

Zoning Docket from July 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-51	Mark Curtis for Greenville Health Authority, Scuffletown CCC, LLC, Greenville Tennis Club, LLC, and Bobby M. Safrit II Adams Mill and Scuffletown Road 0548020103301, 0548020103303, 0548020103304, 0548020103305 and 0548020103306 PD, Planned Development to PD, Planned Development, Major Change	27	Approval with condition	Approval with condition 7-24-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • MD360 is located at corner • Needs more space to serve market • Would bring in 16 new doctors to the site • Cleaning up an old PD • Had community meetings with leaders and residents in the area <p>2) Applicant</p> <ul style="list-style-type: none"> • Put all parking behind buildings to soften appearance • SCDOT looking at adding turn lanes at intersection <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 4/1/19, 5/23/19 & 6/12/19</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>A portion of the subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 2</i> which prescribes 3 to 6 units per acre. Additionally, the northern portion of the subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan, designated as a <i>Sub-regional Center</i>. Sub-regional Centers typically vary in size but are centrally located within a community. This center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. These areas are characterized by community-scale stores and ideally support high density suburban and urban residential. Floodplain is not present on the property. There is no public transportation serving the subject property, as well as no sidewalks near this property.</p> <p>SUMMARY:</p> <p>The subject parcel zoned PD, Planned Development, is 13.04 acres of property located on Adams Mill Road and Scuffletown Road approximately 0.12 miles south of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 1,100 feet of frontage along Adams Mill Road and 700 feet of frontage along Scuffletown Road. The applicant is requesting a Major Change to the PD, Planned Development.</p> <p>The applicant states the proposed land use is for a major change to a mixed use planned development.</p> <p>Project Information: The subject site consists of 5 lots, each with their own specifications. Lot A consists of 14,000 square feet of medical and professional office space. The following retail would not be</p>					

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permitted: gas station, liquor store, bar or convenience store.

Lots B and C will be combined and changed from the permitted square footage of 21,000 square feet to 30,000 square feet. The following proposed uses would be permitted on Lots B and C: professional office space and support retail space, mail/fax service store, a coffee shop, restaurants, a news stand, a fitness center or a printing business or similar support store.

Lot D will change from the permitted 10,800 square feet to 18,000 square feet. The following uses would be permitted on Lot D: commercial, retail, office space, restaurants, a bank or similar financial institution. The following retail would not be permitted: gas station, liquor store, bar or convenience store.

Lot E currently is a tennis facility, and is permitted for 5,620 square feet of office uses, such as a doctor's office, dental office, an accountant's office, a real-estate office, and insurance agent or other similar professional offices. Lot E also allows a maximum of 50 single-family attached townhomes, which was previously approved in the original Planned Development.

Access: There are a total of five ingress and egress points into the site, two along Scuffletown Road and three along Adams Mill Road. Currently all ingress and egress points exist except for the second access along Scuffletown Road located at the bottom of Lot D.

Parking: The applicant states all parking requirements will be met per the Greenville County Zoning Ordinance.

Architectural Design: The building's exterior materials will consist of brick, stone, fiber cement siding, wood siding, metal panels, stucco or a combination of material. No building is permitted to be more than 2 stories.

Setback, Landscaping and Buffering: A 25 foot building setback and buffer is provided around the perimeter of the PD. The applicant states no hardwood trees over four inches in caliper shall be removed unless required for engineering or utility design. The applicant states privacy screening will be provided through the use of berms, fences or landscaping where applicable.

Signage and Lighting: The applicant states that a monument sign will be permitted at each entry point of the development for a total of 5 monument signs. Signs will consist of aluminum and acrylic with a base of brick or stone. Signs are also permitted to be internally lit or backlit.

The applicant states that down lighting will be used throughout the project in all parking and common areas.

CONCLUSION:

The applicant is requesting a major change to the previously approved Scuffletown Road Planned Development. The only change requested in this development is an increase in square footage on Lots B, C and D. The increase in square footage on Lots B and C would be 9,000 square feet along with a 7,200 square foot increase on Lot D for a total of 16,200 square feet.

The subject site is surrounded by commercial type uses to the north and east, and single-family residential to the south and west. The applicant is proposing office and commercial type uses for the north and eastern areas of the project with residential proposed for the southern portion of the project.

Staff is of the opinion the requested major change to the Planned Development is consistent with the surrounding land uses. A portion of it is also located within a Sub-Regional Center which is intended to serve the surrounding community. Staff believes the requested rezoning will have minimal impact on the surrounding community.

Based on these reasons staff recommends approval of the requested major change to the PD, Planned Development with the following condition:

- Make the changes identified in the letter dated June 19, 2019 from Sarah Holt, Planning Director

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	to Mark Curtis, Greenville Health Systems, previously presented and agreed upon, prior to any submittal of a Final Development Plan.
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DOCKET NUMBER: CZ-2019-51

APPLICANT: Mark Curtis for Greenville Health Authority, Scuffletown CCC, LLC, Greenville Tennis Club, LLC, and Bobby M. Safrit II

PROPERTY LOCATION: Adams Mill and Scuffletown Road

PIN/TMS#(s): 0548020103301, 0548020103303, 0548020103304, 0548020103305 and 0548020103306

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 13.04

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The subject parcels were originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. The subject parcels have had one previous successful rezoning case in 2003, CZ-2003-0075, from R-S to PD.

