

**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	Denial 1/25/17; Approval 3/22/17	Returned to Planning Commission 2/6/17; Next: 4/3/17	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Building will be placed 12ft into the hillside to limit the height in the rear</li> <li>• Met with SCDOT about access, and will align with assisted living facility</li> <li>• Access will be limited to one point of ingress/egress</li> <li>• 20ft buffer</li> </ul> <p>2) Realtor</p> <ul style="list-style-type: none"> <li>• Climate controlled self-storage facilities is an emerging trend in the market</li> <li>• Class A facility</li> <li>• Average size unit will be 10x10</li> <li>• Roughly \$85 to \$90 a month per unit</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Another unit going in not far from there</li> <li>• Believes commercial development is not needed</li> <li>• Should maintain the residential neighborhood</li> <li>• Should contain Neighborhood Commercial uses</li> <li>• Affects the residential and neighborhood corridor</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 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"> <li>• 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.</li> <li>• Reduce overall building scale and form through the use of architectural design elements proportional to surrounding buildings in the area.</li> <li>• Include the addition of windows, articulation and fenestration to break up and soften the appearance of large uninterrupted wall sections.</li> <li>• Lower parapet walls proportionately and style in a more residential character.</li> <li>• Utilize softer color tones and materials to match residential character of the area.</li> <li>• Provide minimum six foot fence and evergreen plant material adjacent to residential properties.</li> </ul>
<b>P&amp;D</b>	<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>
<b>Staff Revised Recommendation for Revisions</b>	<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>

**Planning Report**

**DOCKET NUMBER:** CZ-2017-12

**APPLICANT:** Chris M. Watson, Seamon Whiteside for JHM Hotels

**PROPERTY LOCATION:** 1408 Boiling Springs Road

**PIN/TMS#(s):** 0533040101600

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

**REQUESTED ZONING:** FRD, Flexible Review District (Major Change)

**ACREAGE:** 2.7

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The subject parcels were zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. In 2013, a request for this property to be rezoned to FRD, Flexible Review District was made and approved. The uses listed in the Statement of Intent included those permitted in the NC, Neighborhood Commercial district as well as a gas station with an automated car wash and a drug store.

**EXISTING LAND USE:** single-family residence and vacant wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	townhomes (Waterford Park)
East	O-D, R-S, and NC	retirement home, church and gas station
South	FRD	vacant wooded
West	PD	townhomes (Waterford Park)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**ROADS:** Boiling Springs Road: two-lane State-maintained minor collector  
Pelham Road: five-lane State-maintained major collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Boiling Springs Road	5172' N	8,400	7,300 -13%	9,500 +27.4%

**SUMMARY:**

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.

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).

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.

LED lights with full cut-off fixtures are proposed with a maximum of 16 foot poles. Final locations will be decided at final development plan approval.

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.

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.

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.

**CONCLUSION:**

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.

