

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-31	Ryan Foster of Flournoy Development Group for Ryland Properties, LLC 2400, 2500, 2702, and 2704 Pelham Road 0533040101904, 0533040101901 and 0533040101900 FRD, Flexible Review District to FRD-MC, Flexible Review District, Major Change	21	Approval with condition	Approval with condition 4-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Five buildings are proposed with 253 multifamily residential units • Represents a downzoning in intensity of the use since the past FRD was for a grocery store • This is a transitional property • Previously filed for a rezoning request in 2020 and was reviewed under the previous Comprehensive Plan • The modifications to the plan better transitions into the predominantly residential area to the west • The proposed plan is in conformity with the current Comprehensive Plan • The TIS indicates a reduction in traffic from the previously approved grocery store under the current FRD zone. • Developer has reached out to adjacent single-family residential property owners • Was proposed in 2020 with 5 story buildings and has now reduced the overall height of 4 stories with flat roofs • Limited but good conversations with SCDOT at this time • Has a TIS completed • Benefit from traffic signals not working in connection as well as they should 2) Engineer <ul style="list-style-type: none"> • TIS shows that traffic does not back up from the signalized intersection to the proposed ingress/egress point in the middle of the site • The site sits lower than adjacent single-family properties and with the reduction in the height of the buildings and landscape will help screen the development <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject parcel • Blacks Drive backs up down the street prior to the pandemic 					<p>Petition/Letter For: None</p> <p>Against: Petition - 5</p>

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	<ul style="list-style-type: none"> • Concerns with light pollution currently and how it will worsen • Concerns with the addition to noise pollution • States that the Comprehensive Plan calls for a max of three stories and a reduction in density than what is being proposed • Concerns with crime and safety <p>2) Citizen</p> <ul style="list-style-type: none"> • Shares concerns with privacy, light, and noise • Would like to see this property used for office use • Stated that the proposed lights are taller than what was previously submitted in 2020 <p>List of meetings with staff: 2-11-21</p>	
<p>Staff Report</p>	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use & Suburban Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Green Charter School. The property is also not along any bus routes and there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned FRD, Flexible Review District and is 9.07 acres of land located on Pelham Road, and is approximately 0.11 miles east of the intersection of Blacks Drive and Pelham Road. The subject parcel has approximately 766 feet of frontage along Pelham Road. The applicant is requesting to rezone the property to FRD-MC, Flexible Review District, Major Change.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing a 9.07-acre Multifamily Residential Development. The site consists of three parcels totaling 10.95 acres that will feature 253 multifamily units and 10 live-work units with a dog park and community area featuring a swimming pool.</p> <p>Proposed Land Uses:</p> <p>The intended uses for the site are to include: apartments; live/work; dog park; and an amenity area.</p> <p>Architectural Design:</p> <p>The style of the new buildings is intended to be traditional suburban with modern design features. Buildings will be oriented in either an L or U-shape to allow for more interesting spaces between buildings and cultivate a more urban feel. Exterior finish materials will consist of brick and cement fiber siding, and will blend into the commercial storefronts and retail canopies.</p> <p>Access and Parking:</p> <p>The applicant is proposing 374 parking spaces, which exceeds the minimum 371 required for multifamily residential. Of the total parking facilities, 43 will be visitor parking spaces. The developer is utilizing both visitor parking and its overage to provide the required 35 spaces required by the commercial spaces within the development.</p> <p>The proposed development will provide two access points off Pelham Road. The applicant is proposing 5' wide internal sidewalks throughout the development as well as new 5' sidewalks to connect to the adjacent property. Additionally, the applicant is providing 30 bike parking spaces.</p> <p>Landscaping and Buffering:</p> <p>The applicant states that the development will have an array of landscaping features. Additionally, the applicant is proposing a 6' tall opaque wood fence between the development and the existing homes on the southern and western property line. The rest of the site will additionally meet or exceed all landscaping requirements as outlined in the Greenville County Zoning Ordinance.</p>	

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Signage and Lighting:

The applicant states that signage will meet all requirements and is proposing one single-faced monument sign at the signalized entry point as well as building identification and directional signage within the development. Additionally, each live/work space will be allowed signage at the main entry point. Site lighting will vary depending on application. Decorative lanterns will be no higher than 18' and used to light the development. All lighting near property lines will be shielded to prevent light pollution.

