

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 2, 2020
CONFERENCE ROOM D – COUNTY SQUARE
5:00 PM

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Joe Dill Chairman
Mike Barnes Vice Chair
Rick Roberts
Dan Tripp

COMMITTEE MEMBERS ABSENT:

Ennis Fant

STAFF PRESENT:

Dean Campbell
Paula Gucker
Helen Hahn
Joshua Henderson
Sarah Holt
Regina McCaskill
Meagan Staton

OTHER COUNCIL MEMBERS PRESENT

Liz Seman

PLANNING COMMISSIONERS PRESENT:

Mark Jones

CALL TO ORDER

Chairman Dill called the meeting to order at 5:01 p.m.

INVOCATION

Mr. Tripp provided the invocation

APPROVAL OF THE MINUTES OF THE FEBRUARY 3, 2020 COMMITTEE MEETING

MOTION: By Mr. Roberts to approve the minutes of the February 3, 2020 Committee meeting as presented. The motion carried by voice vote with one absent (Fant).

REZONING REQUESTS

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-12

APPLICANT: Krish Vijay Patel for KVP Five Forks, LLC

PROPERTY LOCATION: 2615 Woodruff Road

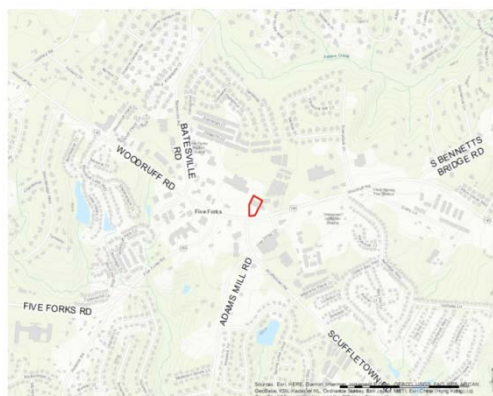
PIN/TMS#(s): 0548020103902

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-2, Commercial

PROPOSED LAND USE: Retail and Restaurants

ACREAGE: 1.16



COUNCIL DISTRICT: 21 - Roberts

ZONING HISTORY: The parcel was originally zoned S-1, Services in June of 1991 as part of Area 7. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant warehouse

AREA CHARACTERISTIC

Direction	Zoning	Land Use
North	S-1	vacant land and future storage facility
East	C-2	restaurants, tavern, and business offices
South	C-1	grocery store, restaurant, beauty shop, pet grooming, and business office
West	S-1	vacant land

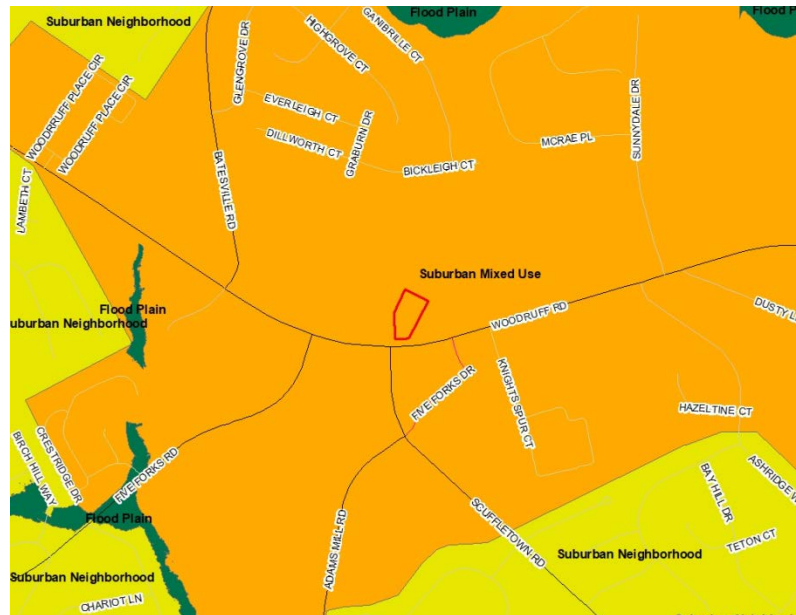
WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*.

Plan Greenville County, Future Land Use Map





SMU SUBURBAN MIXED-USE

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
Secondary Uses	Townhomes , surface and structured parking, park-and-rides lots, transit stations
Gross Density	6 to 20 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET:

The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	1.16	0 units
Requested	C-2	16 units/1 acre		18 units

A successful rezoning may add up to 18 dwelling units.

ROADS AND TRAFFIC:

Woodruff Road: four-lane State-maintained Major Collector. The parcel has approximately 98 feet of frontage along Woodruff Road, and the parcel is approximately 0.24 miles east of the intersection of Batesville and Woodruff Roads. The property is not along a bus route, however there are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	1,219' E	17,400	18,500 +6.3%	23,200 +25.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. Monarch Elementary is located approximately 0.77 miles from the site.

CONCLUSION:

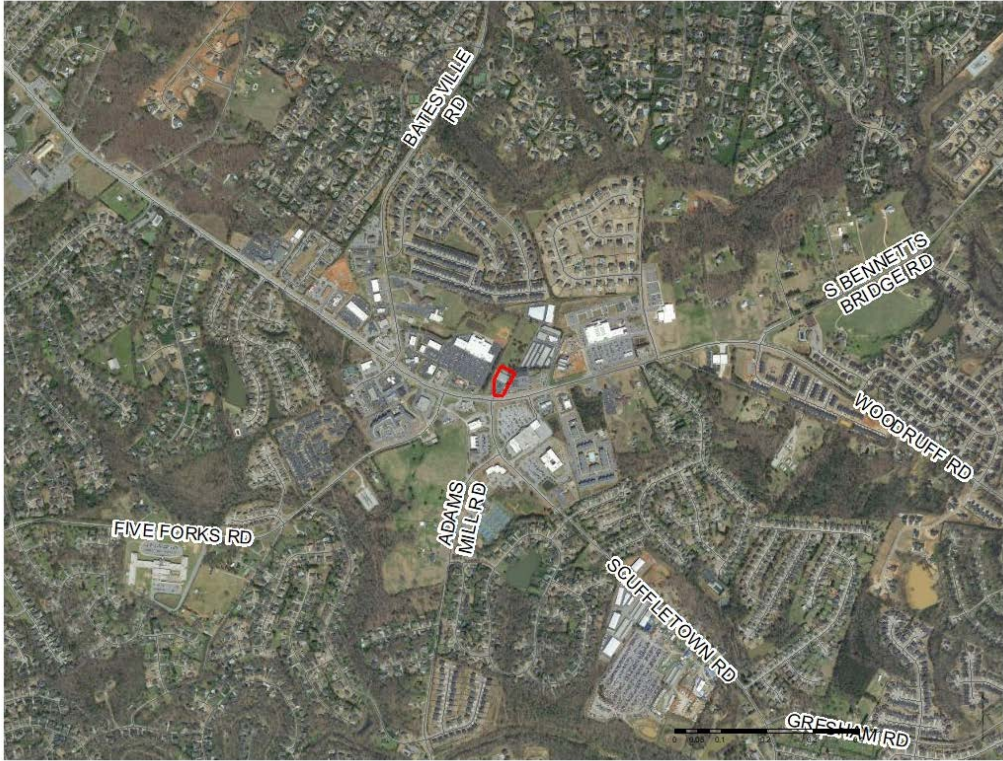
The subject parcel is located in an area that is surrounded primarily by commercial uses. The parcel is also located within the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. In addition to providing for a variety of single-family and multi-family building types, this designation also suggests that regional or neighborhood commercial, office, institutional, and mixed-use residential to be suitable primary uses for this area.

The applicant has stated that the proposed use for this site is restaurants and retail. While these uses are primarily already permitted on site with the current zoning in place, rezoning this parcel to C-2, Commercial brings the property into greater conformance with setbacks, and is essentially a “housekeeping” type request overall.