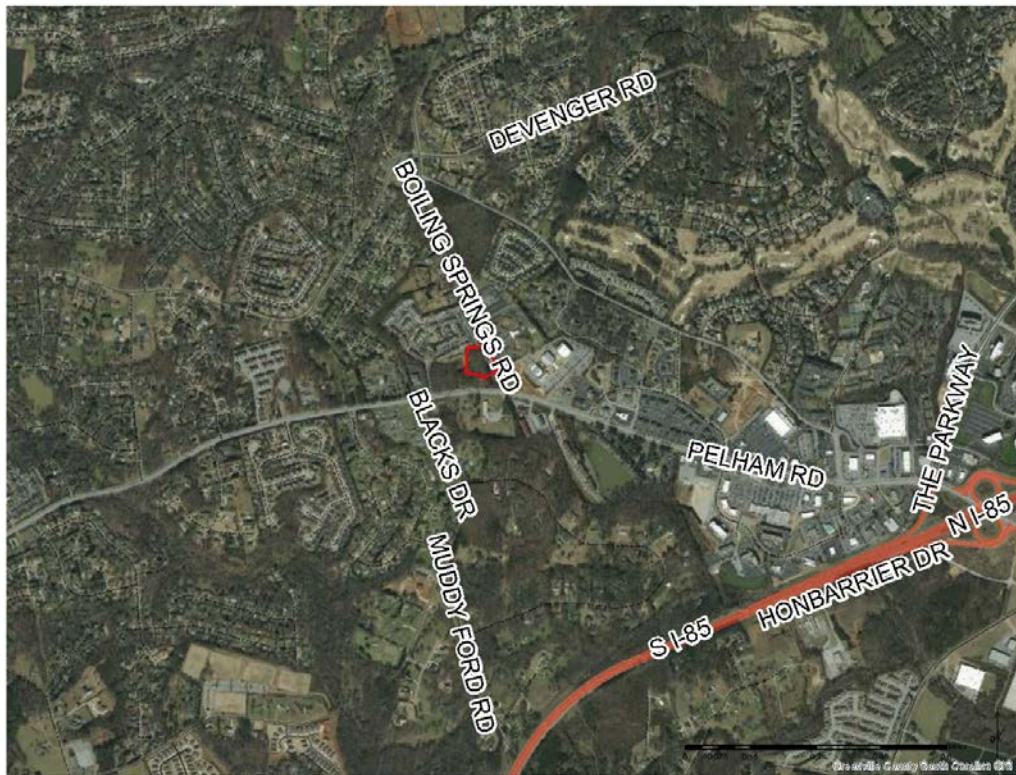
For these reasons staff recommends approval with the following conditions:

- 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.

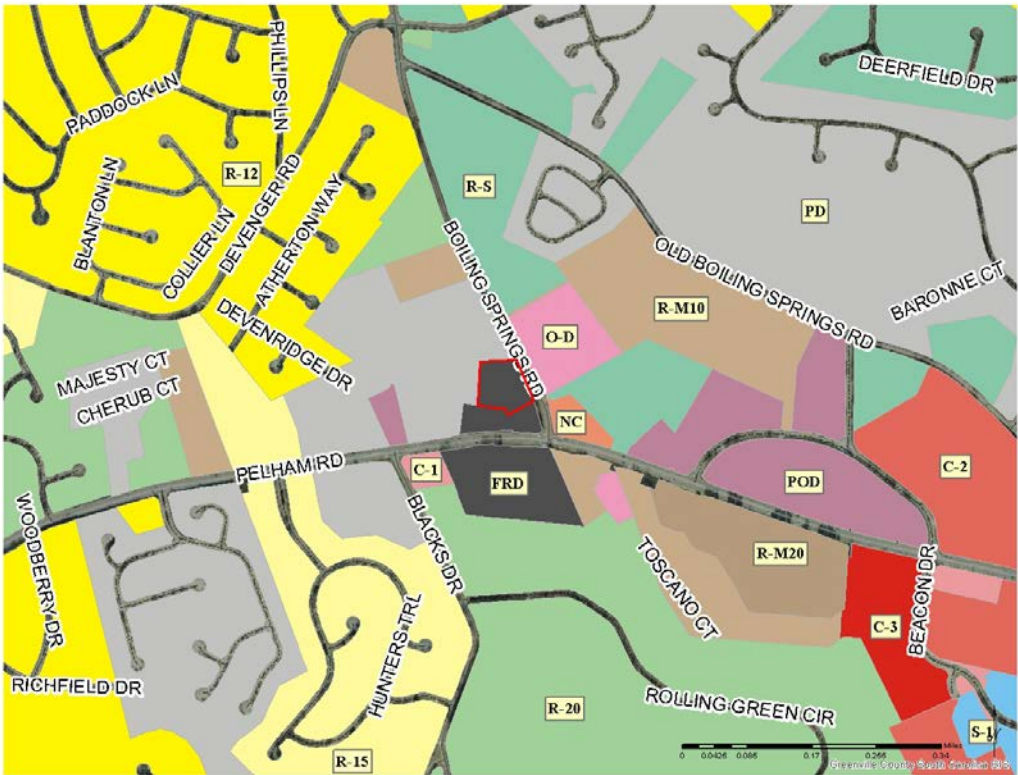
**CONCLUSION  
FOR REVISIONS:**

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. The Planning Commission recommends approval.

