

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-19	Eric Jackson for RealtyLink, on behalf of SC Greenville Garlington, LLC Garlington Road and Entertainment Boulevard 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 S-1, Services to PD, Planned Development District	21	Approval with conditions	Approval with conditions		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Goal to allow movie theaters; TIS conducted and all requirements improvements constructed or under construction; had several community meetings • Wants to allow a dinner theater; will operate evenings and weekends, opposite high traffic times; need PD to allow the theater; will be an asset to Greenville County • TIS done in 2016; every recommended improvement done or under construction; lanes will be restriped to better handle traffic <p><u>Speakers Against:</u></p> <p>1) Neighbor</p> <ul style="list-style-type: none"> • Acknowledge completed traffic projects, but traffic has been backed up to the Ivybrook entry; traffic will impact Pelham and Dublin too; movie theaters will start around rush hour on weekdays; would like to talk with applicant • 4th request for this property before County Council; hoping County Council will be reasonable; adding truck traffic with the warehouses just built; cut down a lot of trees; applicant doesn't do what they're supposed to (access on Durham Dr, detention pond) and doesn't have respect for community <p>List of meetings with staff: Applicant – 1/7/2020 and 1/23/20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> and is designated as <i>Mixed Employment Center</i>, which calls for advanced manufacturing, office, mixed-use buildings, and civic/institutional facilities and retail and has a gross density of 8-30 dwellings per acre. Additionally the subject parcels are part of the <u>Dublin Road Area Plan</u>. Parcels 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 are designated in the Future Land Use of the Area Plan as <i>Services</i>. The parcels are approximately 0.20 miles southwest from the intersection of Garlington Road and Pelham Road. The site is currently not located along a bus route.</p>					

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REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to develop a mixed-use development consisting of a hotel, restaurant/bar, dinner movie/theatre, and entertainment space. This will be broken up into four lots with a building on each lot and all being connected internally with pedestrian sidewalks and shared parking.

Architectural Design:

The applicant states that the proposed buildings will be a mixture of brick/stone, decorative split face block and EIFS siding with decorative metal panels and glass store fronts. Each user will have unique trade colors and finishes based on their prototype. They will all complement each other and follow a common theme.

Access and Parking:

The applicant states that pedestrian access and circulation are an essential part of the development. There will be interconnecting sidewalks throughout the site where customers can park once and walk from use to use. Some of the sidewalk has already been constructed and the rest will follow suit. There will be direct access to the proposed development via a signalized intersection at Garlington Road and Entertainment Boulevard that is required to be installed by SCDOT. According to SCDOT there will also need to be modifications completed at the intersection of Garlington Road and Pelham Road, as well as a connection of Honbarrier Road to the internal private Clifton Court. The individual uses will connect to the private commercial roads internally. There will be no access to this development or to any other adjacent commercial/industrial development from Durham Drive other than emergency access only. All internal roads will be 24' in width.

The applicant is proposing 661 parking spaces based on the intended uses of the development. According to the applicant there will be enough parking to accommodate each potential user's parking requirements, but may need to have some shared parking easements that may be created during the Final Development Plan phase of the development. The parking spaces will be 9' x 20'.

Landscaping and Buffering:

The applicant states that landscaping will be provided throughout the site by means of street trees, parking lot landscape, and entrance landscape. Landscaping will be provided on each lot and associated parking areas to meet or exceed the Greenville County minimum requirements. Individual lot landscape plans will be provided as part of each Final Development Plan.

Signage and Lighting:

The applicant states that Per Section 19 of the Greenville County Sign Ordinance, up to three freestanding signs can be permitted per lot. The applicant states that rather than every user having three freestanding signs, only one sign will be allowed per each use. In addition, one large (50 foot tall) freestanding sign will be installed near Interstate 85, one monument sign near Pelham Road (which already exists), and one monument sign near Garlington Road and Entertainment Boulevard (which already exists) will be provided for the overall development. The building signage will meet all current restrictions on size, material, lighting, etc. in the Greenville County Sign Ordinance. All signage is to match throughout the

