

**Zoning Docket from January 28, 2015 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-50	Gary Hammond for Ann Vaughn Stephens and Betsy Vaughn Lancaster 15 Five Forks Road 0542010100600 (portion) 3.53 acres R-S to POD	28	Approval w/conditions	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant                             <ol style="list-style-type: none"> <li>a) Licensed “Assisted Living Facility” – 33,000 sq ft, 50 beds, internal courtyard, overflow parking, no individual unit kitchens, secure entrance</li> <li>b) Residential character highlighted – craftsman style design</li> <li>c) Solicited input from area neighborhoods – community meeting</li> <li>d) Peak traffic slightly above residential build-out – 22 vehicle trips per hour in am peak (7-8am), 25 vehicle trips per hour in pm peak (5-6pm)</li> <li>e) Seeking POD to provide additional assurance to layout/design</li> <li>f) Land along Parkside Drive would be available for realignment of the Parkside intersection if needed</li> </ol> </li> <li>2) Developers have been very receptive to the needs of the neighbors.</li> <li>3) If property to be developed commercially, this use/design is preferable.</li> <li>4) Impressed with the quality of the plans.</li> </ol> <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> <li>1) Rezoning is for a commercial project. There is not another commercial zone within 2 miles of subject property. Retain the residential nature of the community.</li> <li>2) Traffic around the site is an issue. Visitors/employees will add to that. Wait until infrastructure can support the use.</li> <li>3) Lighting, parking, deliveries will be a nuisance to residential.</li> <li>4) Location is not safe for use and dementia patients.</li> </ol>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> 2 Letters</p>
Staff Report	<p>The subject property currently contains an unoccupied single family residence, with approximately 244 feet of frontage on SC Highway 14 and 705 feet of frontage on Five Forks Road. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone to OD (Office District). The OD district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.</p> <p>The applicant listed the proposed use for the subject parcel as a “Memory Care Facility / Assisted Living Facility”.</p> <p>It is staff’s opinion the requested rezoning designation would allow an appropriate use</p>					

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	<p>while minimizing the commercial impact on the area. The proposed memory care facility, would generate less traffic than traditional commercial uses, limit potential noise, and this plan maintains the residential character present in surrounding neighborhoods. The East Woodruff Road Area Plan classifies the area as “Suburban Residential” use area. Staff considers allowance of the POD district and a memory care facility to be compatible with his land use classification. Staff recommends approval in accordance with Article 12 of the Zoning Ordinance and meeting setback distances according to the County Sign Ordinance and SCDOT. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the POD district.</p>
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**Planning Report**

**DOCKET NUMBER:** CZ-2014-50

**APPLICANT:** Gary Hammond for Ann Vaughn Stephens and Betsy Vaughn Lancaster

**PROPERTY LOCATION:** 15 Five Forks Road

**PIN/TMS#(s):** 0542010100600 (portion)

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** POD, Planned Office District

**ACREAGE:** 3.53

**COUNCIL DISTRICT:** 28 - Payne

**ZONING HISTORY:** The parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2.

**EXISTING LAND USE:** Vacant single family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single family residences (Boxwood Subdivision)
East	R-S	Right of way for Five Forks Road; further east is a Single family residence
South	R-S	Right of way for Five Forks Road; further south is Vacant
West	PD	Right of way for SC Highway 14; further west is Single family attached residences (Ravines at Creekside Subdivision)

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** ReWa – Sewer availability would be through ReWa sewer line running under Highway 14

**IMAGINE GREENVILLE:** Residential Land Use 2

**EAST WOODRUFF ROAD:** Suburban Residential

**AREA PLAN:**

**ROADS:** Five Forks Road: Five-lane State-maintained major collector  
SC Highway 14: Three-lane State-maintained major arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Five Forks Road	3,200' NW	4,900	5,500 (+12%)	5,800 (+18%)
SC Highway 14	3,800' S	12,700	12,600 (-1%)	13,600 (+7%)

A transportation improvement project administered through GPATS is planned for SC-14 between Five Forks and Bethel Roads and is intended to improve traffic congestion, safety and improve function at each intersection. The initial project scope would only deal with the widening of SC-14 and the tapers coming off of those intersections, however SCDOT has been receiving public comment on the project regarding the potential impacts of the projects to nearby neighborhoods, and are considering revising the scope, expanding further along SC-14, Five Forks, and Bethel to mitigate any issues. A recommendation from SCDOT to change the scope may be made to GPATS once all public comments have been assessed.