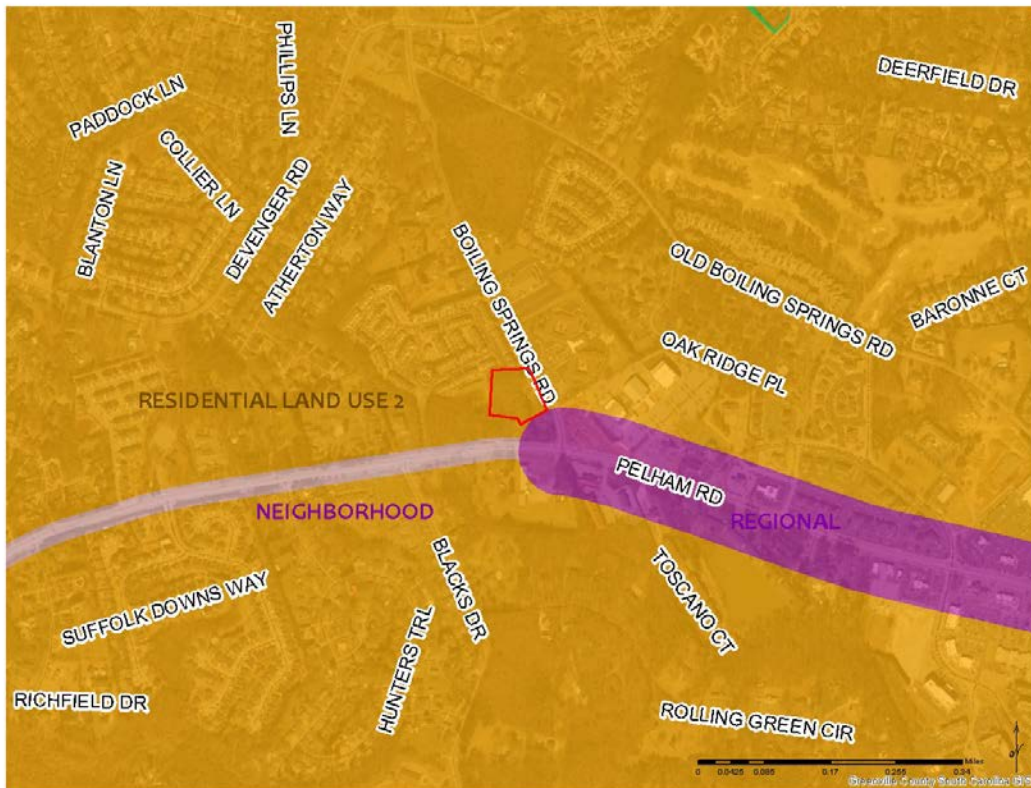


Aerial Photography, 2016





Zoning Map



Future Land Use Map

## Preliminary Development Plan

See attached Preliminary Development Plan including the following:

- A boundary survey with vicinity map, title block, scale, and north arrow.
- Total number of acres of the overall site.
- Location and orientation of existing and proposed buildings, including square footage.
- Primary traffic circulation pattern, including external and internal points of ingress and egress.
- Location of parking areas and approximate number of parking spaces per use.
- Any such information or descriptions as may be deemed reasonably appropriate for review.