STAFF RECOMMENDATION:

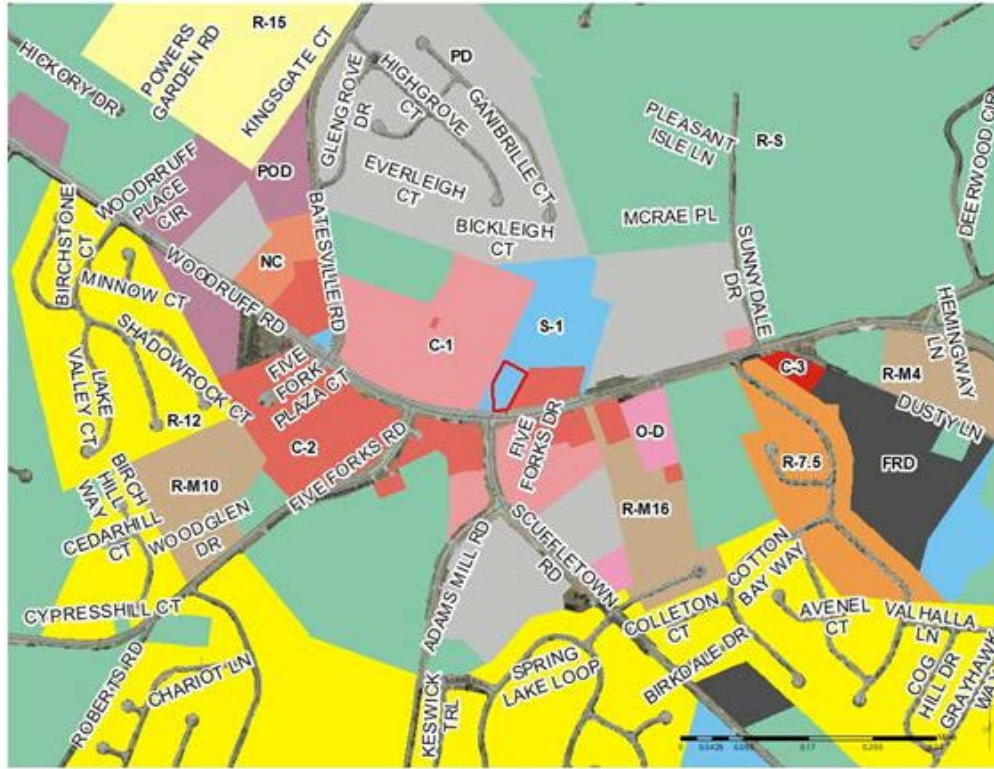
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission also recommended approval.

MOTION: By Mr. Roberts to approve CZ-2020-12. The motion carried by voice vote with one Absent (Fant).

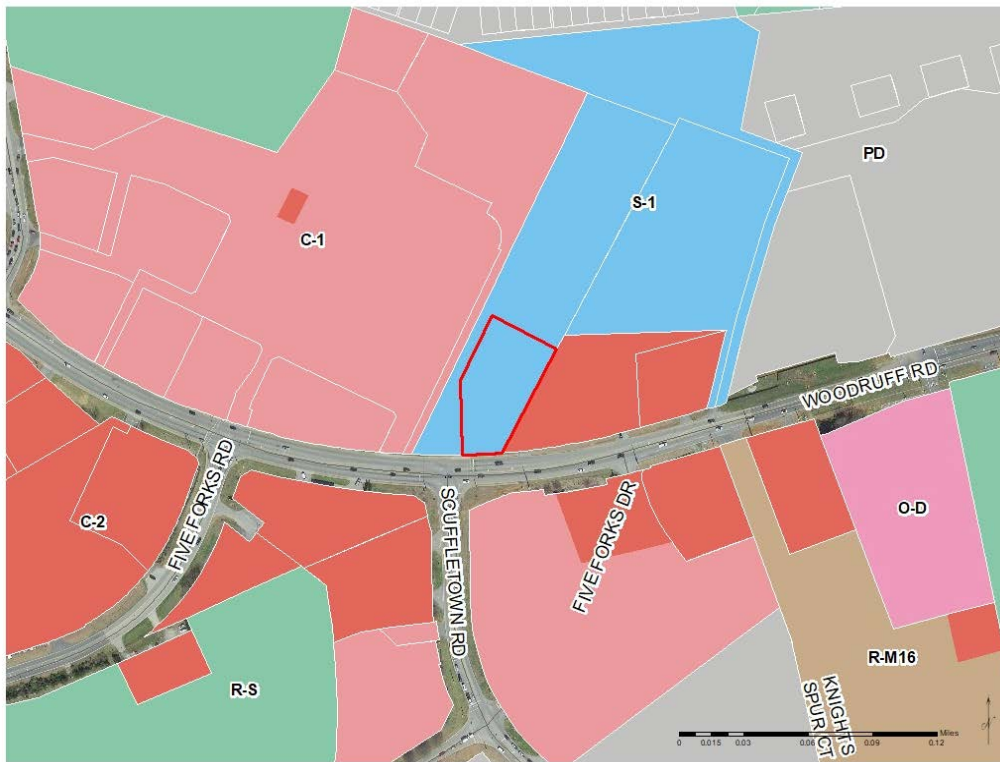


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-13

APPLICANT: Suzanne Childs, AIA for Childs Architecture on behalf of New Generation Daycare and Learning Center Holdings, LLC

PROPERTY LOCATION: 110 Old Grove Road

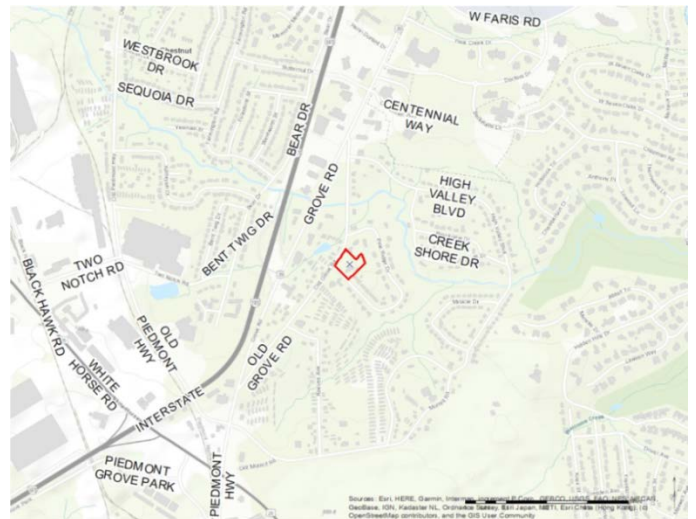
PIN/TMS#(s): WG01020500200

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING AND LAND USE: FRD, Flexible Review District
Children’s Daycare and After School Program

ACREAGE: 1.77

COUNCIL DISTRICT: 24 – Seman



General Location

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in May 1971. There have been no proposed rezonings for the parcel in question. The parcel was granted a setback variance

(CB-2020-02) for the existing building located at the rear of the property, being proposed for the after school program, to be 2' 1 ½" from the rear property line. This variance request was granted at the January 8, 2020 Greenville County Board of Zoning Appeals.

EXISTING LAND USE: Vacant daycare

AREA CHARACTERISTICS:

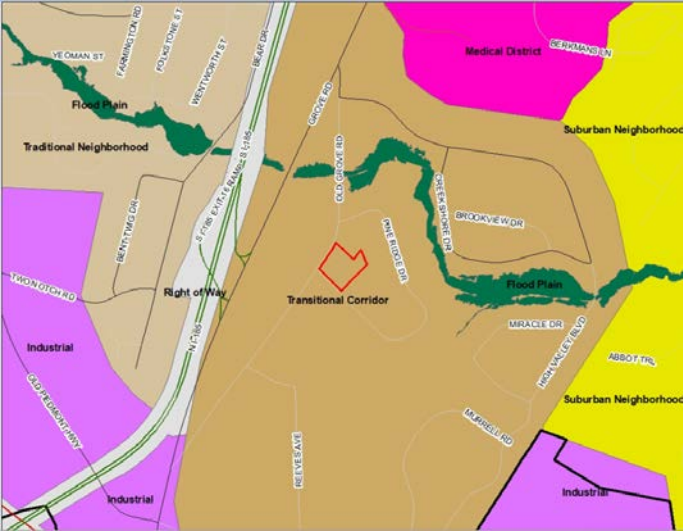
Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential
South	R-12	vacant single-family residential
West	R-12	mobile home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt District Wastewater Collection

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Transitional Corridor*, which calls for primary uses as commercial, office, and retail and has a gross density of 12-30 dwellings per acre.