**SUMMARY:**

The subject property currently contains an unoccupied single family residence, with approximately 244 feet of frontage on SC Highway 14 and 705 feet of frontage on Five Forks Road. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone to POD (Planned Office District). The POD district is established to accommodate office development that is found to be compatible with surrounding physical development. Uses permitted in this district are limited to office and research facilities, and shall not include any use engaged in retail sales or the stocking and storage of merchandise.

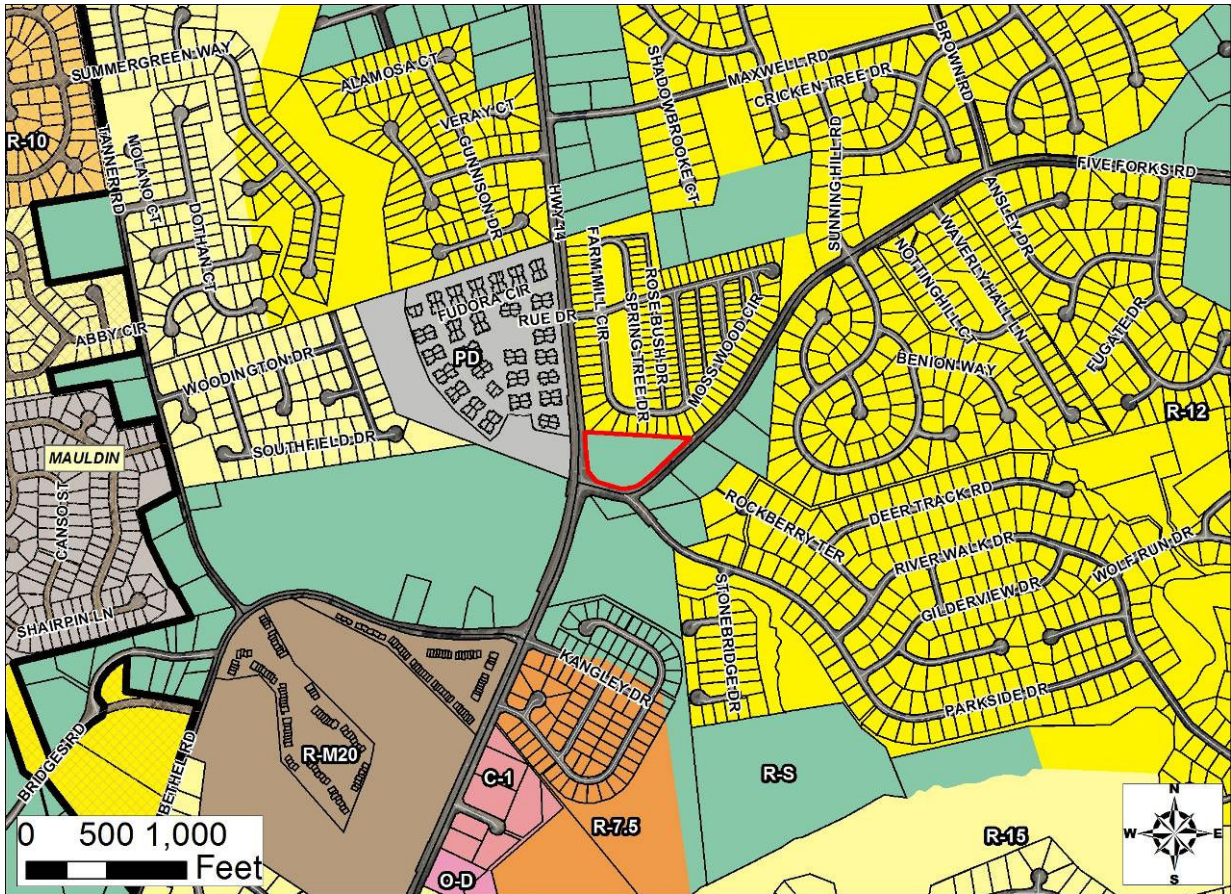
The applicant listed the proposed use for the subject parcel as a "Memory Care Facility / Assisted Living Facility". The facility (approximately 40,000 sq ft footprint, 40 foot max height) would include 48 rooms, 50 beds. Access to the site would be afforded on the north side of Five Forks Road, approximately 750ft from the intersection with Highway 14. Twenty-four parking spaces will be provided on site. The architecture would match the traditional craftsman style of the Boxwood neighborhood to the north of the subject. A five foot wide, 4-5 foot tall evergreen vegetative screening is proposed with Boxwood as is landscaping throughout the site. The extent of the preservation of existing trees is unknown. Lighting throughout the site would illuminate parking and sidewalk areas with LEDs. Proposed signage is a monument about 10 feet tall and 15 feet wide although location is unknown. Dumpster location proposed for near the south side of the property.