EXISTING LAND USE: medical office, tennis courts and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	retail, restaurant and offices
East	C-1, O-D and PD	retail, restaurant, gym and daycare center
South	R-S and R-12	single-family residential and amenity area
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: A portion of 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 as well as a *Sub-regional Center*.

ROADS: Scuffletown Road: two-lane State-maintained major collector
Adams Mill Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Scuffletown Road	6,300' S	8,500	8,200 -3.5%	10,400 +26.8%

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SUMMARY:

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Project Information:

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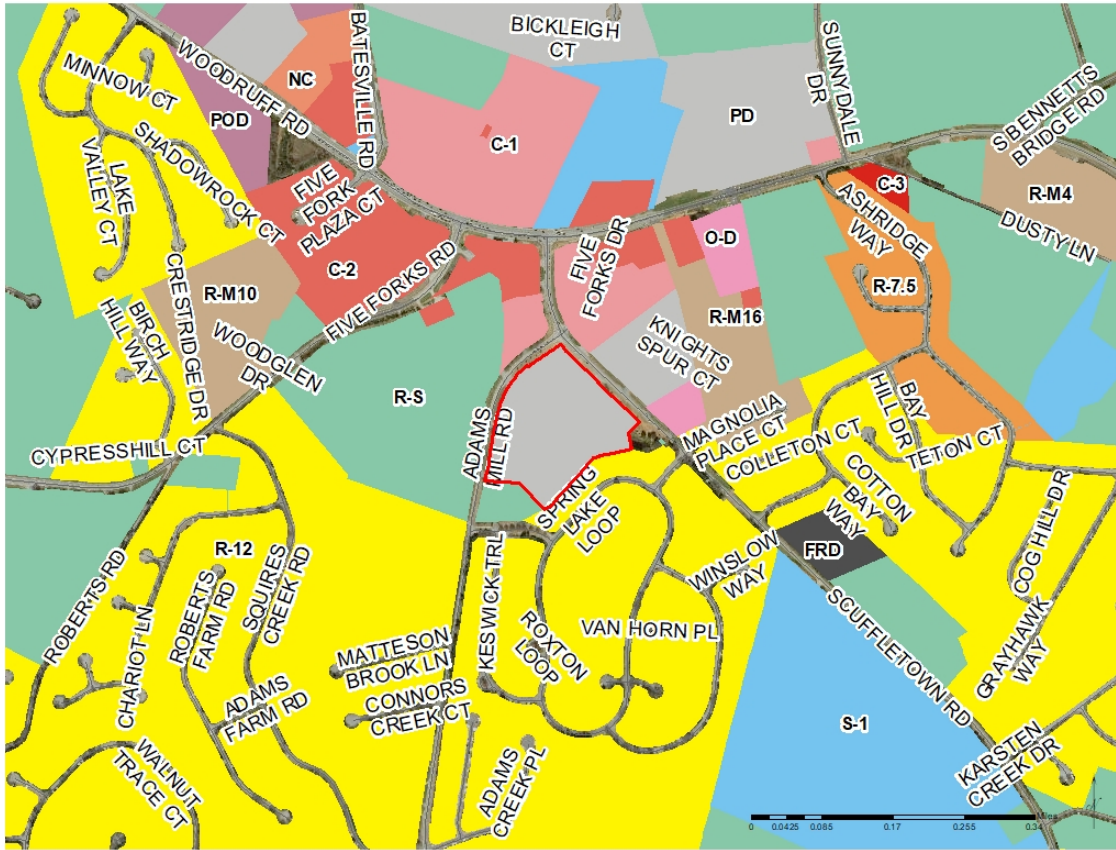
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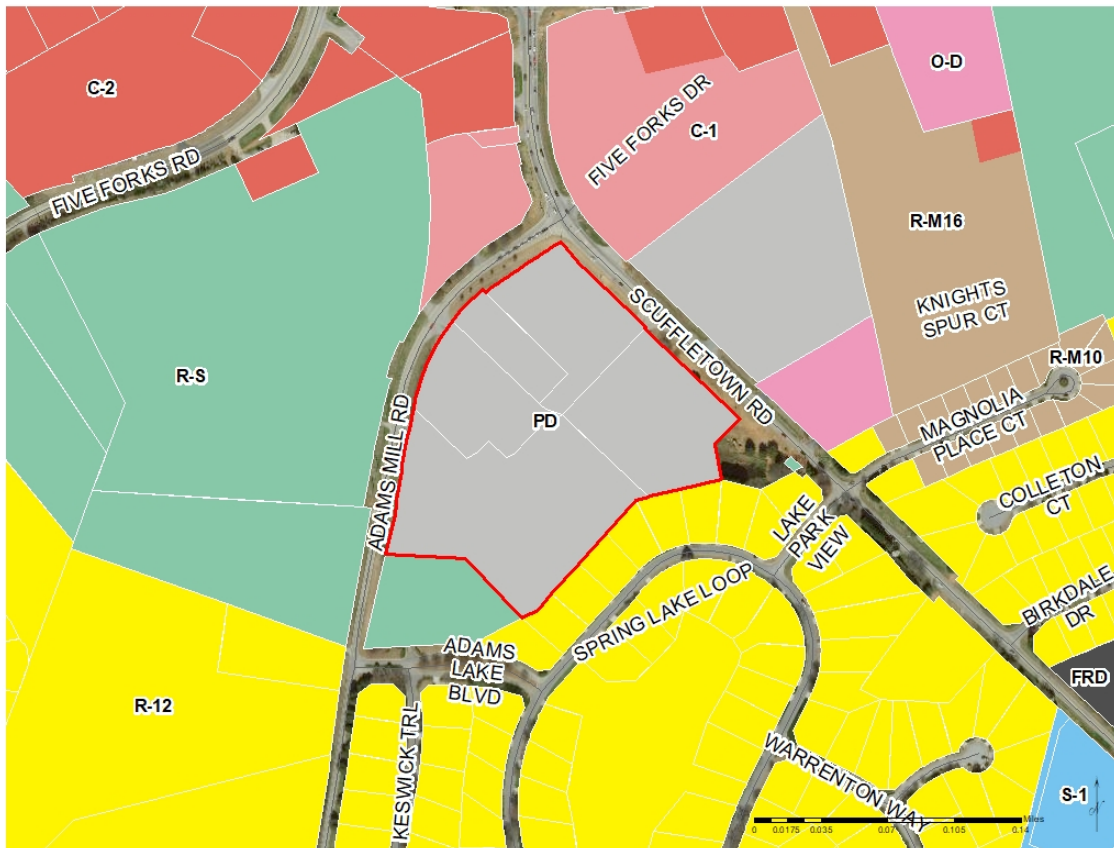