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	<p>project site and complement each other.</p> <p>According to the applicant, all site lighting will be full cut-off. The lighting in the parking lot areas will be a maximum of twenty-eight (28') in height and other than the height, will meet all Greenville County standards with regards to lighting.</p> <p>Proposed Land Uses:</p> <p>Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed Employment Centers, as stated in the <u>Plan Greenville County Comprehensive Plan</u>, includes “office parks or campus like developments geared toward meeting the need of mid to large.”</p> <p>Conclusion:</p> <p>According to the <u>Plan Greenville County Comprehensive Plan</u>, this area is designated as <i>Mixed Employment Center</i> use in the Future Land Use section. It is also designated as <i>Services</i> in the <u>Dublin Road Area Plan</u>. This future land use is intended for large campus like mixed-use developments with interconnectivity for both vehicles and pedestrians. The proposed development will provide an array of uses that will be developed in a manner that is consistent with the Comprehensive Plan. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none">1. Meet all requirements per SCDOT on the realignment of the Garlington Road and Pelham Road intersection and the installation of the traffic signal;2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.3. Access across Rocky Creek may involve the existing Honbarrier Dr. Bridge or a new route chosen based on the Floodway Variance Application before the Construction Board of Appeals on April 30, 2020. Either route is acceptable to Planning and Zoning without the need for a major change and would be reflected as part of the Final Development Plan for this parcel. <p>Based on these reasons, staff recommends Approval of the requested rezoning to PD, Planned Development District with conditions.</p>
GCPC	At the April 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant’s request to rezone the property from S-1, Services to PD, Planned Development District meeting all of Staff’s recommended conditions.



Greenville County Planning and Zoning Division
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www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-19

APPLICANT: Eric Jackson for RealtyLink, on behalf of SC Greenville Garlington, LLC

PROPERTY LOCATION: Garlington Road and Entertainment Boulevard

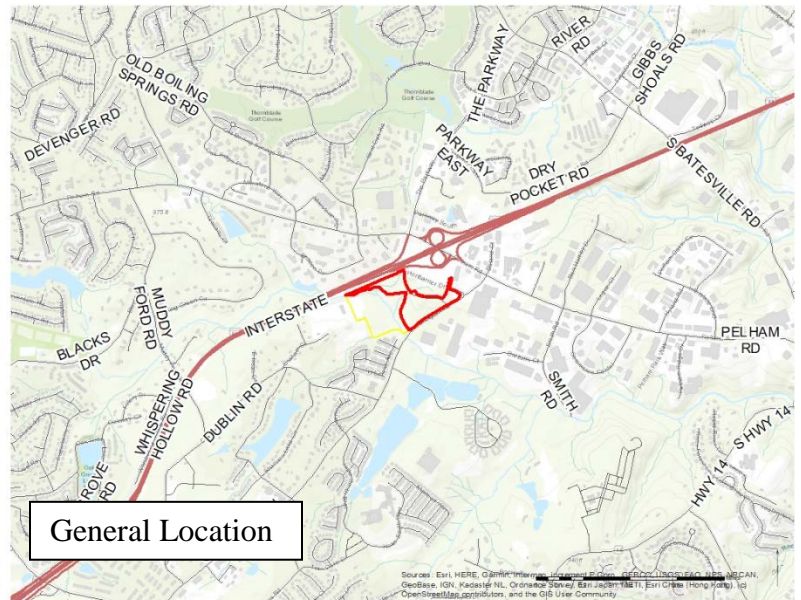
PIN/TMS#(s): 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726

EXISTING ZONING: S-1, Services

REQUESTED ZONING AND LAND USE: PD, Planned Development District
Mixed-use Development

ACREAGE: 20.5

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86. There was an unsuccessful R-M11, Multifamily rezoning request in 2015, CZ-2015-58. There was a rezoning request in 2019, CZ-2019-82 to rezone 73.6 acres to PD, Planned Development that was withdrawn by the applicant.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	restaurants
East	S-1 and I-1	retail/entertainment and industrial
South	S-1 and I-1	industrial and business park with various uses
West	S-1 and R-M20	services, vacant land, and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro/ReWa

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed Employment Center*, which calls for advanced manufacturing, office, mixed-use buildings, and civic/institutional facilities and retail and has a gross density of 8-30 dwellings per acre.