**CONCLUSION:**

It is staff's opinion the requested zoning designation would allow an appropriate use while minimizing the commercial impact on the area. The proposed memory care facility, would generate less traffic than traditional commercial uses, limit potential noise, and this plan maintains the residential character present in surrounding neighborhoods. The East Woodruff Road Area Plan classifies the area as "Suburban Residential" use area. Staff considers allowance of the POD

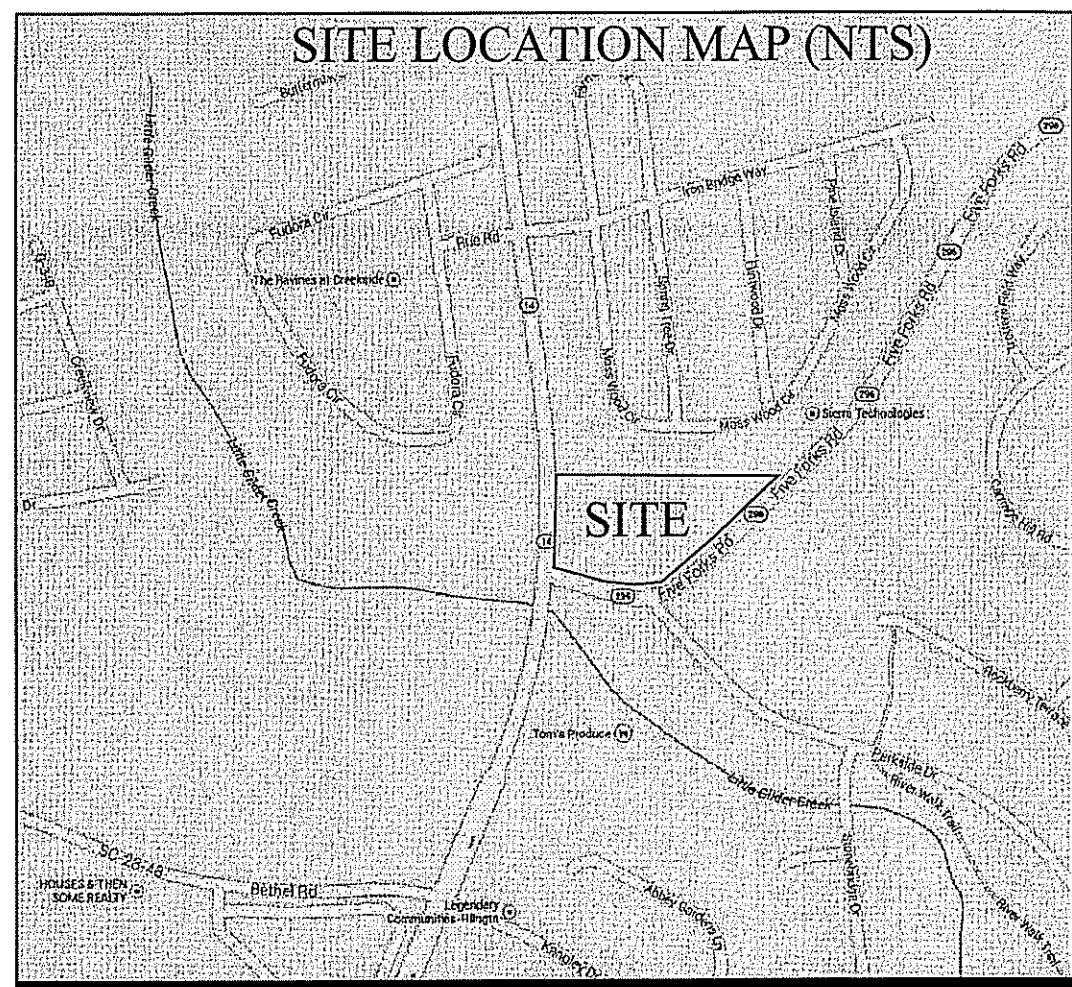
district and a memory care facility to be compatible with this land use classification. Staff recommends approval in accordance with Article 12 of Zoning Ordinance and meeting setback distances according to the County Sign Ordinance and SCDOT. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the POD district.

