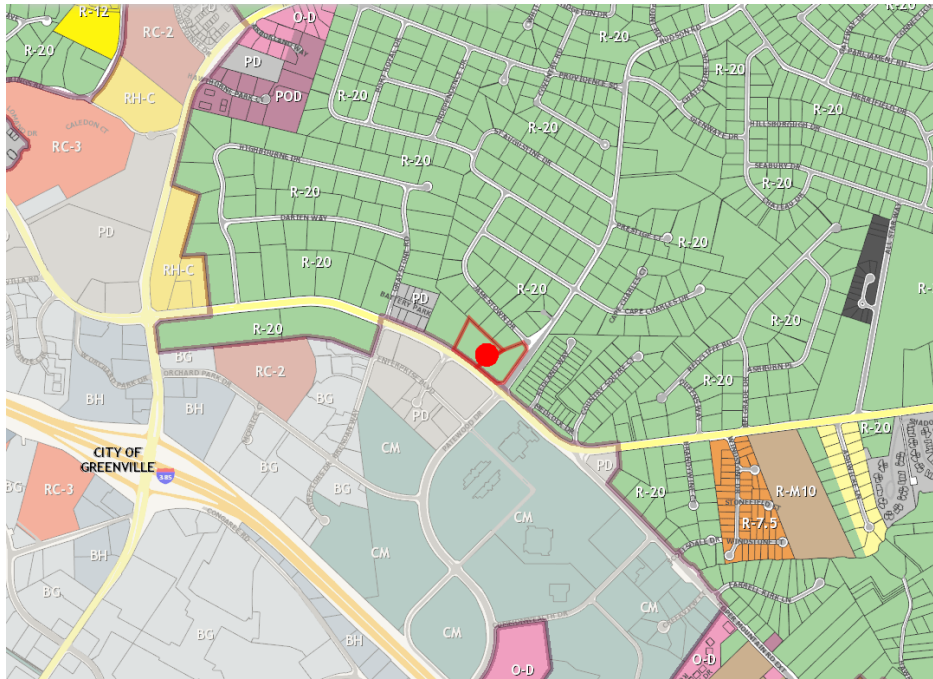
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Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map