CONCLUSION

The subject parcel, zoned FRD, Flexible Review District, is located along Pelham Road, a State-maintained arterial road. A successful rezoning to FRD-MC, Flexible Review District, Major Change would align with the uses allowed under the Plan Greenville County comprehensive plan and those located along Pelham Road. Staff is of the opinion that the changes proposed to this Flexible Review District would be supportive of the comprehensive plan and not be detrimental to the existing area.

The development would have to meet the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, MC - Flexible Review District, Major Change with the aforementioned condition.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny – Planner

RE: CZ-2021-31

APPLICANT: Ryan Foster of Flournoy Development Group for
Ryland Properties, LLC

PROPERTY LOCATION: 2400, 2500, 2702, and 2704 Pelham Road

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

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD-MC, Flexible Review District, Major Change

PROPOSED LAND USE: Mixed-Use Development

ACREAGE: 9.07

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There has been one successful rezoning request for this property: CZ-2016-36, from R-20, Single-Family Residential to FRD, Flexible Review District in 2016. Additionally, CZ-2020-10, FRD to FRD-MC was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential and Church

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	FRD & PD	Commercial & single-family attached
East	R-M10	Multifamily
South	R-20	Single-family detached
West	C-1 & R-20	Single-family & retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use & Suburban Neighborhood*. **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	FRD	0 units/acre	9.07	0 units
Requested	FRD	29.1 units/acre		263 units

A successful rezoning would allow for 263 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham is a five-lane State-maintained arterial road. The parcel has approximately 766 feet of frontage along Pelham Road. The parcel is approximately 0.11 miles east of the intersection of Blacks Drive and Pelham Road. The property is not along a bus route. There are sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Green Charter School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 9.07-acre Multifamily Residential Development. The site consists of three parcels totaling 10.95 acres that will feature 253 multifamily units and 10 live-work units with a dog park and community area featuring a swimming pool.

Proposed Land Uses:

The intended uses for the site are to include: apartments; live/work; dog park; and an amenity area.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to be traditional suburban with modern design features. Buildings will be oriented in either an L or U-shape to allow for more interesting spaces between buildings and cultivate a more urban feel. Exterior finish materials will consist of brick and cement fiber siding, and will blend into the commercial storefronts and retail canopies.

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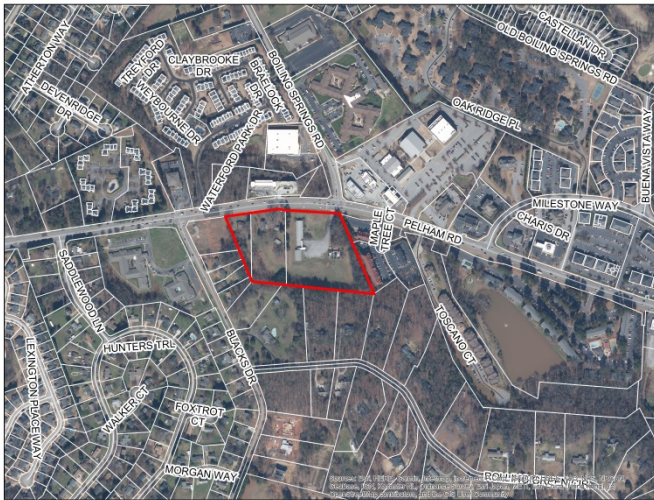
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1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

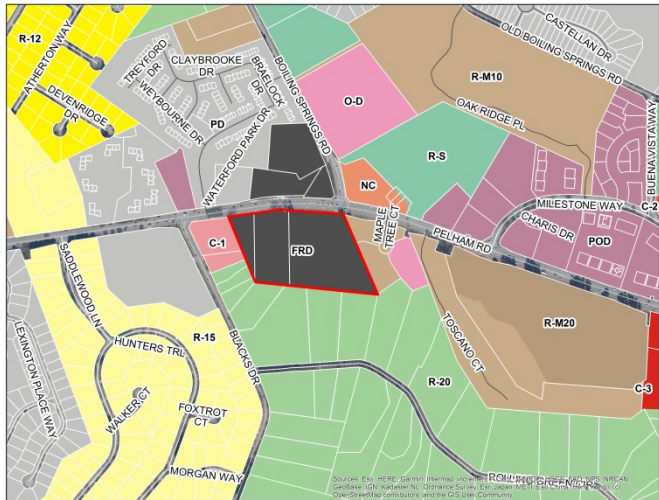
STAFF

RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to FRD, MC - Flexible Review District, Major Change with the aforementioned condition.



Aerial Photography, 2020



Zoning Map