**STAFF RECOMMENDATION:** Approval





**Architectural Design  
Consultants, Inc.**



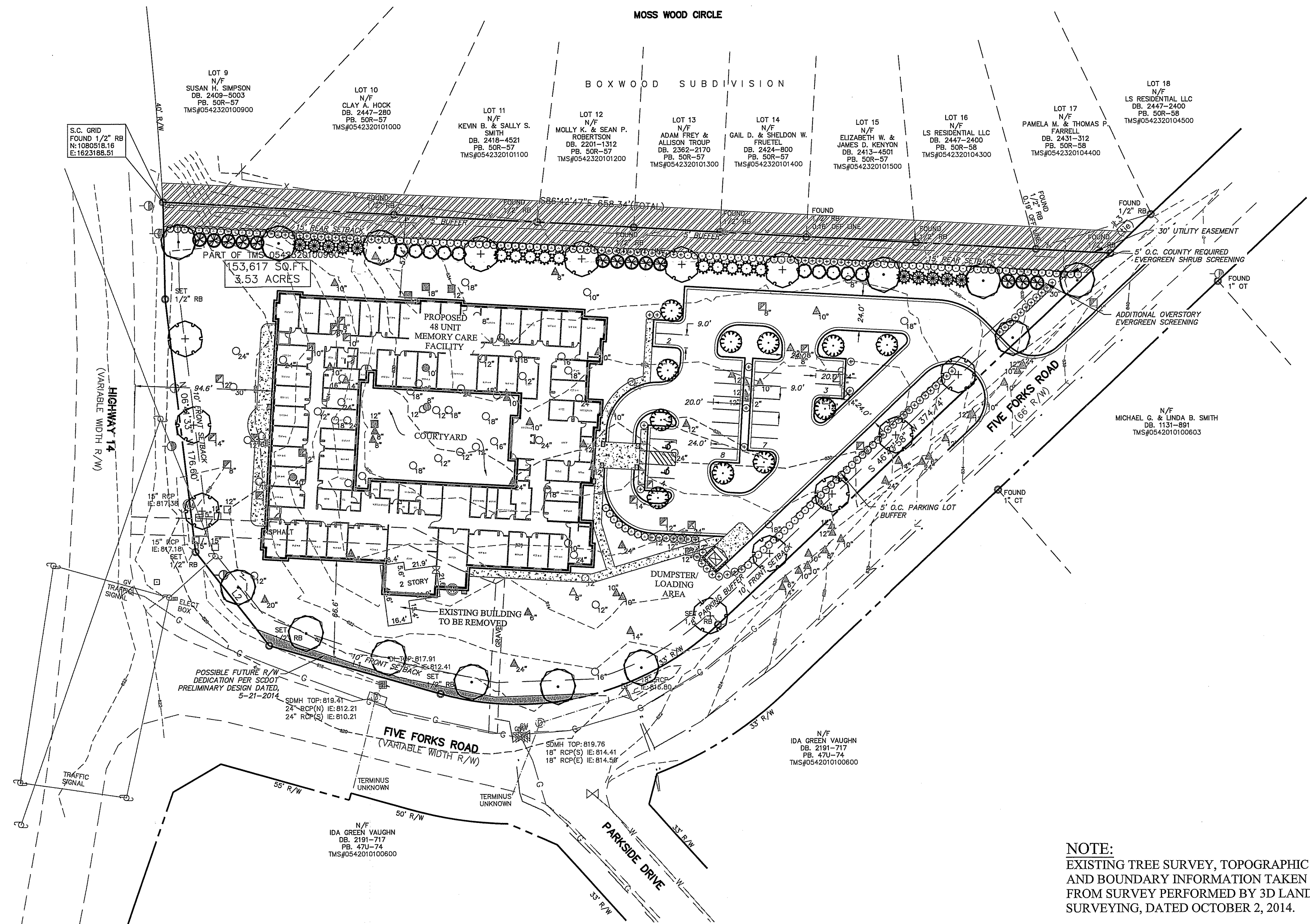
SITE DATA:	
OVERALL TOTAL SITE AREA	3.53 ACRES
ZONING	
ZONING JURISDICTION	GREENVILLE, S.C.
EXISTING ZONING	R-S (RESIDENTIAL SUBURBAN)
PROPOSED USE	O-D (OFFICE & INSTITUTIONAL DISTRICT)
DENSITY SUMMARY	
TOTAL SITE AREA	3.53 ACRES
PROPOSED UNITS	48 UNITS
DENSITY	13.59 UNITS/AC.
DEVELOPMENT SUMMARY	
FRONT SETBACK (A LONG PUBLIC STREETS)	10 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	40 FEET
PARKING CALCULATIONS	
PARKING REQUIRED:	
MINIMUM (0.5 SPACE/UNIT)	0.5/48 UNITS
PARKING REQUIRED:	24 SPACES (0.5 SP/UNIT)
PARKING PROVIDED:	24 SPACES (0.5 SP/UNIT)