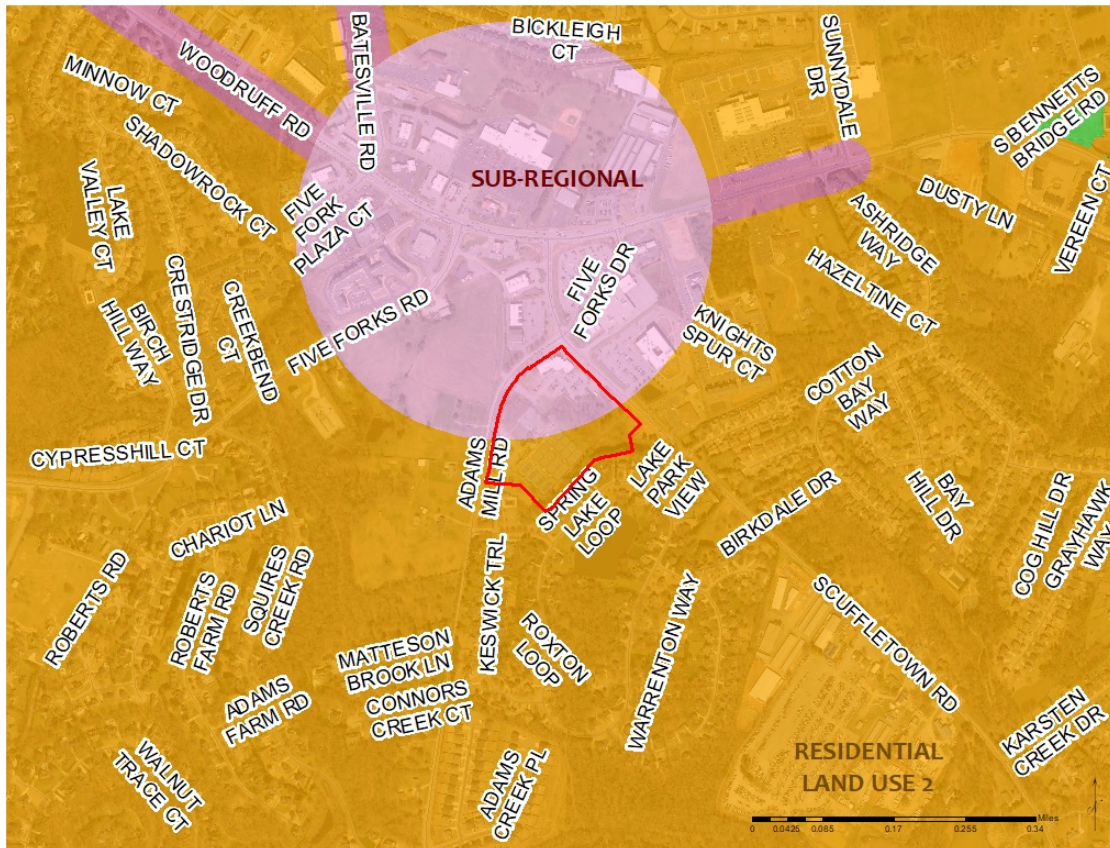
Aerial Photography, 2019





Zoning Map





Future Land Use Map