## Project Description

This site is located on Boiling Springs Road near the intersection of Boiling Springs Road and Pelham Road. This site consists of one tract totaling approximately 2.7 acres. If approved, the property will remain zoned as Flexible Review District with maximum allowable square footage of 100,000 SF of commercial use. We would also add to the permitted uses self-storage units. Maximum height of the proposed buildings will not exceed 40 feet. We feel that this use is suitable to provide services for the neighboring residential communities while fitting into the transition between the commercial uses along Pelham Road with the more residential uses along Boiling Springs Road in this area. Per the "Imagine Greenville" comprehensive plan, page 52, the site is located at the terminus of a regional corridor. Access to the site would occur along Boiling Springs Road, aligned with the existing National Healthcare entrance and meet all SCDOT ingress/egress requirements. A future vehicular connection would be allowed to connect the subject parcel to the two parcels to the south, TMS#'s: 0533040102000 & 0533040101700

This proposed use will create minimal additional vehicular traffic in the area, reducing the impact of traffic much more than the previously approved commercial/residential development.



## Natural Resources Inventory

Attached: Natural Resources Inventory including the following:

- a) The site has majority coverage of mature oaks and other hardwoods. There is an existing stream that forms the southern boundary of the property traveling west to east. The stream would provide a natural setting and buffer between the proposed development and the adjacent southern parcel. There are severe topography issues that intensify toward the stream at the southern boundary of the property. Although these terrain issues offer development challenges, a future vehicular connection across the stream to the parcel to the south could occur in the future.
- b) Natural Resources plan showing existing contours at four foot contour intervals.

## Statement of Intent

- a) The property will be maintained by the property owner.
- b) The project development will be completed in one phase.
- c) On-site improvements will include but not limited to the removal of trash that has accumulated on the site over the past several years. The construction of +/- 100,000 Sq Ft of multi-level self-storage building space for potential tenants will be allowed under the revised allowable uses. Development will also include all drives, parking, and other associated appurtenances.
- d) Sanitary sewer for the project will be provided by Metropolitan Sewer and ReWa. Domestic water will be provided by Greenville Water System. Fire protection for the site falls in the Boiling Springs Fire Dept. area of service. Duke Energy will provide electrical services to the site.
  - o Sewer Availability Letter Attached
  - o Water Availability Letter Attached
  - o Fire Department Service Letter Attached
  - o Electric Service Letter Attached
- e) A statement describing the architectural style, appearance and orientation of proposed buildings.
  - o Style: The overall appearance of the project will reflect a contemporary style depicting a high standard of hospitality, curb appeal and efficiency. A focal corner entry featuring large glazing elements and a wrapping cornice detail is oriented to enhance views from the street, exact the corporate brand identity, and engage activity and movement within the facility. The design attracts focus, shaping consumers expectations for the experience they will

anticipate while inside. A well-lit façade will serve as a brand identifier and welcoming element for guests arriving after dark. Materials such as architectural metal panels, stone/brick, stucco, hardie-panel, and aluminum will be used on the exterior.

- Colors: Neutral earth tones including Cream, Tan, Grey, Brick
- Textures: Architectural Metal Panels, Cast Stone / Brick, Hardie-Panel, Aluminum
- Roofing: Flat roof with highlighted cornice element
- Windows: Commercial grade aluminum storefront
- Doors: Commercial grade aluminum storefront
- Building Height: Maximum building height will be 40' from finished grade.



*Figure 1 Conceptual building rendering provided by architect*

- f) Landscaping that includes buffer yards and screening will be provided and maintained by the owner.
- Landscape Buffer: The buffer will include decorative evergreens and hardwoods. Existing mature trees will be carefully preserved if possible. Low lying ornamentals and flowering plants will be used between and underneath the larger tree areas and ground cover.
  - Location of Buffer: The buffers, including both planted and natural, will be located at the perimeter areas of the site, between the site and the surrounding neighborhood, as well as along the stream/wetland.
  - What Type of Buffer: Privacy fencing and trees/evergreens and ornamental plants.
  - Plant Material: A combination native species of evergreen trees and shrubs, hardwoods such as oaks & hollies will be used in a landscape plan which will be coordinated with a local professional landscape architect.