# 15 FIVE FORKS ROAD

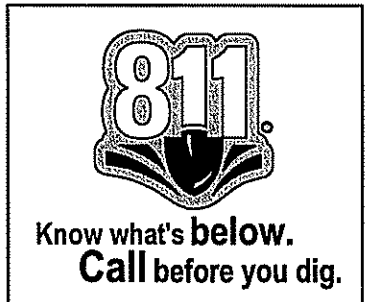
A MASTER PLANNED MEMORY-CARE FACILITY

FOR  
BRIDGELAND DEVELOPMENT, LLC  
7000 PEACHTREE DUNWOODY ROAD, NE  
SUITE 4-100  
ATLANTA, GEORGIA 30328  
PHONE: 770-481-0835

**"WE PROVIDE SOLUTIONS"**  
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SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING  
350 RESEARCH COURT & NORCROSS, GEORGIA 30092 & (770)451-2741 & FAX (770)451-3915 & WWW.PEATL.COM



EXISTING TREE LEGEND	
PINE	○
MAPLE	●
OAK	▲
POPLAR	□
APPLE	△
BRADFORD GUM	⊠
CEDAR	⊡
DOGWOOD	⊞
HOLLY	⊙
SYCAMORE	⊚
ELM	⊛
HACKBERRY	⊜
MULBERRY	⊝
PEACH	⊞
MAGNOLIA	⊟
CRAPE MYRTLE	⊠
CHERRY	⊡
BEECH	⊛
MIMOSA	⊜
HICKORY	⊝
WALNUT	⊞
HEMLOCK	⊟
LOCUST	⊠



**SITE ADDRESS**  
15 FIVE FORKS ROAD

**24 HOUR CONTACT**  
STEVE MUNIER @ 646-641-2800

**NOTE:**  
EXISTING TREE SURVEY, TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM SURVEY PERFORMED BY 3D LAND SURVEYING, DATED OCTOBER 2, 2014.

### REVISIONS:

NO.	DATE	BY	DESCRIPTION

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### SHEET TITLE

## MASTER REZONING SITE PLAN



SCALE: 1" = 40'  
DATE: OCT. 9, 2014  
PROJECT: 14138.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



## Development plan

(Effective June 2005, please use this document as the format for submitting a rezoning application to the Planned Office District or Neighborhood Commercial District.)

\_\_\_\_\_  
Five Forks Memory Care Facility  
Name of Development

1. Property Owner: Ann Vaughn Stephens & Betsy Vaughn Lancaster  
Name: Ann Vaughn Stephens & Betsy Vaughn Lancaster  
Address: 106 Coralvine Rd & 1 Sparrow Point Ct, Simpsonville, SC 29681  
Telephone Number: 864-963-4430
2. Applicant: Gary Hammond  
Name: Gary Hammond  
Address: 7000 Peachtree Dunwoody Rd, Suite 4-100, Atlanta, GA 30328  
Telephone Number: 770-481-0853
3. Date: 11-26-14

1) The application for a POD or NC classification shall include a conceptual site plan for the proposed development. At a minimum, the plan should show the following information:

1. Property boundaries
2. Total number of acres
3. Location and size of existing buildings and proposed buildings
4. Points of egress and ingress
5. Proposed uses
6. Proposed screening and buffer areas
7. Location and number of acres of various areas by type of use

2) The applicant shall submit a report setting forth the characteristics of the proposed POD or NC District including the following: Please refer to Section 3:9; 8:2; 8:3; 12:1 of the Greenville County Zoning Ordinance in preparation of the report