Plan Greenville County, Future Land Use Map



MEC MIXED EMPLOYMENT CENTER

Place Type Characteristics

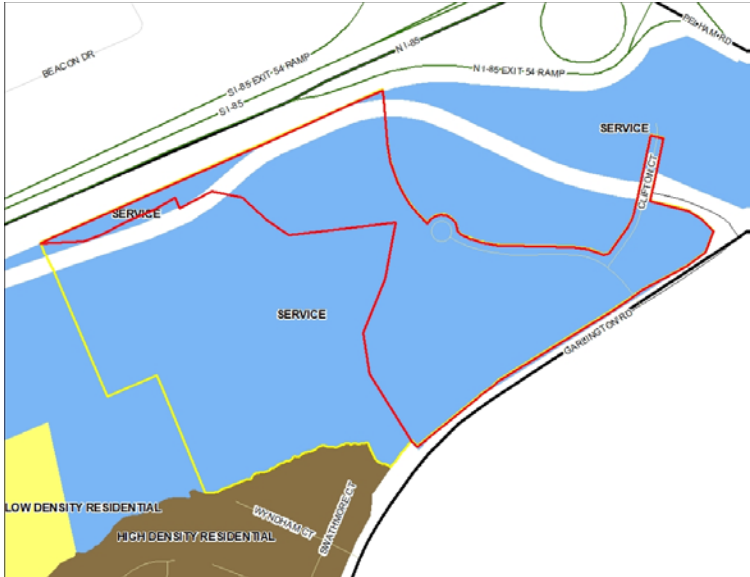
Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

Primary Uses	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
Secondary Uses	Open space, neighborhood commercial, multi-family residential
Gross Density	8 to 30 dwellings per acre
Transportation	Auto oriented but walkable, transit/park-and-ride lots should be provided
Parking	Large surface parking on street parking, central parking garages should be encouraged
Open Space	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

Additionally the subject parcels are part of the Dublin Road Area Plan. Parcels 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 are designated in the Future Land Use of the Area Plan as *Services* and located within the red boundary in the image below.



Dublin Road Area Plan, Future Land Use

ROADS AND TRAFFIC:

Garlington Road: two-lane State-maintained collector road and the development has approximately 250 feet of road frontage.

Honbarrier Drive: two-lane State and privately maintained local road and the development has approximately 272 feet of road frontage on the portion maintained by the State.

Entertainment Boulevard: two-lane privately maintained commercial road.

The parcels are approximately 0.20 miles southwest from the intersection of Garlington Road and Pelham Road. The site is currently not located along a bus route.

Location of Traffic Count	Distance to Site	2011	2014	2018
Garlington Road	4,177' NE	6,800	6,600 -3.0%	8,200 +24.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the western side of the development. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 1.01 miles from Shannon Forest Christian School.

**REVIEW DISTRICT
DETAILS:**

Project Information:

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The applicant is proposing 661 parking spaces based on the intended uses of the development. According to the applicant there will be enough parking to accommodate each potential user's parking requirements, but may need to have some shared parking easements that may be created during the Final Development Plan phase of the development. The parking spaces will be 9' x 20'.

Landscaping and Buffering:

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Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed Employment Centers, as stated in the Plan Greenville County Comprehensive Plan, includes "office parks or campus like developments geared toward meeting the need of mid to large."

CONCLUSION:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed Employment Center* use in the Future Land Use section. It is also designated as *Services* in the Dublin Road Area Plan. This future land use is intended for large campus like mixed-use developments with interconnectivity for both vehicles and pedestrians. The proposed development will provide an array of uses that will be developed in a manner that is consistent with the Comprehensive Plan. The proposed development will have to meet the following conditions:

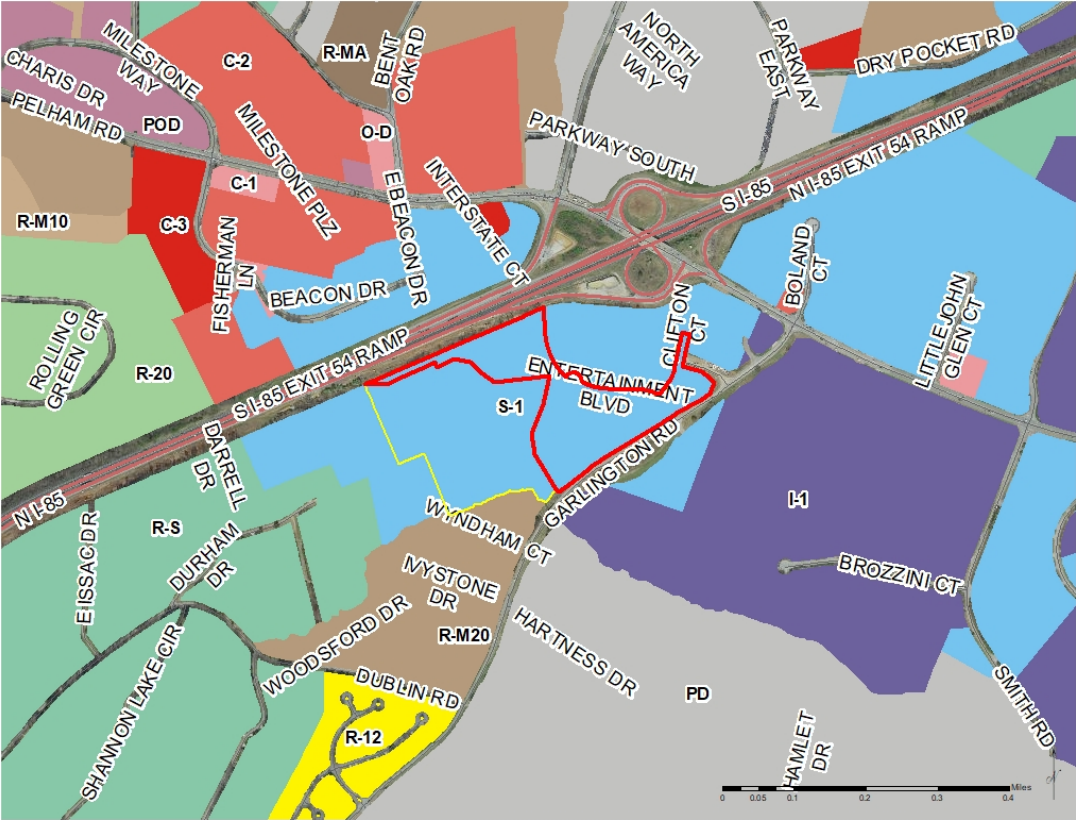
1. Meet all requirements per SCDOT on the realignment of the Garlington Road and Pelham Road intersection and the installation of the traffic signal;
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Staff recommends approval with conditions.