Plan Greenville County, Future Land Use Map



TC TRANSITIONAL CORRIDOR

Place Type Characteristics

Transitional Corridors are older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.

Primary Uses	Commercial, office, retail
Secondary Uses	Townhomes, attached single-family residential
Gross Density	12 - 30 dwellings per acre
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking in rear of buildings
Open Space	Neighborhood parks, plazas

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R12	3.6 units per acre	1.77	1 unit
Requested	FRD	2 units per acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS AND TRAFFIC:

Old Grove Road: two-lane County-maintained collector road and the parcel has approximately 250 feet of road frontage.

Pine Ridge Drive: two-lane County-maintained local road and the parcel has approximately 250 feet of road frontage.

The parcel is approximately 0.38 miles east of Old Grove Road and Highway 20. It is located 0.43 miles from the nearest bus stop at 1130 Grove Road; however there are not sidewalks in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Grove Road	1823' W	11,200	11,700 +4.46%	12,700 +8.55%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 0.8 miles from the Charles Townes Center for the Gifted School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to renovate the existing 3,172 sq. ft. main structure for the use of a daycare and the 2,142 sq. ft. accessory structure for the use of an after school program. The most recent use of the property was for a daycare business, but due the current zoning of R-12, Single-Family Residential and a lapse of 6 months in operation, a daycare is not a permitted use in the current zoning. The buildings have to be renovated to bring them into compliance with the proposed use due to lack of previous upkeep. The applicant does primarily plan on utilizing the entire parcel for child care purposes (i.e. daycare and after school programs), but through the proposed Statement of Intent would be allowing additional uses allowed in the Neighborhood Commercial zoning classification under the Greenville County Zoning Ordinance and some professional service businesses. The proposed development will also include new a parking lot, pedestrian connectivity throughout the site, playground area, drop-off/pick-up area, and the possibility of 1,500 sq. ft. storage building and possible playground expansion.

Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the

Statement of Intent for the property given that Transitional Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes “older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.”

Architectural Design:

Both of the existing buildings are one story and other than routine renovations will not be changed or expanded. All buildings (both existing and the proposed storage building) will not exceed the maximum allowed height of 35'. Exterior finish materials will consist of brick, stone, cement board siding, composite trim, and vinyl windows.

Access and Parking:

The applicant is proposing 16 parking spaces which is 33% less than the 24 required parking spaces per Article 12 Development Standards in the Greenville County Zoning Ordinance. This amount is being proposed based on staggered times for student drop-off and pick-up along with parents using parking spaces for 5-10 minutes at a time. Any future change in use, as allowed per the Statement of Intent, will be required to meet the parking requirements in the Greenville County Zoning Ordinance. There will be the (10) 90 degree parking spaces in the main parking lot and an additional six (6) parallel parking spaces in front of the main building. The 90 degree parking spaces will be 9' x 20' and the parallel parking spaces will be 9' x 23', all meeting the Greenville County Zoning Ordinance.

The proposed development will provide a 24' two-way access driveway off of Old Grove Road into the larger parking lot and reduce to a one-way access driveway onto Pine Ridge Drive. The main building will be connected by a series of concrete walkways and there will be pedestrian walkways leading from the building to Old Grove Road and Pine Ridge Drive. There will be a sidewalk along the parallel parking spaces providing for safe access without having to cross vehicular traffic. The ingress/egress point into the side of the building will be located behind the main parking lot providing safe access without having to cross through the parking lot. There is not a bus stop in the immediate area, but there is one 0.43 miles on Grove Road; however, there are no sidewalks for safe travel from the bus stop to the site.

Landscaping and Buffering:

The applicant states that the playground area will be enhanced

with plantings, and a shade tree and shrub(s) will be added in proximity to the main parking lot. There will be a 6' tall opaque fence with an additional evergreen landscape buffer on the inside of the fence adjacent to single-family residential properties to provide a buffer from the proposed development. The site benefits from several mature trees that will be kept to the best of the applicant's ability depending on the new driveways and parking areas. The overall intent of the proposed development is to keep the same character and look of the property that it has had over the years, fitting in with the surrounding single-family residential properties.

Signage and Lighting:

The applicant states that a monument sign not exceeding 30 sq. ft. will be installed at the driveway on Old Grove Road and "Do Not Enter" directional signage will be installed at the exit lane on Pine Ridge Drive. The monument sign will consist of a combination of brick, stucco or stone and wood.

All exterior lighting will be full cut-off design. The building mounted lighting will be used to highlight entrances, walkways, parking and landscape areas. Sidewalks/walkways will be lit by ground mounted solar powered light fixtures. The larger parking area will be lit by pole mounted fixtures not exceeding 20' in height and will be provided with house-side shielding to not negatively impact surrounding single-family residential properties. The applicant has stated that the 20' pole lights will not come on before 6 am and will go off no later than 9 pm.

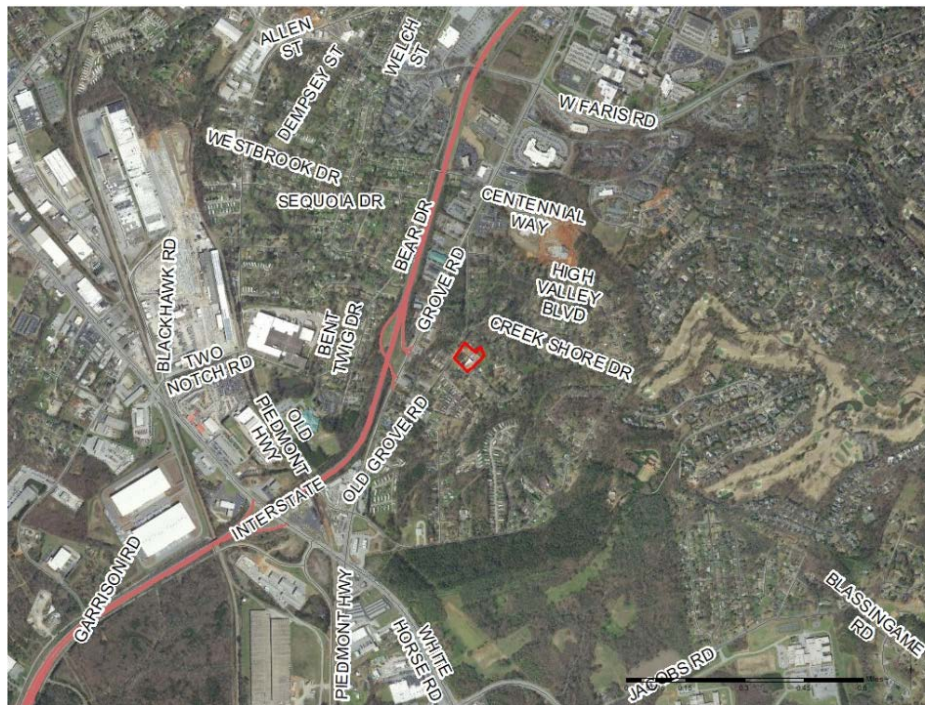
CONCLUSION:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Transitional Corridor* use in the Future Land Use section. Old Grove Road is made up of a variety of development that consists of single-family residential, office and commercial, church, and mobile/manufactured home parks. The proposed development of a daycare/after school program will aid in bringing additional future redevelopment for this area by bringing life back to an existing vacant building. The proposed development will have to meet the following conditions:

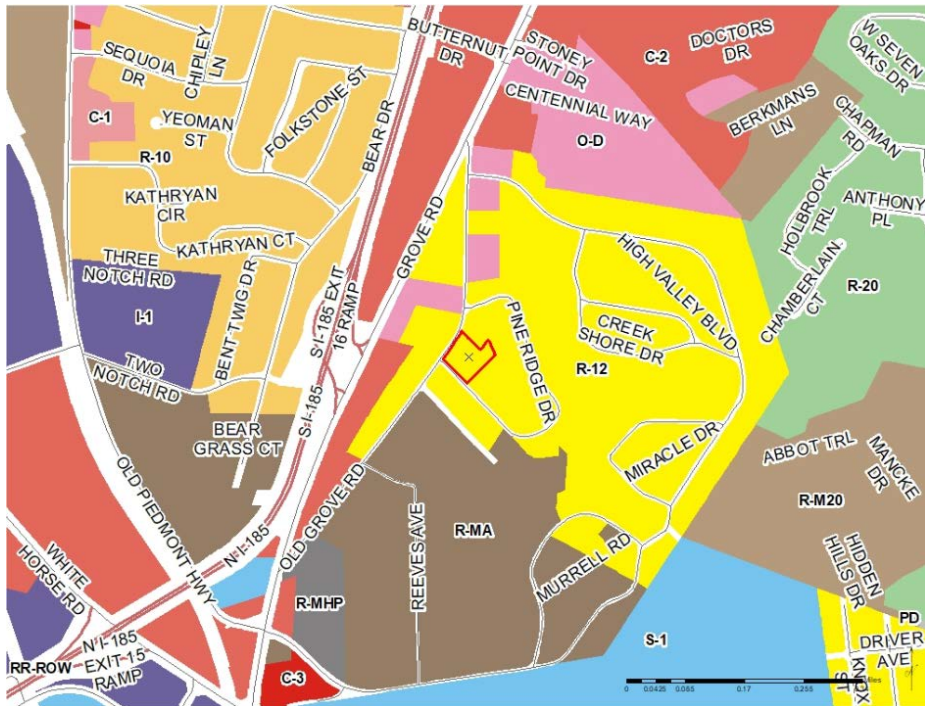
1. Meet all remaining comments from the letter dated February 7, 2020 between Suzanne Childs and Staff;
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.
3. Provide adequate parking and stacking of vehicles for the

proposed approximate 90 students that are being allowed. The parking and stacking of vehicles waiting to drop-off and pick-up cannot overflow into the public rights-of-way and must be contained on-site. This will either need to be accomplished by additional parking area(s) or provide Staff with an example of a drop-off/pick-up schedule that will be provided to the parents. Staff recommends approval with conditions. The Planning Commission recommended approval with conditions.

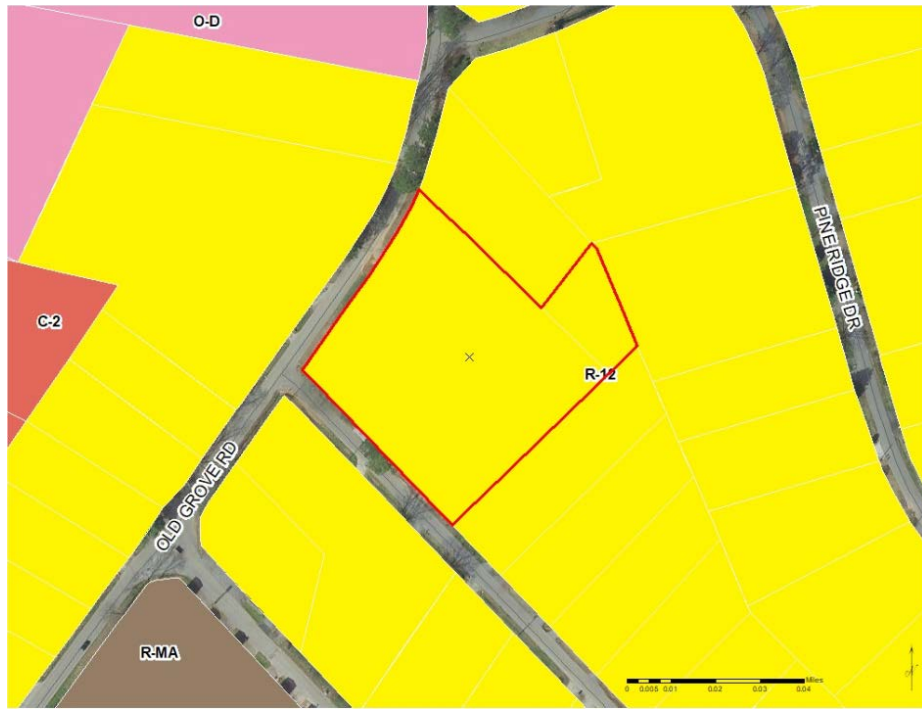
MOTION: By Mr. Roberts to approve CZ-2020-13 with staff's conditions. The motion carried by voice vote with one absent (Fant).



Aerial Photography, 2019



Zoning Map



February 13, 2020

Suzanne R. Childs, AIA responding to County Comments in RED

February 7, 2020

Suzanne Childs, AIA
Childs Architecture
610 N. Main St. Ste. 101
Greenville, SC 29601

RE: 110 Old Grove Road review letter; CZ-20-13

Dear Ms. Childs,

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

1. Please provide page numbering for each page. My comments below are in order of the current pages and indicated by page numbers.
Will add page numbers.

Cover Page

1. Please revise the parcel number to read WG01020500200 and provide reference to the portion of parcel WG01020500100.
Will reference the portion of adjacent parcel that has been added to property.

Page 1

1. Under Section 1 Staff believes that the following allowed uses might not be fitting for the area due to the close proximity of the existing single-family residential: police, bank or similar financial institutions, government offices, library, community recreation, restaurant, or veterinary offices.
Will remove those uses from the list of allowed uses.
2. Please specify both small scale gardening and small scale retail. What type uses are you referring to with these?
Small scale gardening would be for neighborhood use, not commercial sales. Small scale retail is less than 4,000 SF to be congruent with existing building footprints. The intention is to be able to convert existing buildings and not razing buildings for a structure of commercial character.
3. In your Prohibited Uses, please specify large scale retail.
Large scale retail is over 4,000 SF.
4. Please include pay day loans in your Prohibited Uses.

Pay day loans will be added to list of Prohibited Uses.

Page 2

1. Under Density and Use Table, please provide the density information in a table like what is provided in our Review District Checklist. You provided single-family residential as an allowable use therefore you will need to provide a max density for the residential and not the max building area and recreation as indicated. It might be beneficial to have two separate tables: one for single-family residential and one for non-residential uses.
Will provide two tables, one for single family residential, and one for non-residential uses. The maximum density for single family use would be conversion of the Day Care Main Building back to single family use and conversion of After School Building for single family use, two units.
 - a. In the table for the non-residential uses, you can leave out the density and in the Max Square Feet, you can just provide square footage for the non-residential uses allowed for the property. This will also need to include the 1,500 sq. ft. possible future building and playground expansion as mentioned in Section 3 on page 3.
We will leave the density out of the non-residential Density and Use Table, and include the 1,500 SF possible storage building and playground areas.

Page 3

1. Under Section 2, please revise “is sole owner” to “are sole owners”.
Will revise.
2. You make reference to a separate after-school building. Can you please elaborate on how students will get to this program? Will there be a bus or van that used? If so, will it be parked on site all time taking up one or more of the parking spaces?
Students will be brought to the After School program in a 10 passenger van that fits in a standard parking space. It will be parked on site when not in use picking up children and needs a space.
3. What will be the total number of children that you anticipate on having at any one time? What will be the total number of students you anticipate on having for the after-school program at any one time?
Total number of children on site at a time will be 90 students including 70-75 for the Daycare and 15-20 for the After School program.
4. Under Section 5 Number 4, please change “drive” to “driveway”.
Will make that edit.

Page 4

1. In Section 6, please include the width of the parking spaces for the 90 degree spaces at 9 ft. wide by 20 ft. deep and the parallel spaces of 9 ft. wide and 23 ft. long.
Will add those dimensions and/or notes on the Concept Plan.
2. In the second paragraph under Section 6, please revise to read as follows: “Number of spaces required for future changes of use are subject to County review, approval, and mitigation by owner”.
Will revise as indicated.
3. In section 8 Number 2, please explain what you mean about “aluminum storefront”.

This has a commercial connotation to it.

This will be clarified. The only intended use of commercial aluminum storefront is full glass entry door(s) and not windows.

4. In Section 8 under Number 3, what is “single area”? Is this intended to be “single-family”?

This was intended to mean single area in terms of uses. It is not a mixed-use development.