Figure 2 Conceptual building rendering (rear and side elevation) provided by architect

- g) Landscaping and screening will be provided throughout the entire site. Screening around storm drainage basins and refuse collection areas will be constructed with fencing, walls, or landscape per Greenville County regulations. All maintenance will be performed by the owner.
- h) Pedestrian access will be provided to the site via a 5' sidewalk that will be constructed within SCDOT right-of-way along Boiling Springs Road, where applicable. This new sidewalk will terminate into the existing sidewalk along Pelham Road.
- i) Description of Surrounding Land Uses : Condos, single family, Dentist office, neighborhood commercial, gas station, FRD, C1, FRD, PD, R20, O-D.

j) Signage Plan for the site:

- o Type: Stand-alone masonry sign and building mounted signage
- o Height: Maximum 10' H for standalone sign
- o Illumination: LED or similar uplights and/or backlighting
- o Location: Eastern side of the site, adjacent to the site entrance.
- o Color/Texture: Similar to building.
- o Materials: A combination of masonry/metal panel materials similar to the building.
- o Number of proposed signs: (1) standalone sign and (2) building mounted signs.



*Figure 3 Monument sign*

k) Lighting:

- Height: Ground level and 12'-16' Poles
- Location: Parking areas and walkways
- Number of lights: Throughout based on a professional lighting plan, in general to be within 1 foot-candle range in parking and walkways, with a maximum of 5 foot-candles at building entrances.
- Intensity/Voltage: LED full-cutoff, dark-sky compliant fixtures to eliminate excessive light pollution and light trespass onto neighboring properties.



