

**ZONING DOCKETS FROM FEBRUARY 27, 2013 PLANNING COMMISSION MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-6	Savannah, LLC Pelham/Boiling Springs Road R-20 to FRD 0533040102000, 0533040101700, and 0533040101600	21	A with Conds	A with Conds see below		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 18, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to complete the original idea for this corner by adding neighborhood commercial</li> <li>(2) Original plan was to have the townhomes to the rear served by a commercial area they can walk to</li> <li>(3) Presents slide show detailing plans</li> <li>(4) Understands there are some site constraints with ingress/egress and the stream, but willing to work with the authorities during the design phase on these issues</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Concerned about the domino affect on Pelham if this is approved</li> <li>(2) Traffic is already terrible</li> <li>(3) Questioned council on upholding the line of no more commercial after Boiling Springs Road and why they rezoned the Dawg's on Pelham site at the intersection of Blacks and Pelham</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The immediate area is characterized by office uses to the east and residential uses to the north and west. Staff has consistently recommended against commercial development to the west of Boiling Springs Road. However, the Imagine Greenville County Future Land Use Map and development in the area may allow for non-residential development on these parcels with the majority of the site in a Neighborhood Corridor with POD, Planned Office District, uses preferred. The Staff is of the opinion the concept plan should create connectivity to the adjacent parcels. In addition, because this development is being submitted as an FRD, Flexible Review District, with residential style architecture and neighborhood friendly uses, the Staff is of the opinion a more appropriate transition to the residential uses in the immediate adjacent area are office uses rather than commercial. In addition, access points may need to be limited to reduce the impact on traffic at the intersection. Based on the aforementioned considerations, staff recommends approval of the request with the following conditions:</p> <ul style="list-style-type: none"> <li>1. Uses in this development are limited to those in the POD, Planned Office District, classification and all residential uses.</li> <li>2. Pedestrian access to the adjacent townhome development must be provided and sidewalks must be provided along the exterior of the development.</li> <li>3. A stub out to the property zoned PD, Planned Development, to the west currently approved for offices shall be provided.</li> <li>4. Setbacks along the entire exterior boundary shall be 25'.</li> <li>5. Access shall be limited to one on Pelham Road and two on Boiling Springs Road with driveways aligning with existing drives across the street if possible.</li> <li>6. Storm water controls should be shown on the Final Development Plan. In addition, coordinating with the appropriate authorities, including the Army Corps of Engineers, will be necessary to complete work near and around the designated blue line streams on the property.</li> </ul>					
GCPC	The Planning Commission approved the applicants request with conditions 2, 3, 4, 5, and 6 of staffs recommendations.					

## **Planning Report**

**DOCKET NUMBER:** CZ-2013-6

**APPLICANT:** Savannah, LLC

**PROPERTY LOCATION:** Pelham Road and Boiling Springs Road

**PIN/TMS#(s):** 0533040102000, 0533040101700, and 0533040101600

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

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 5.2

**COUNCIL DISTRICT:** 21 – Burns

**ZONING HISTORY:** The subject parcels were zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. A rezoning request for the subject parcels was made in August of last year (CZ-2012-32), but was withdrawn by Staff for additional information. The area zoned PD, Planned Development, to the rear was rezoned in 1991 (CZ-91-102). In 1996, an attempt was made to rezone a portion of the current parcels to C-1N (CZ-96-116). This was denied. In 1998, a rezoning request for all of the subject parcels to PD, Planned Development was made, but was also denied (CZ-98-102). There have been no other rezoning requests for the subject parcel.

**EXISTING LAND USE:** Undeveloped and single-family residential

**AREA CHARACTERISTICS:** Various office, commercial, and residential uses

North: PD, Planned Development, townhouses (Waterford Park)  
East: O-D, Office District, retirement home; R-S, Residential Suburban, church; and NC, Neighborhood Commercial, vacant  
South: R-20, Single-Family Residential, residences and church  
West: PD, Planned Development, townhouses (Waterford Park) and vacant (approved for offices)

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2 (3-6 units per acre); Regional Corridor (Land uses equivalent to Residential Land Use 3 and all nonresidential zones); and Neighborhood Corridor (Land uses equivalent to Residential Land Use 2 and 3, and POD)