Page 10

1. In Section 9 under Number 1, please include commas between the Please include commas between ponds, lakes, or stormwater features.
Will add commas.
2. In Section 9, please include reference to the variance that was granted for the rear setback. Please include all necessary information related to this variance case (i.e. case number, approved setback, date of approval, etc.)
Will add clarifying information for setback variance: Approval was granted by Greenville County Board of Zoning Appeals on January 8, 2020 for Docket Number CB-20-02, request for variance of 2'-1-1/2" on required 5' setback encroached on by existing After School structure, as well as extension of Use by Special Exception for Daycare due to the allowed time the center has been closed being exceeded.

Page 11

1. In Section 9 under Number 3, there will need to be an additional landscape buffer in addition to the proposed fence. This will need to be provided with a combination of evergreen trees and canopy trees.
An evergreen landscape buffer will be added on the interior of the fence where property abuts residential use.
2. In Section 9 Number 4, you refer to a roadside buffer; however, I do not see that on the Concept Plan. Please make sure that you call out this area on the plan.
The roadside buffer is needed only where parking faces the street. Existing plantings will be used as the buffer to reduce impact of the parallel parking facing Pine Ridge Drive. In the event that additional parking comes close to Old Grove Road, buffering will be provided there as well.
3. In Section 9 under Number 7, what is the 25' buffer you refer to?
This was meant to reinforce that a 5' buffer may be used because the parcel is less than 2 acres and will be deleted due to the nature of Flexible Review District design principles.
4. In Section 10, please change “is intended to” to “will” and please provide more detail on the proposed sign(s). You show the location on the Concept Plan, but we will need more about the height, square footage (matching what you have on the Concept Plan), materials, etc. On the Concept Plan, you reference the monument sign being 80 sq. ft. in size. Staff believes that this is out of character with the surrounding residential uses. Please reduce the maximum square footage to something that is more compatible.
The edit to “will” will be made. The size of the sign will be reduced to 30 SF to be more compatible with the residential scale. Materials proposed are a combination of

brick, stucco or stone and wood to support the sign. In the example attached, the pole is hidden within the sign. It is not a pylon sign.

5. In Section 11, please change “may” to “shall”. Also please provide reference to house-side shielding for adjacent residential uses on the 20’ pole mounted light fixtures. Also, which parking area will be lit by the 20’ pole lights? The main parking lot, the parallel spaces, or both? Please also include reference to the ground lights for the sidewalks/walkways being solar powered.
“May will be changed to “shall.” Reference to house-side shielding will be added to the 20’ pole lights, which will be located at the Staff Parking area. The walkway lights will be solar. The parent drop off area in front of the Main Building will be lit from the building due to proximity.
6. Please provide examples of the lights being proposed.
Examples will be provided to staff for approval. Character is intended to blend with the residential neighborhood and pole lights are used for safety during Fall and Winter months when it is dark in the morning and early evening. Pole lights will not come on before 6 am and will go off no later than 9 pm.

Concept Plan

5. Please include the land use for every part of the development. Just provide the acreage of building coverage, playground coverage, parking, open common area, etc.
**Acreage will be provided. Current design including modifications to increase parking and provide possible 1,500 SF storage building include:
Buildings, 6,184 SF or 0.14 acres
Playgrounds, 18,186 SF or 0.42 acres
Walks, 3,775 SF or 0.09 acres
Parking, 13,347 SF or 0.31 acres
Open Space, 35,519 SF or 0.82 acres**
1. Please make reference to the approved setback variance matching the same information in the Statement of Intent. You indicate that the development will have a 5’ setback around the perimeter of the property, but the rear structure encroach into that 5’ and we need to indicate the reduction of the setback line here as well.
The information in response to Page 10 comment 2 will be added to the concept plan indicating it applies to the After School building.
2. Please provide the dimensions of the parking spaces, both 90 degree and parallel. There will also need to be a striped handicap accessible meeting all ANSI and Building Code requirements. This could either be 5’ or 8’ depending on if a van accessible handicap space is required.
Notes will be added to the concept plan indicating dimensions for parking space sizes per ordinance and including required accessible space(s). The first accessible space will be van accessible. Parking is proposed to be increased by adding a parallel space for staff at Pine Ridge Drive on existing concrete, and adding 5 more spaces adjacent to Staff Parking northeast of the two way drive coming in from Old Grove Road. Pedestrian walk will shift to the other side of the driveway.
3. According to the Zoning Ordinance, two-way travel lanes must be 24’ in width.
24’ dimension for two way drives will be added to plan, as well as correcting direction for arrows so cars drive on the right side.
4. Please clearly label any sidewalk and cross walk. It appears that a sidewalk crosses over

the drive aisle at the parking lot, but I assume that it is a crosswalk instead.

Sidewalks and cross walks will be delineated or noted. You are correct there is a cross walk going across the drive for pedestrian access from Old Grove Road.

5. Please clearly label the walkway between the daycare building and the after school building.
Walkways will be noted and/or hatched on the plan for easy identification.
6. How will the dumpster be accessed? Is this to be a full dumpster to be picked up commercially, or is this a trash area that will house roll carts that are going to be set out on the street? I am concerned that if a commercial type dumpster is in this location that a truck will not have access to empty.
The dumpster will be relocated to be accessed off the two way drive coming from Old Grove Road. The service truck will travel the same drive path as cars, exiting onto Pine Ridge Drive. This will be graphically shown on the Preliminary Development Plan along with other revisions referenced here prior to the February 26 Planning Commission Meeting. Dumpster will be screened with 6' fence and shrubbery.
7. Please label the 6' privacy fence where adjacent to single-family residential properties as stated in the Statement of Intent.
Fence will be labeled.
8. We would like to see a reference to the bus stop location on the Concept Plan. This may be done with a vicinity map type reference showing the property in relation to the bus stop.
A vicinity map will be added to show relative distance from bus stop to the property.
9. Please include the exterior dimensions and square footage of the buildings.
Length and width dimensions and square footage for each building will be shown on the plan.
10. Please indicate the proposed buffers as provided in Section 9 of the Statement of Intent and indicated in your Landscaping Notes on the Concept Plan.
The buffers noted under "Page 11" in these comments will be referenced on the plan and in the Landscaping Notes.
11. If you do not show the renderings of the proposed signage in the Statement of Intent, please show elevations with dimensions on the Concept Plan. Once again, Staff believes that the proposed 80 sq. ft. monument sign is out of character with the surrounding residential uses. Please reduce the maximum square footage to something that is more compatible.
Square footage has been reduced to 30 SF. We are working with a sign company on the design. Please see the attached example.
12. Will there be solar walkway lights installed along any of the existing walkways?
Yes.
13. In your Signage note, you misspelled the word "facing" in the first line.
Thanks for the correction.
14. There is a line that crosses the two-way driveway just to the left of where you refer to Lot 32, 33, 34. It looks like this line is part of the street line that was carried into the property. If this is not significant, please remove.
That line represents the edge of the existing pavement. A portion of the existing drive had to be removed to replace the underground water line and will be replaced.
15. Please provide the location of the proposed 20' pole light(s).

The pole light locations will be shown and positioned to light parking not close enough to be lit from the building(s).

Natural Resource Inventory

1. The topographic survey provided meets the requirements; however, we just need it to also state that it is the Natural Resources Inventory.
That has been done.
2. Please make reference to the approved setback variance matching the same information in the Statement of Intent. You indicate that the development will have a 5' setback around the perimeter of the property, but the rear structures encroach into that 5' and we need to indicate the reduction of the setback line here as well.

That information has been added as well as information stated above under Page 10, comment 2.

These changes may be made now, due on February 13, 2020 in time to get revised plans into our staff report. 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 February 7, 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.

We agree to these comments. Please consider this written response as a condition of approval for the rezoning to Flexible Review District. Thank you for your help.

Sincerely,

/S/

Joshua T. Henderson
Principal Planner

Respectfully,

Suzanne

**Suzanne R. Childs, AIA
Childs Architecture, LLC**

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-10

APPLICANT: Ryan Foster for Ryland Properties, LLC

PROPERTY LOCATION: 2702, 2704, 2500, & 2400 Pelham Road Greenville, SC 29615

PIN/TMS#(s): 0533040101904, 0533040101901, & 0533040101900

EXISTING ZONING: FRD, Flexible Review District

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

PROPOSED LAND USE: Mixed-use Development

ACREAGE: 9.07

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcels were originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The parcels were zoned from R-20 to FRD in September 2016.