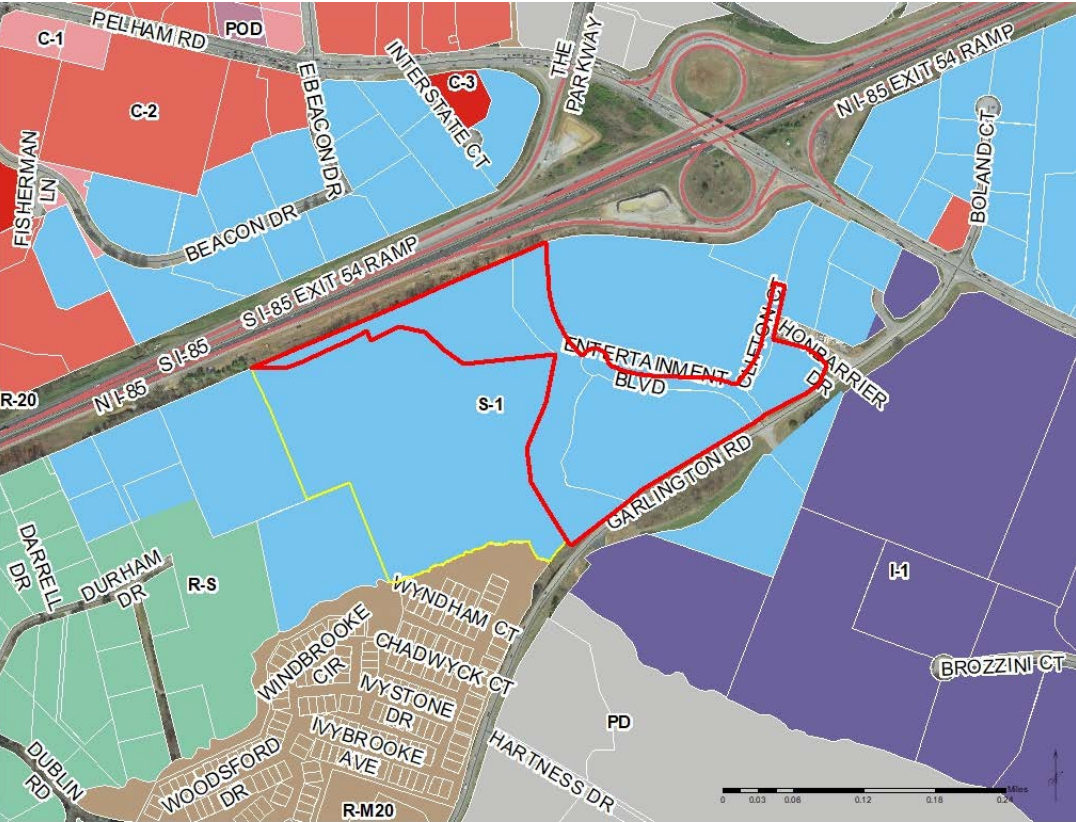


Aerial Photography, 2019





Zoning Map





Joshua Henderson
Zoning Administrator
(864) 467-7537
www.greenvillecounty.org

March 6, 2020 **Applicant's response March 12, 2020** Staff March 13, 2020

Eric Jackson
Realty Link
201 Riverplace, Suite 400
Greenville, SC 29601

RE: Garlington North review letter; CZ-2020-19

Dear Mr. Jackson,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

Page 3

1. The last sentence of the first paragraph might be left over from a past SOI. The parcels associated with this application do not touch the boundary of the R-S and R-M20 zoned properties. Please make sure that you have the correct zoning classification for the surrounding parcels.
 - a. **Agreed. That sentence has been removed.**
 - b. **Staff accepts applicant's response.**
2. In the last paragraph on this page, please do not use "not limited to" language and instead be more specific as to describing the desired uses.
 - a. **Ok. The site plan is set. We are ok with removing the "not limited to" language.**
 - b. **Staff accepts applicant's response.**

Page 5

1. At the end of the Development Schedule section, please provide information for the allowance of phasing the Final Development Plan if need be. This way you can allow yourself flexibility on only submitting for the lot when you are ready.
 - a. **Ok. Language added such that each lot's Final Development Plan will be submitted on a lot by lot basis.**
 - b. **Staff accepts applicant's response.**
2. According to previous conversations between SCDOT and Staff, there are some outstanding items regarding the installation of the signal and the modifications of the intersection of Garlington Road and Pelham Road (which you allude to in your SOI). Please work with SCDOT to complete all outstanding items in a timely manner. Also, please provide a summary of what is left to complete from your end. Any outstanding item could result in a Condition of Approval for this project.
 - a. **Agreed. We have been working with SCDOT on this. We are currently awaiting pricing on the remainder of the work at Garlington and Pelham Road. SCDOT and we are aware**

- that no Certificate of Occupancy will be issued on any buildings in the development until the road work is complete.
- b. Staff accepts applicant's response; however, the applicant must meet all requirements per SCDOT before any occupancy can occur.
3. In the third paragraph under the Public Improvements and Facility Impact section, please include the word "utility" between public and infrastructure.
 - a. Added.
 - b. Staff accepts applicant's response.
 4. Staff realizes that the proposed development no longer includes the area on the west side of the creek, but we would still like to see some language to the access on Durham Drive and enhancing what is currently used to block this access with more of a locked gate with a Knox Box to allow for emergency access only.
 - a. Understood. A paragraph has been added to the end of the Pedestrian, Parking , and Site Circulation section discussing this.
 - b. Staff accepts applicant's response.
 5. In the first paragraph under the Pedestrian, Parking, and Site Circulation section, Staff would like to see more of a commitment on the interconnecting of the sidewalks and not use the phrase "where possible".
 - a. Ok. "where possible" language has been removed and we have added some language that at least a 5-foot wide sidewalk will be constructed to each user in the PD. Due to topography and wetlands on the site we are limited on how much grading we can do to allow for sidewalk but we will at least make sure there is at least some form of pedestrian connection between the users.
 - b. Staff accepts applicant's response.
 6. In the last sentence of the first paragraph under the same section, please change "where reasonable" to "in a comprehensive approach". Also, what about the Swamp Rabbit Trail and floodplain area and connections?
 - a. Language changed at your request. With regards to the Swamp Rabbit Trail and park in general, due to financial limitations as a result of the reduction of the Planned Development size, we are unable to commit to funding this currently. We are still open to the idea of the trail and park system but cannot make a commitment to it at this time.
 - b. Staff accepts applicant's response.
 7. In the last paragraph on this page, please remove the second to last sentence and the word "Accordingly" in the last sentence.
 - a. Removed.
 - b. Staff accepts applicant's response.

Page 6

1. In the first sentence on this page, please add a semi-colon after parcel and indicate "i.e." in lower case letters.
 - a. Changed.
 - b. Staff accepts applicant's response.
2. In the first paragraph under the Amenities and Landscaping section, please explain what you are referring to about "entrances" (i.e. building entrances or project entrances).
 - a. Project site entrances. Language added for clarification.
 - b. Staff accepts applicant's response.
3. In the first paragraph, third line, please replace the last word "may" with "will". Also, please remove the language "Although shared parking easements may be needed, shared parking is

anticipated to be minimal. Should shared parking...” Begin the next sentence with “Easements” and remove “be needed, easement” and end that sentence with “development” and remove the remainder of the sentence.

