

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-12	Chris M. Watson, Seamon Whiteside for JHM Hotels 1408 Boiling Springs Road 0533040101600 FRD, Flexible Review District to FRD, Flexible Review District (Major Change)	21	Approval with conditions 1/25/17 Approval 3/22/17	Denial 1/25/17; Approval 3/22/17	Returned to Planning Commission 2/6/17; Approval 4/3/17	
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"> • Building will be placed 12ft into the hillside to limit the height in the rear • Met with SCDOT about access, and will align with assisted living facility • Access will be limited to one point of ingress/egress • 20ft buffer <p>2) Realtor</p> <ul style="list-style-type: none"> • Climate controlled self-storage facilities is an emerging trend in the market • Class A facility • Average size unit will be 10x10 • Roughly \$85 to \$90 a month per unit <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Another unit going in not far from there • Believes commercial development is not needed • Should maintain the residential neighborhood • Should contain Neighborhood Commercial uses • Affects the residential and neighborhood corridor <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 2.7 acres of property located on Boiling Springs Road approximately 250 feet north of the intersection of Pelham Road and Boiling Springs Road. The parcel has approximately 300 feet of frontage along Boiling Springs Road.</p> <p>The applicant is requesting a major change to the approved Flexible Review District (FRD). This portion of the current FRD was approved for 25,000 sq. ft. of Neighborhood Commercial (NC).</p> <p>The applicant proposes a three story, 100,000 sq. ft. climate controlled self-storage building and the proposed building will have approximate 33,000 sq. ft. foot print and maximum height of 45 ft. Ingress and egress will be from Boiling Springs Road aligned with the existing National Healthcare entrance. Internal drive connection is proposed to the south. Proposed architectural materials are brick, stone, architectural metal panels, EIFS, and aluminum. A flat roof along with commercial grade aluminum doors and windows are also proposed.</p> <p>LED lights with full cut-off fixtures are proposed with a maximum of 16 foot poles. Final locations</p>					

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	<p>will be decided at final development plan approval.</p> <p>In addition to the parking lot and roadside landscaping, a 5 foot minimum buffer will be provided around the perimeter. A continuous screening of fence or decorative evergreens and hardwoods will be provided to screen the adjacent property. The Landscape buffer is to include both planted and natural material.</p> <p>Pedestrian access is proposed via a 5 foot sidewalk within the SCDOT right-of-way along Boiling Springs terminating into the existing sidewalk along Pelham Road.</p> <p>Signage proposed for the site is a 10 foot high monument sign with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage is attached to architectural metal panel system that is 20 foot wide and 2 feet 4 inches tall. Signs use channel letters and will be illuminated with up lighting or backlighting.</p> <p>Staff is of the opinion the FRD, Flexible Review District, Major Change request to Climate Controlled Self Building is an appropriate use for this site. The proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes. Although the use is appropriate for this location staff is of the opinion the size, scale and architectural elements are out of character with the surrounding buildings. Additionally screening from adjacent residential properties should be enhanced to buffer light, noise and views of the building.</p> <p>For these reasons staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"> • Reduce the overall height of the building five (5) feet to a maximum of 40 feet at the highest point and 23 feet on the lowest elevation. • Reduce overall building scale and form through the use of architectural design elements proportional to surrounding buildings in the area. • Include the addition of windows, articulation and fenestration to break up and soften the appearance of large uninterrupted wall sections. • Lower parapet walls proportionately and style in a more residential character. • Utilize softer color tones and materials to match residential character of the area. • Provide minimum six foot fence and evergreen plant material adjacent to residential properties.
P&D	<p>At the Planning and Development meeting on February 7, 2017 the committee returned CZ-2017-12 to Planning Commission to allow for further consideration of new information regarding the FRD.</p>
Staff Revised Recommendation for Revisions	<p>Although the use is appropriate, staff was of the opinion the size, scale and architectural elements are out of character with the surrounding buildings. Additionally, screening from adjacent residential properties should be enhanced to buffer light, noise and views of the building. Revisions were made to the overall height of the proposed building and meet the recommendations made by staff. Architectural design elements have been modified and softer color tones have been added project. The Statement of Intent has been modified to state that a six foot privacy fence and trees/evergreens will be placed along the north side that abuts the residential properties. With these changes, staff recommends approval of this FRD, Flexible Review District.</p>