



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-15

APPLICANT: Philip Cox for Greenville Partners IV, LLC

PROPERTY LOCATION: 75 Mall Connector Road

PIN/TMS#(s): 0260000100204

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 1.916

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Hotel

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	vacant parking lot
East	C-3 & S-1	vacant Land and Retail Center
South	C-3	vacant Land and Business Office
West	S-1	business Office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed-Use*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	1.916	0 units
Requested	FRD	49 units/acre		94 units

A successful rezoning would allow for 94 dwelling units which are not allowed under the current zoning.

ROADS AND TRAFFIC:

Mall Connector Road is a two-lane State-maintained minor collector road. The parcel has approximately 217 feet of frontage along Mall Connector Road. The parcel is approximately 0.49 miles north of the intersection of Mall Connector Road and Woodruff Road. The property is along a bus route. No sidewalks exist along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Mall Connector Road	40' E	5,200	5,300	6,600 +25%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Beck Academy and New Life Christian Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing an apartment complex which is to be converted from an existing extended-stay hotel. The site consists of two existing buildings and a parking area.

Rezoning from S-1, Services to FRD, Flexible Review District is necessary in order to allow for the proposed use.

Proposed Land Uses:

The intended use for the provided site is multifamily residential.

Architectural Design:

The style of the existing buildings is not intended to be altered or expanded.

Access and Parking:

The applicant states that there are 96 existing parking spaces on the site. For 94 units, 104 parking spaces are required. The applicant is proposing a 7.7% reduction in required parking spaces to 96 spaces, which includes both resident and visitor parking. The property sits along bus route 602.

The proposed development will provide access off Mall Connector Road with entrances on the right side. The applicant is proposing 5' wide sidewalks.

Landscaping and Buffering:

The applicant states there are no proposed changes or improvements to the existing landscaping and that it will still adhere to Greenville County landscaping and buffering regulations.

Signage and Lighting:

The applicant states there are no proposed changes to the existing site lighting as it is safe and sufficient. The existing pole sign will be replaced with an apartment community sign and will adhere to all Greenville County sign regulations.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Mall Connector Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, would allow for a conversion from an existing hotel to an apartment complex providing additional housing in this area of Greenville County. The proposed development will have to meet the following conditions:

1. Submit a revised Preliminary Development Plan and Statement of Intent indicating the sidewalk along Mall Connector Road that will match the sidewalk requirements of the City of Greenville.
2. Submit a site plan for review and approval prior to the issuance of any Land Development or Building Permits.

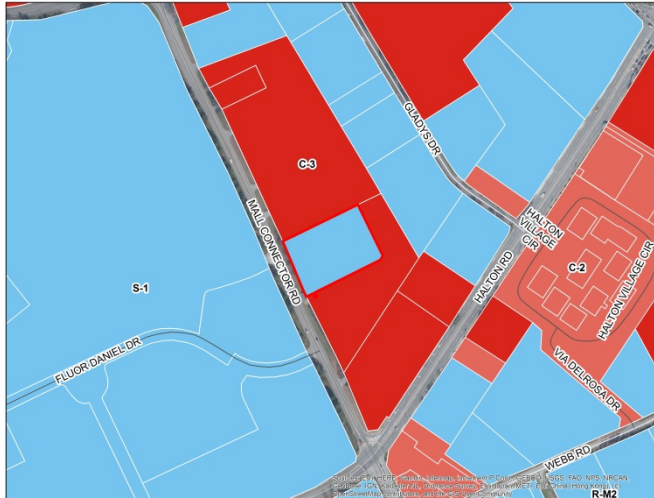
STAFF

RECOMMENDATION:

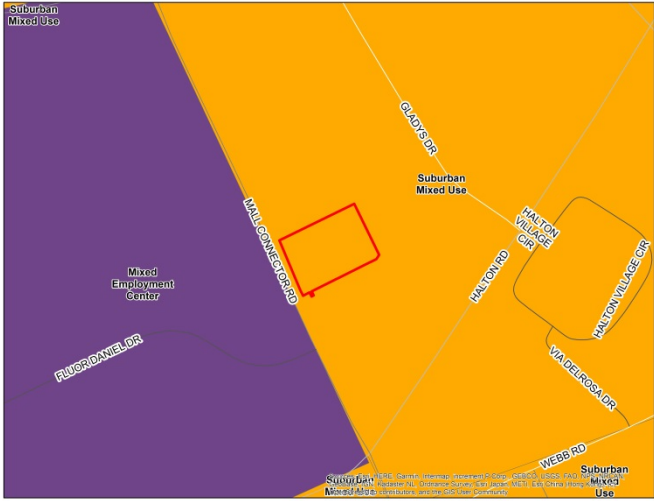
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Austin Lovelace
Office of the Zoning Administrator
(864) 467-5681
www.greenvillecounty.org

February 4, 2021

Applicant Responses 2-5-21

Philip Cox
Mitch Cox Companies
2304 Silverdale Dr
STE 200
Johnson City, TN 37601

RE: Mall Connector Road, Apartment Complex Staff Comment Letter; CZ-2021-15

Dear Mr. Cox,

Below are Staff's comments regarding the FRD, Flexible Review District 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. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent (SOI):

Page 1

1. Please provide dates and timelines for Development Schedule. **updated**
2. Please note that the Final Development Plan must be approved prior to building permit/feasibility submittal. **I acknowledge but my comments came from the chief building inspector's guidance.**

Page 2

1. Please update Construction Improvements to include the required sidewalks per the City of Greenville letter. **Never received letter from City of Greenville. Please provide.**
2. In the last sentence under Parking, please remove "we." **updated**
3. Please add parking space dimensions under Parking. **updated**
4. Please include the distance to the nearest bus stop from the site under Parking. **updated**
5. Under Utility Impact, please reference utility letters in the packet and their location within packet. **updated**
6. Under Renderings, Landscaping, Lighting, and Drainage, please provide maximum pole lighting heights and type (e.g. full cut-off). **updated**

Page 3

1. In the last sentence under Signage, please change "apply" to "meet." **updated**
2. Please include aforementioned sidewalk dimensions under Pedestrian Access and Circulation. **See above.**
3. Under Pedestrian Access and Circulation, please add the word "within" to the second sentence and third sentence. **updated**
4. Under Pedestrian Access and Circulation, please include any bike lanes or sidewalks on the site and their dimensions. **updated**

Will Serve Letters:

1. No comments. **NA**

Natural Resource Inventory (NRI):

1. Please provide contours. **Contours are on the PDP. I don't have an NRI with contours.**
2. Some notes are illegible; please provide legible copy. **Please be more specific.**

Preliminary Development Plan (PDP):

1. Please include proposed use and proposed zoning district. **Completed in Supplement to PDP**
2. Please include new proposed setbacks. **Completed in Supplement to PDP**
3. Please include use table from SOI. **Completed in Supplement to PDP**
4. Please include square footage of pool. **Completed in Supplement to PDP**
5. Please include dumpster enclosure design and details. **Completed in Supplement to PDP**
6. Please provide dimensions of sidewalk(s). **Completed in Supplement to PDP**

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Wednesday, February 10, 2021 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated February 4, 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/

Austin Lovelace
Principal Planner