- a. **Changed.**
- b. **Staff accepts applicant’s response.**
4. Please capitalize EIFS under the Architecture section.
 - a. **Changed.**
 - b. **Staff accepts applicant’s response.**
5. At the end of the first paragraph under the Amenities and Landscaping section, please reword so it reads “Garlington Road is completed”.
 - a. **Reworded.**
 - b. **Staff accepts applicant’s response.**
6. At the end of the second paragraph under the Amenities and Landscaping section, please reword so it reads “Final Development Plan and/or Site Plans for Building Permits”.
 - a. **Reworded.**
 - b. **Staff accepts applicant’s response.**
7. In the last paragraph on this page, please replace “by the” with “and”.
 - a. **Changed.**
 - b. **Staff accepts applicant’s response.**

Page 8

1. Please reword “ascetically” to “aesthetically”.
 - a. **Reworded.**
 - b. **Staff accepts applicant’s response.**
2. Staff understands the intent of providing restricted uses, but we believe that if you provide a very strong stance as to what is only permitted in the beginning of the Statement of Intent, you can eliminate the Restricted Use section. We would not want to have a use fall between a permitted use and a restricted/prohibited use.
 - a. **We have removed the list at the table of restricted uses and added a little more detail to the uses described at the beginning of the SOI. Only the uses described at the beginning of the SOI will be allowed.**
 - b. **Staff accepts applicant’s response.**

Concept Plan

1. Please include a table that provides the land use of every part of the site with number of acres that total the amount in the SOI.
 - a. **A table has been added to the Planned Development Plan (C1.0) that lists the land use of the site with the number of acres associated with each use. The number of acres totals the amount listed in the SOI (+/- 20.5 Acres).**
 - b. **Staff accepts applicant’s response.**
2. What is to happen with the existing round-about on Entertainment Boulevard? If it is to remain, please show it on the plans.
 - a. **The existing round-about is to be removed for easier traffic flow through the intersection.**
 - b. **Staff accepts applicant’s response.**
3. Please provide additional traffic arrows throughout the lots to help with understanding the traffic flow.
 - a. **Additional traffic arrows have been added to the Planned Development Plan (C1.0) throughout the lots to help with the understanding of traffic flow.**

- b. Staff accepts applicant's response.
4. In you Site Information box, please include the proposed rezoning of FRD, Flexible Review District.
 - a. The proposed rezoning of PD (Planned Development) has been added to the Site Information box on the Planned Development Plan (C1.0).
 - b. Staff accepts applicant's response.

Landscape Plan

1. There appears to be a missing tree island to the west of the building on Lot 3 adjacent to the large evergreen trees.
 - a. A tree has been added to the island to the west of the building on Lot 3 adjacent to the large evergreens trees.
 - b. Staff accepts applicant's response.

Traffic Impact Study

1. Greenville-Pickens Area Transportation Study (GPATS) has a programmed Phase 1 of a Corridor Project on Garlington Road from Woodruff Road to Roper Mountain Rd to begin design/planning in 2022. Phase 2 of this Corridor is from Roper Mountain Road to Pelham Road, and concerns the stretch along where this PD is proposed. Based on their history with multi-phased projects at GPATS (for example, the recently completed Salters Rd. project), SCDOT is going to request that both Phases of Garlington be dealt with in a single project. With design/planning beginning in 2022, PE/ROW/Construction should follow beginning in 2024. While GPATS is unable to state what the scope of such a Corridor Project would be at this time, there is potential based on growth and development needs on this corridor in addition to commuter travel by our planning horizon of 2040, that Garlington will need to be widened to 5 lanes, with additional turn lanes at major intersections and access management. GPATS encourages that as a part of this PD, the developer take this future project into account to the best of their ability, and consider intersections, entrances, and development setbacks to accommodate and ideally capitalize on a multi-lane widening project along Garlington in the next decade.
 - a. Comment noted. Based on the location of the existing right of way and the proposed buildings/parking, there should be sufficient right of way to expand Garlington Road as needed.
 - b. Staff accepts applicant's response.

Please submit the revised Statement of Intent and plans no later than March 12, 2020 in time to get revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated March 6, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Zoning Administrator