EXISTING LAND USE: Single-family residential, vacant church, and communication tower

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	FRD & PD	Commercial Retail and Vacant Land
East	R-M10	Office
South	R-20	Single-Family Residential
West	C-1 & R-20	Vacant Land and Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

IMAGINE GREENVILLE
COUNTY CONFORMANCE:

The subject property is designated as *Residential Land Use 2* which allows for 3 to 6 units per acre. The parcels are also located along Pelham Road which transitions from a Regional Corridor to a Neighborhood Corridor at approximately the center of the frontage for the three parcels. Neighborhood Corridors are classified as being residential in form and function but do allow for some limited nonresidential use. Regional Corridors are predominately nonresidential in nature. They allow for tall buildings, tight placement, and nonresidential use (including industry).



DENSITY: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2/acre	9.07	19
Requested	FRD	29.3/acre		265

A successful rezoning may add up to 246 dwelling units.

ROADS AND TRAFFIC:

Pelham Road is a four-lane state-maintained arterial road. The parcel has approximately 750 ft. of frontage and is approximately 1.13 miles west of the intersection of Pelham Road and Interstate 85. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Pelham Road	8,100 ft.	19,700	19,700	20,700 +5.07%

Traffic Impact Study will need to be accepted and approved by SCDOT.

**REVIEW DISTRICT
DETAILS:**

Project Information:

The applicant is proposing to construct 5 multifamily apartment buildings consisting of 265 one, two, and three bedroom dwelling units and an additional 12 live/work spaces. A live/work space is where a resident can combine their workspace with their living quarters. The work portion of these units will range from approximately 868 sq. ft. to 1,615 sq. ft. The work spaces will be used for small office spaces or small-scale commercial uses and are primarily geared towards entrepreneurs, small businesses and professionals. Some examples include, but are not limited to, an office for professional services, photographer, one-on-one instructor, baker, coffee shop, clothing boutique and similar type uses. Per the Statement of Intent, these units will not allow vehicle repair or maintenance; adult businesses; massage parlors; large commercial restaurants utilizing a commercial kitchen; or uses that create excessive noise, dust, heat, smoke and odors that are considered a nuisance or are unsafe for other residents or employees. The overall development will consist of internal access drives with 396 parking spaces, a courtyard, and a swimming pool for the residents. The proposed development will provide a trash compactor that will be screened from view by an opaque building material (likely brick) which will complement the building materials within the development. There will also be a single auto wash for residents' use only and a maintenance building for on-site activities.

All buildings will be 4 stories in height with three of the five main buildings (buildings 1, 2, and 4) having a partial basement level. These three buildings will be a maximum of 60 ft. in height and the other two buildings will be a maximum of 54 ft. in height. The work space units will only be located in the ground level units of buildings 1 and 2.

The proposed development will not have a Property Owner's

Association since it is all one parcel and will be the responsibility of the owner and/or their property management company. This includes private drive aisles, parking, storm water systems, sidewalks, landscaping, trash pick-up, and all other aspects of the community needing maintenance.

Architectural Design:

The footprint of each building will be either “L” or “U” shaped to allow for more interesting space between the buildings, creating a slightly more urban feel and allowing for the integration of courtyards throughout the site to create passive and active recreation options. According to the Statement of Intent, the intent of the overall development is to “provide an architectural style that ties more traditional suburban qualities with a slightly more modern urban design”. The architectural style is intended to bridge the more historic residential developments in Greenville with the more commercialized feel of the surrounding area. Traditional exterior materials of brick and cementitious siding are creatively combined for a more modern look. The live/work units will be provided with canopies over the work space storefronts.

Access and Parking:

There will be two points of ingress/egress into the site, both off of Pelham Road. One will be provided at an existing signalized intersection, and one will be to the west, each meeting all requirements per SCDOT. The site will consist of 396 total parking spaces for both the apartments and the live/work units. The intent is for the parking spaces for the live/work units to be used during the daytime hours and then becoming free for the returning residents to have adequate parking spaces in the evenings. There are additional parking spaces provided to allow for those work spaces that may have customers that come in the evenings and on the weekends. The parking spaces will all be 9 ft. x. 18 ft. whether back to back or adjacent to a curb or sidewalk. There will be an internal sidewalk throughout the site connecting to existing sidewalks along Pelham Road for walking and/or biking. There is not a bus stop in the immediate area.

Landscaping and Buffering:

The applicant states that the proposed development will consist of a large array of different types of landscape depending upon the area being landscaped. The frontage along Pelham Road will consist of ground cover, street canopy trees, and other decorative landscape around the monument signs. Within the required 25 ft. building setback, the applicant states that there will be a 12.5 ft. buffer area along the southern and western

property lines that abut existing residential uses that will provide evergreen and 6' tall fenced screening. The parking lots will have required parking lot trees ensuring that every parking space is within 90 ft. of a tree. The applicant states that all landscape will be maintained regularly and an irrigation system will be used to assist in keeping plant material vibrant and healthy. For water conservation, rain sensors and soil moisture sensors will be utilized in the community as well.

Signage and Lighting:

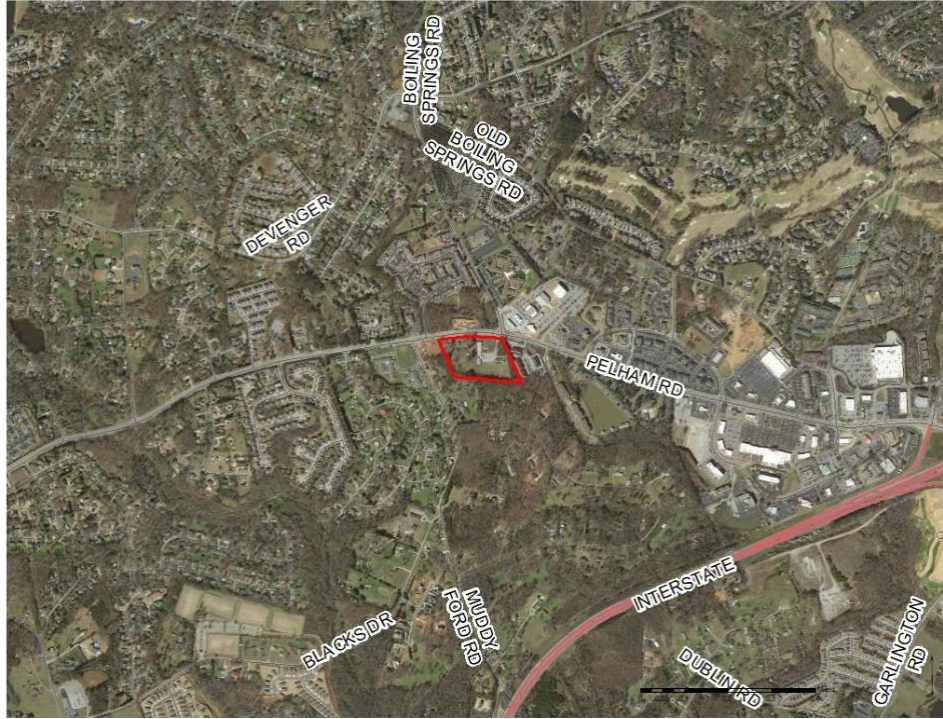
The applicant states that a monument sign will be installed at each entrance into the development. The signs will include the development name and might also include the name of the work space tenants. There will also be signage in front of, or above, the main entry of each work space and the leasing office. Directional signage will also be provided throughout the site to assist traffic flow and emergency vehicles.

The proposed development will consist of decorative lantern type street lights along interior access drives and parking areas at a max of 12 ft. tall. In limited areas where there is more than one row of parking, or near property lines, downlight (full cut off) shoebox type fixtures will be used with a max height of 16 ft. tall. In specialty areas, like courtyards and around the pool, 4 ft. high bollards may be installed for more localized lighting. Building lighting will also be incorporated into select areas of the buildings to introduce lighting to patios, balconies, and entry points into the buildings.