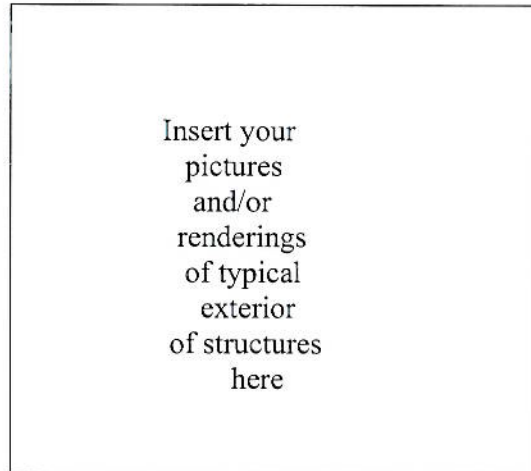
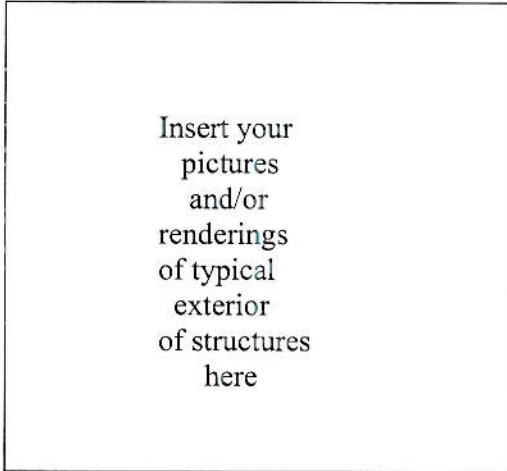
\_\_\_ a) A statement describing the architectural style, appearance and orientation of proposed buildings.

- Style See below statement  
\_\_\_\_\_
- Colors Country Red, Khaki, Sand, Cascade, Summer Harvest, Chestnut Bronze, Dark Bronze  
\_\_\_\_\_
- Textures Siding, Cedar Shake, Stone Veneer, Timber Trusses  
\_\_\_\_\_
- Roofing Asphalt Shingles: Owens Corning; Style: Trudefinition; Color: Summer Harvest  
\_\_\_\_\_
- Windows Jeldwen: Premium Vinyl slider ; Color: Chestnut Bronze  
\_\_\_\_\_
- Doors Storefront Aluminm: Dark Bronze  
\_\_\_\_\_

The proposed development expands on the existing "Boxwood" neighborhood to the north by using Traditional Craftsman style architecture. A combination of horizontal, vertical and shake siding articulates the faced. Painted heavy timber trusses highlight the gable ends while a manufactured stone veneer anchors the building to the ground.

\_\_\_\_\_ Include in this document as many pictures or renderings as necessary to clearly establish the exterior of proposed structures. The image may be indicated as representative of the architectural style and building materials of the proposed structures. Larger printed images also may be submitted as separate documents.

see attached renderings



\_\_\_\_\_ b) A statement describing the landscaping and screening of proposed project.

Landscape Buffer There will be a 5' landscape buffer per the zoning ordinance guidelines.

Location of Buffer The landscape buffer will be located along the north side of the property between the subject property and the subdivision above it.

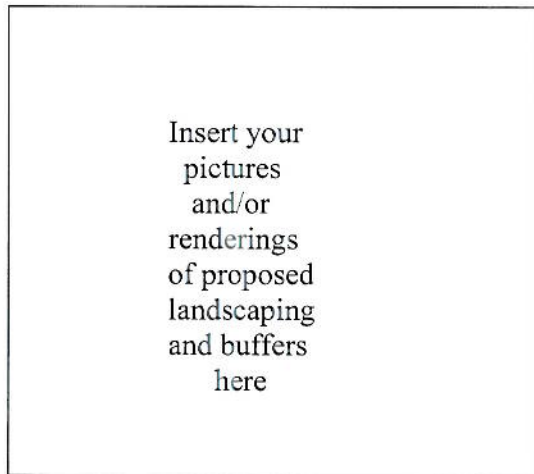
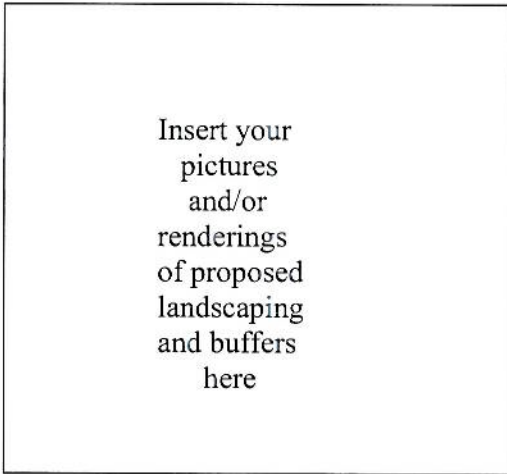
What Type of Buffer There will be a 4-5' tall shrub screen abutting the northern subdivision and an overstory screen behind it with deciduous and evergreen trees.