*Figure 4 LED Lightpost*









# Original





Revised



**LIFESTYLE STORAGE**  
GREER, SOUTH CAROLINA

17 February 2017

**JHMSTORAGE**  
*Keeping Our Promises*

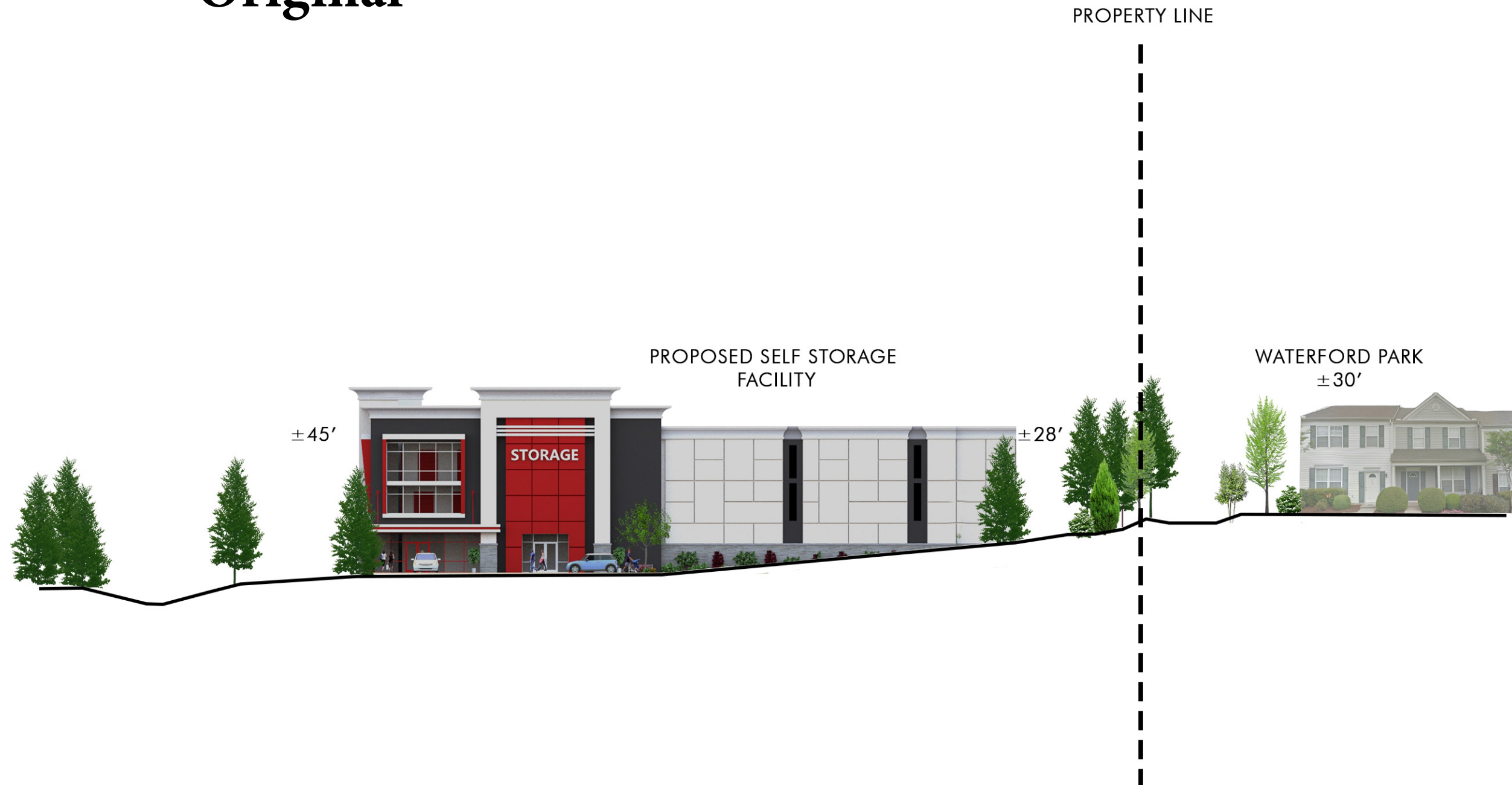


SCHEMATIC ELEVATION

ODA



# Original



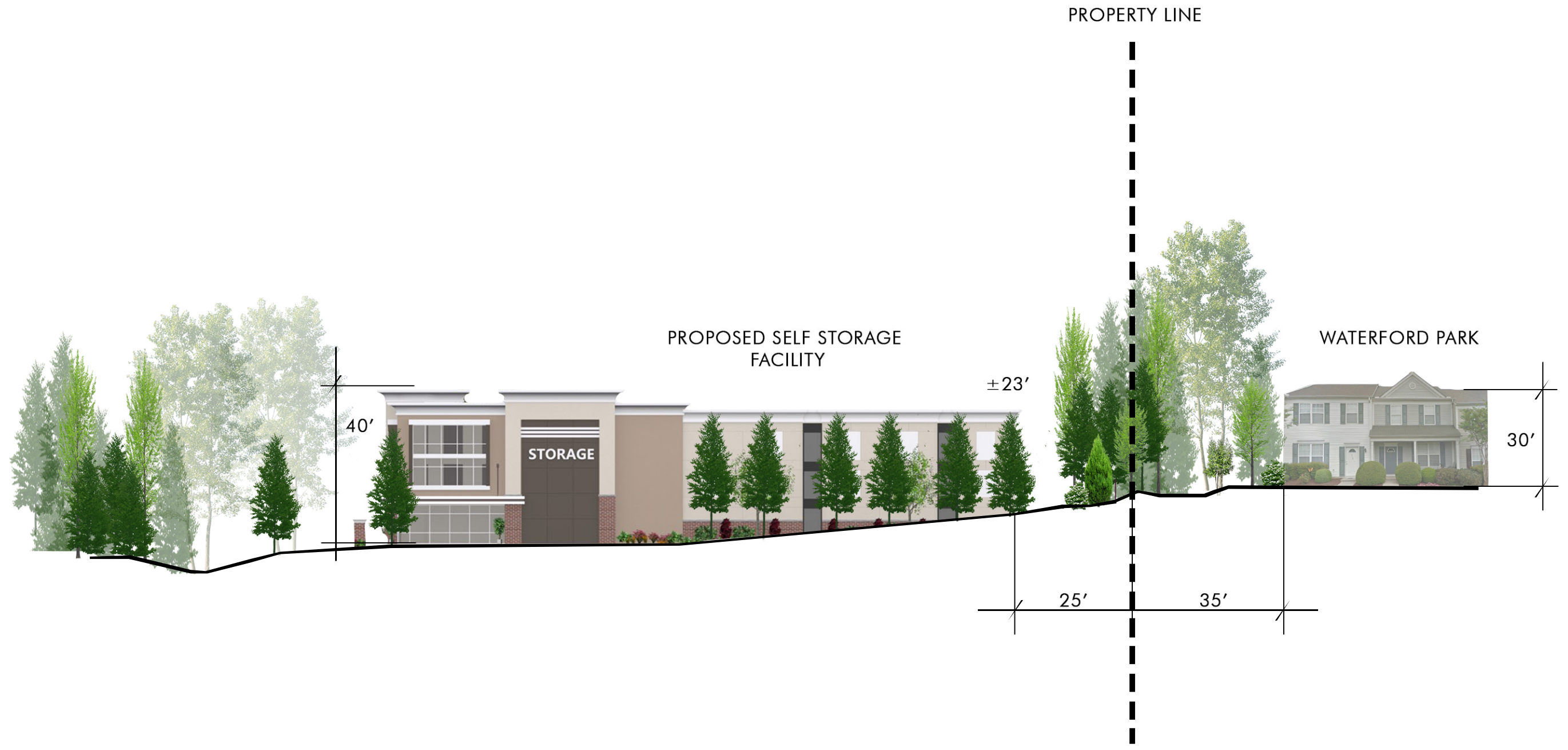
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