CONCLUSION:

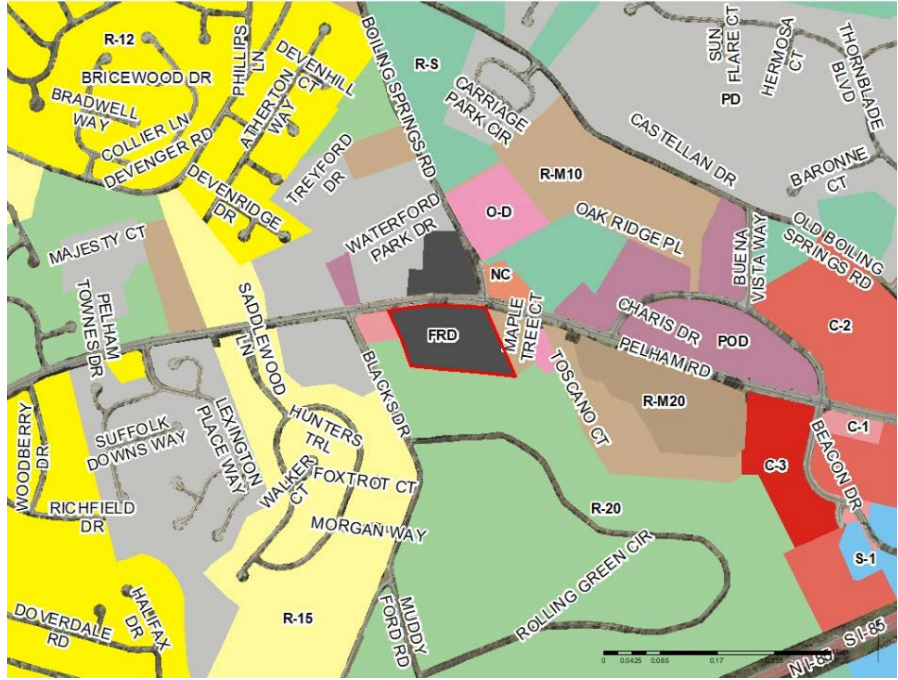
According to the Imagine Greenville Comprehensive Plan, this area is designated for 3 to 6 dwelling units per acre according to the Future Land Use section, which at a maximum would allow for 54 total units. The proposed development will significantly increase the number of dwelling units on site which would not be compatible with the surrounding single-family residential lots to the rear nor be in compliance with the Imagine Greenville County Comprehensive Plan. Staff recommended denial. The Planning Commission recommended approval. The Committee held the item at the last Committee meeting.

MOTION: By Mr. Roberts to hold CZ-2020-10 until the next meeting. The motion carried by voice vote with one absent (Fant).

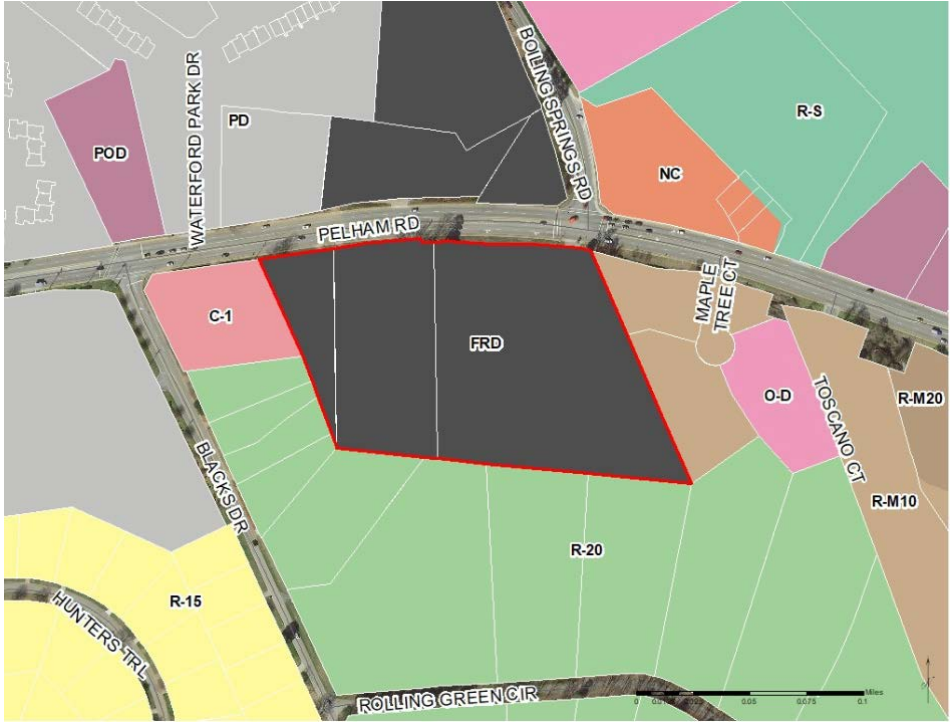


Aerial Photography, 2019





Zoning Map



Ms. Staton presented the following:

DOCKET NUMBER: CZ-2019-39

APPLICANT: Taunya Y. Mann for Gordon E. Mann

PROPERTY LOCATION: West Blue Ridge Drive, Colonial Avenue, and Eli Street

PIN/TMS#(s): 0146001201100, 0146001201102, and 0146001202000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential and two duplexes

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile sales and single-family residential
East	C-2	retail
South	C-2	automobile service facility
West	R-MA	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre and is along a *Community Corridor*.

ROADS: West Blue Ridge Drive: five-lane State-maintained minor arterial
Colonial Avenue: two-lane County-maintained local
Eli Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
West Blue Ridge Drive (south of site)	5,450' SW	21,200	21,200 0%	26,400 +24.5%
West Blue Ridge Drive (north of site)	5,735' NE	12,200	12,600 +3.2%	13,800 +9.5%

ANALYSIS:

The subject site is designated in the Imagine Greenville Comprehensive Plan as partially *Residential Land Use 3*, which prescribes 6 or more units per acre, and partially as a *Community Corridor*. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive. Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.

This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink's Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the storage of work vans, trucks and trailers.

CONCLUSION:

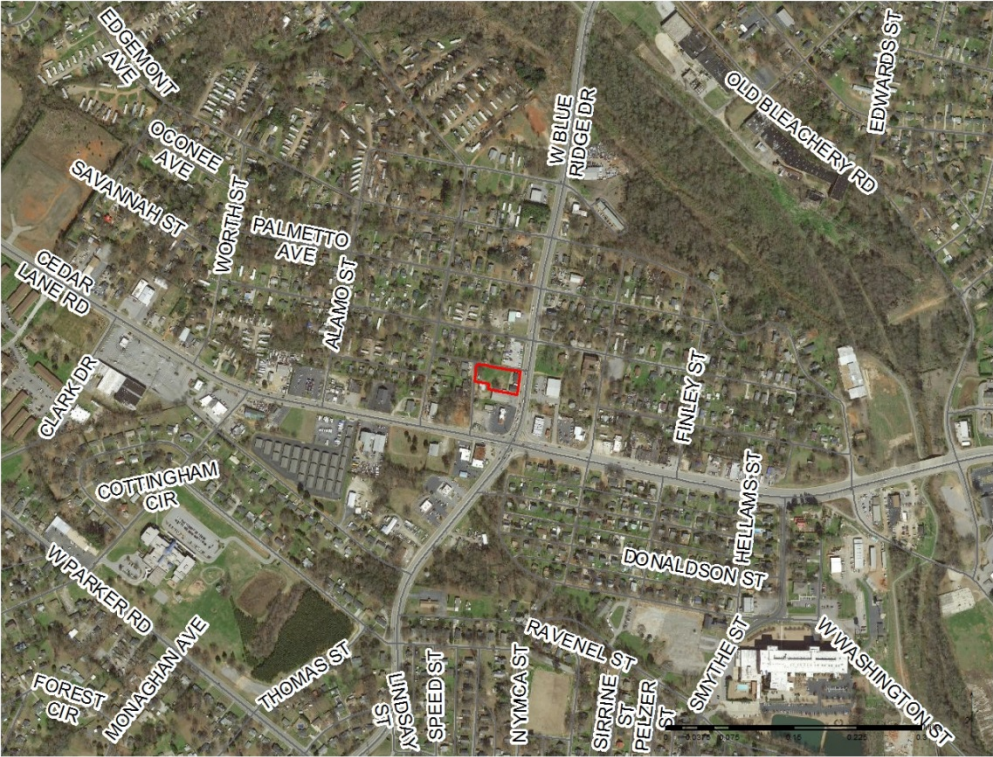
Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an automobile service facility to the south and single-family residential to the west.

Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the Imagine Greenville Comprehensive Plan.

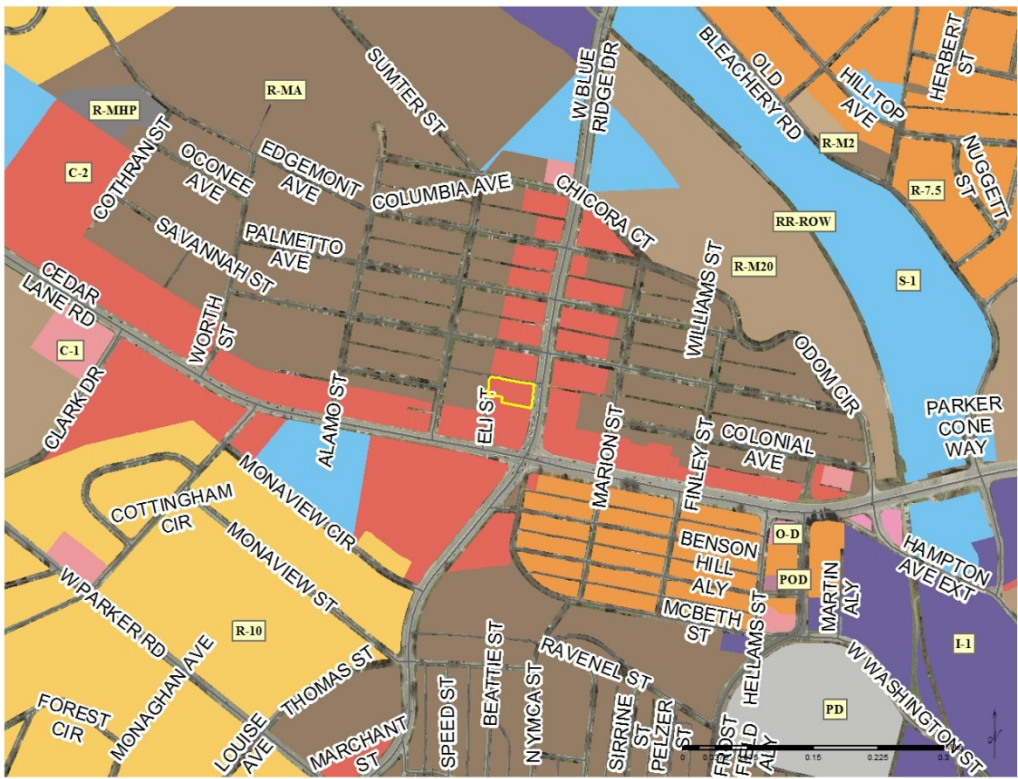
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. Planning Commission also recommended denial.

Councilor Meadows addressed the Committee members requesting the item be held. The applicant was waiting to hear if the property was sold. The Committee held the item at the last Committee meeting.

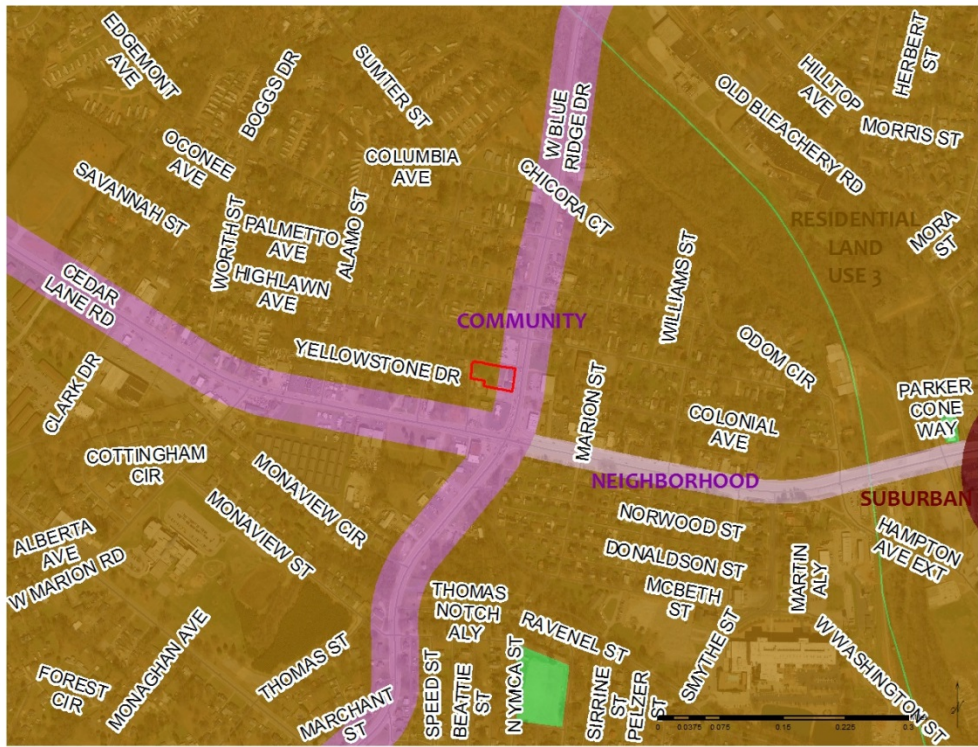
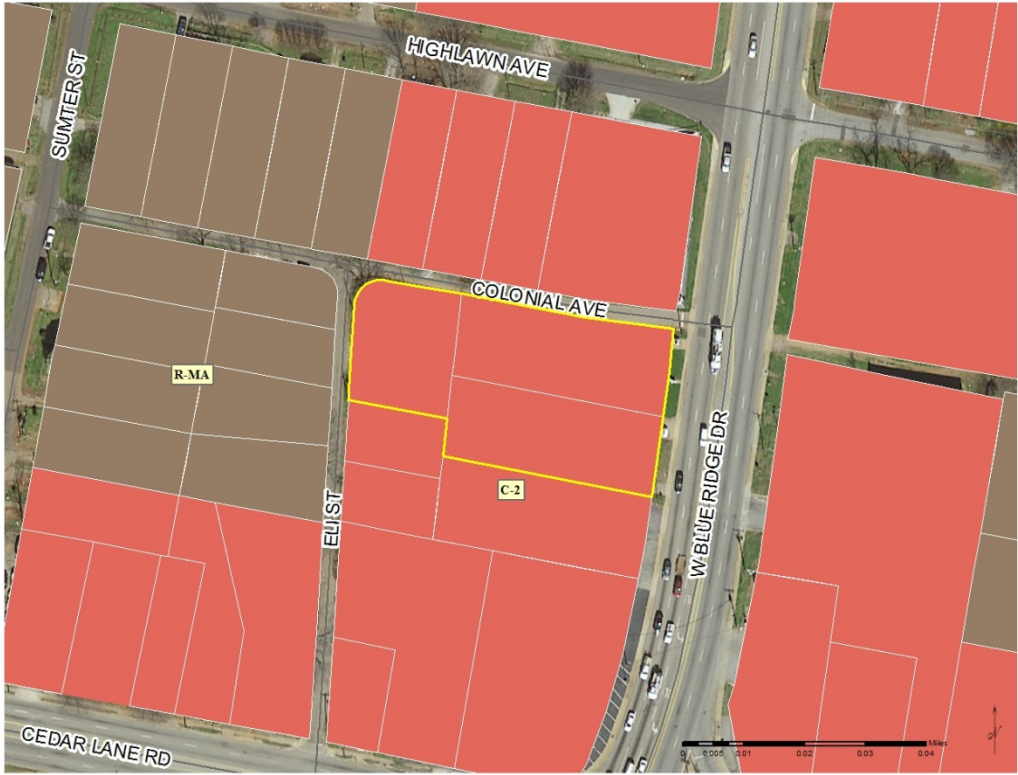
MOTION: By Mr. Barnes to hold CZ-2019-39 until the December meeting. The motion carried by voice vote with one absent (Fant).



Aerial Photography, 2018



Zoning Map



Future Land Use Map

ADJOURN

MOTION: By Mr. Tipp to adjourn. Without objection Chairman Dill adjourned the meeting at 5:16 p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development