Plant Material Shrubs: Inkberry Holly, Yaupon Holly, Wax Myrtle  
Trees: Sugar Maple, Nellie Stevens Holly, High Shoals Red Cedar, Bracken's Brown Magnolia, Nuttal Oak, Green Giant Arborvitae, Athena Elm

Description At the time of planting, there will be a 4-5' tall shrub buffer that in 3 years will be 100% opaque. Behind that is an over story evergreen screen which includes over story deciduous trees. The evergreens are spaced appropriately for their size and will be meeting the neighborhood requests for the over story trees. See attached plating plan.

Include in this document as many pictures or renderings as necessary to clearly establish the landscaping/buffers. The image may be indicated as representative of the of the proposed landscaping. Larger printed images also may be submitted as separate documents.

see attached landscape plan



- \_\_\_ c) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

There will be underground detention for this site so screening will not be necessary. Maintenance will be performed once a year for this pond.

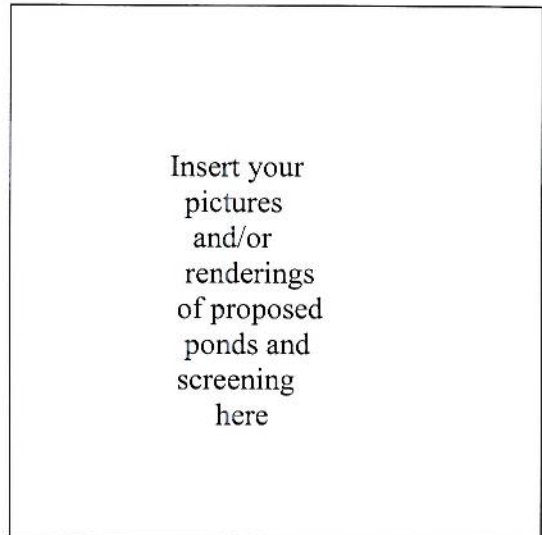
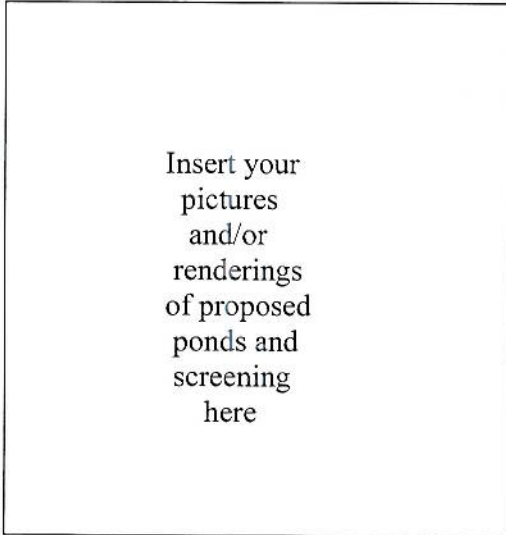
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Include in this document as many pictures or renderings as necessary to clearly establish the screening. The image may be indicated as representative of the of the proposed screening. Larger printed images also may be submitted as separate documents

see attached site plan



\_\_\_ d) A statement describing pedestrian access and circulation throughout the project.