BOILING SPRINGS ROAD FRD

JHM  
GREENVILLE COUNTY, SC  
01-23-2017

# Revised



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



BOILING SPRINGS ROAD FRD

JHM  
GREENVILLE COUNTY, SC  
02-27-2017



# Revised



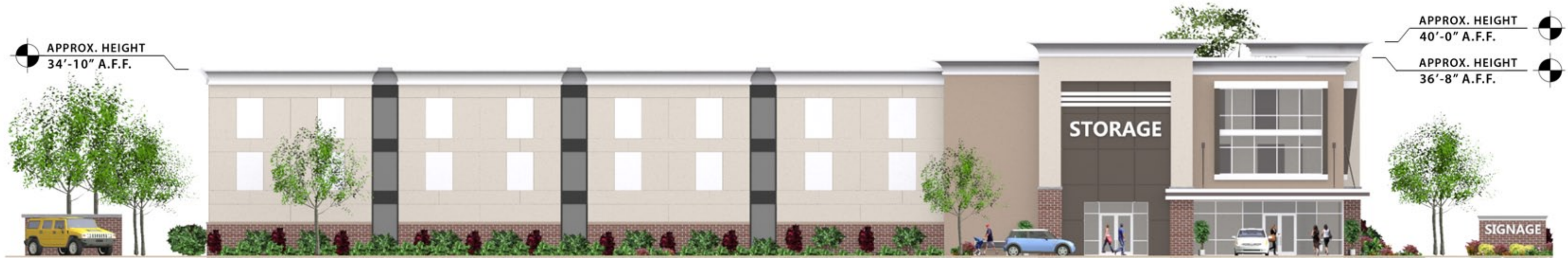
RIGHT ELEVATION



BACK ELEVATION



# Revised



LEFT ELEVATION



FRONT ELEVATION