

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-11	Brad Doyle, KDS Commercial Properties, LLC for Kevin Buckner c/o MHL, Inc. Easley Bridge Road 0113000100101 R-M20, Multifamily Residential to FRD, Flexible Review District	23	Approval with conditions	Approval with conditions 1/25/17	Approval with conditions 2/6/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 3 story medical office • Located in the Brandon and Sterling communities • Will have an urban look to the development • Property slopes front to back • Bring jobs to Greenville • All storm water will be underground <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: November 28, 2016 and December 5, 2016</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-M20, Multifamily Residential is 2.89 acres of property located on Easley Bridge Road approximately 0.3 miles west of the intersection of Pendleton Street and Easley Bridge Road. The subject parcel is in close proximity to the City of Greenville. The parcel has approximately 400 feet of frontage along Easley Bridge Road. The property is currently vacant.</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District. The subject parcel is surrounded by commercial zoning to the south, west and east. The Imagine Greenville Comprehensive Plan identifies this section of Easley Bridge Road as a Transit Corridor, recommending a balance of land uses designed in such a way as to facilitate future transit services.</p> <p>The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.</p> <p>The applicant states that the proposed land use is for medical offices. The building is intended to follow the architectural style of mill buildings found in the Greenville area with a total of 30,000 sq. ft. of professional medical office space. Sidewalks and cross walks are proposed throughout the development and will connect to existing sidewalk systems to provide access from the street and parking lot to the main building entrance. The proposed Preliminary Development Plan shows the building footprint on the front part of the property with parking and the main entrance to the rear of the building. The proposed access is for a right in, right out from Easley Bridge Road. The proposed building materials are to be red clay brick with large window openings in patterns across the façade.</p> <p>Proposed lighting is LED full cut-off pole mounted lighting. Additional lighting to illuminate building or ground surfaces to be directed to desired areas to cut-off light spillage. Parking lot lighting is proposed not to exceed 24 feet in height. Parking is proposed on the side and rear of the building</p>					

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	<p>with approximately 100 to 125 parking spaces.</p> <p>The proposed landscaping will utilize some of the existing vegetation in the rear of the property along with plantings as shown of the Preliminary Development Plan.</p> <p>There is no proposed storm water pond shown of the Preliminary Development Plan. The Statement of Intent proposes underground drainage system for the storm water management.</p> <p>One monument sign is shown near the entrance to the property in the Preliminary Development Plan and is to be approximately 4 feet high and 8 feet long, which is approximately 32 sq. ft. in size. They propose no wall signage other than addresses and entrance sign information.</p> <p>Staff is of the opinion rezoning to FRD, Flexible Review District would be an appropriate rezoning. The subject parcel is located along a major arterial road and is located along a highly commercialized area of Easley Bridge Road. Staff is of the opinion the development would be consistent with the existing Commercial (C-2) and Office District (O-D) zoning in the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following conditions:</p> <ul style="list-style-type: none">• Landscape area called out on the conceptual site plan to contain planted landscape material to buffer the residential properties to the north.• Future access identified on the plan is conditionally approved subject to approval by SCDOT. A driveway connection to the parcel to the west may be required during the Final Development plan to provide a shared access drive at the signalized intersection.
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