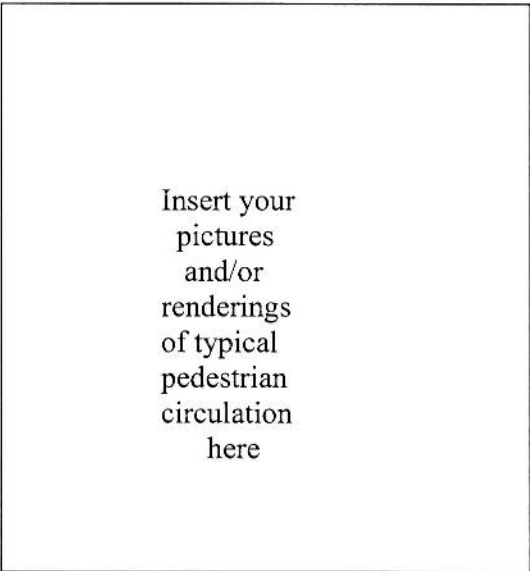
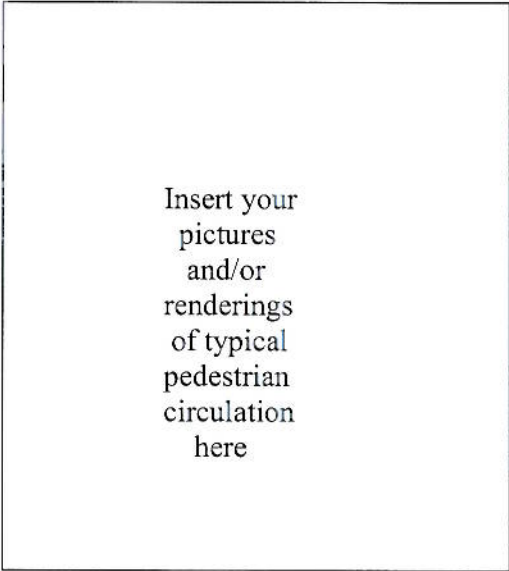
There will be sidewalks throughout the property and there will be ADA ramps from the parking lot to the entrance of the facility.

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Include in this document as many pictures or renderings as necessary to clearly establish the pedestrian access and circulation. The image may be indicated as representative of the of the proposed pedestrian access and circulation. Larger printed images also may be submitted as separate documents

see attached site plan

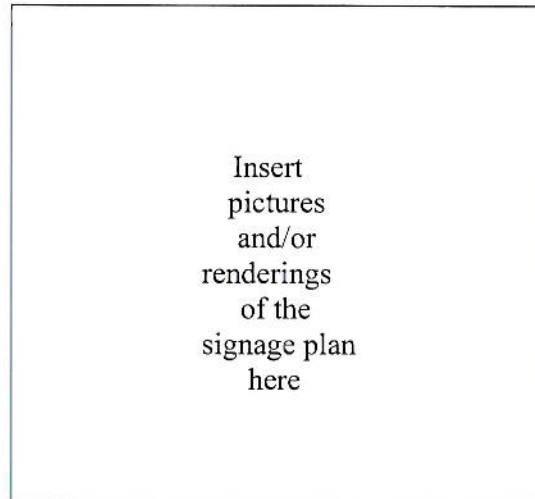
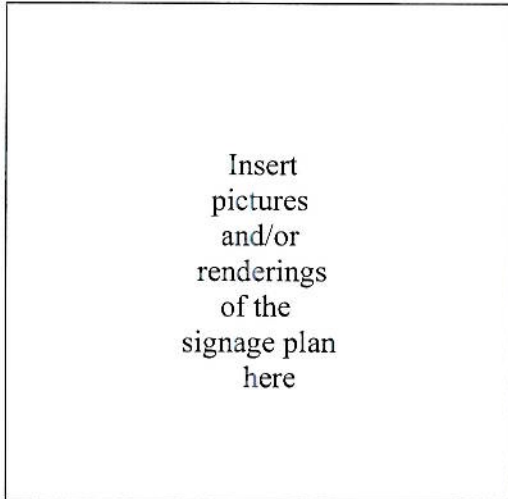


\_\_\_ e) A signage plan for the site:

- Type Single ground mounted monument sign
- Height 9'-0" to peak of roof covering
- Illumination Soffit mounted recessed down lights
- Location West edge of the property along Hwy 14 right-of-way
- Color Stone and siding to match proposed building materials
- Texture Stone and siding to match proposed building materials
- Materials Stone and siding to match proposed building materials

Include in this document as many pictures or renderings as necessary to clearly establish the signage plan. The image may be indicated as representative of the proposed signage plan. Larger printed images also may be submitted as separate documents.

see attached monument rendering



\_\_\_ f) A lighting plan for the site:

- Style Ground bollards & parking lot poles with LED lamps - fixture styles match surrounding area
- Height Parking lot Providence MicroCore on Pole: 10' ; Sidewalk Providence Bollard: 42"
- Location Parking lot and along sidewalks

Include in this document as many pictures or renderings as necessary to clearly establish the lighting plan. The image may be indicated as representative of the proposed lighting plan. Larger printed images also may be submitted as separate documents.

see attached lighting plan