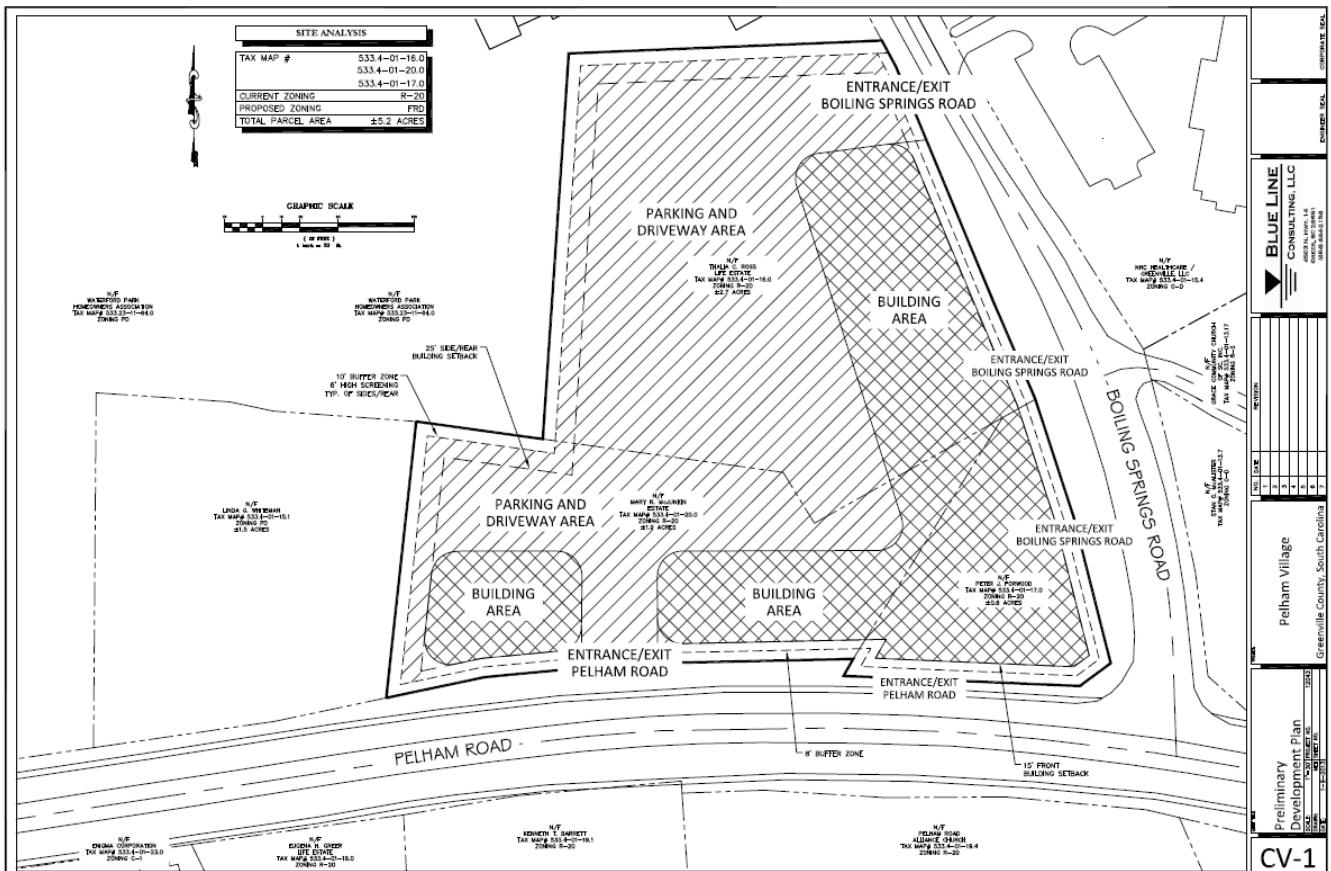
**ROADS:** Pelham Road is a 5-lane, SCDOT maintained road with sidewalks on both sides; Boiling Springs Road is a 2-lane, SCDOT maintained road with no sidewalks. There is a turning lane on Boiling Springs Road at this intersection.

**TRAFFIC IMPACT:**

The closest traffic count station is located approximately 1 3/4 miles west on Pelham Road. The 2011 traffic count was 19,700 average daily trips. Traffic volumes have decreased by approximately 10 percent over the past 5 years at this location. The impact of this development cannot be fully determined as the exact tenants are not in place. However, the traffic will increase slightly based on the new square footage.

**SUMMARY**

The property is zoned R-20, Single-Family Residential, which allows single-family residences at a density of 2.2 dwelling units per acre. The site is occupied by one single-family residence and various abandoned residences in the undeveloped area. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, would allow the property to be developed with multiple double frontage buildings with the total square footage not to exceed 50,000 square feet. The proposed uses listed in the Statement of Intent include those permitted in the NC, Neighborhood Commercial, district as well as a gas station with an automated car wash and a drug store. The site plan is shown below:



**CONCLUSION**

The immediate area is characterized by office uses to the east and residential uses to the north and west. Staff has consistently recommended against commercial development to the west of Boiling Springs Road. However, the Imagine Greenville County Future Land Use Map and development in the area may allow for non-residential development on these parcels with the majority of the site in a Neighborhood Corridor with POD, Planned Office District, uses preferred. The Staff is of the opinion the concept plan should create connectivity to the adjacent parcels. In addition, because this development is being submitted as an FRD, Flexible Review District, with residential style architecture and neighborhood friendly uses, the Staff is of the opinion a more appropriate transition to the residential uses in the immediate adjacent area are office uses rather than commercial. In addition, access points may need to be limited to reduce the impact on traffic at the intersection.

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Based on the aforementioned considerations, staff recommends approval of the request with the following conditions:

1. Uses in this development are limited to those in the POD, Planned Office District, classification and all residential uses.
2. Pedestrian access to the adjacent townhome development must be provided and sidewalks must be provided along the exterior of the development.
3. A stub out to the property zoned PD, Planned Development, to the west currently approved for offices shall be provided.
4. Setbacks along the entire exterior boundary shall be 25'.
5. Access shall be limited to one on Pelham Road and two on Boiling Springs Road with driveways aligning with existing drives across the street if possible.
6. Storm water controls should be shown on the Final Development Plan. In addition, coordinating with the appropriate authorities, including the Army Corps of Engineers, will be necessary to complete work near and around the designated blue line streams on the property.

