

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-116	Allen Willard Hawkins III for Southern Smiles Properties, LLC 2814 Woodruff Rd. 0548020103207 O-D, Office District to FRD, Flexible Review District	27	Approval with condition	Approval with condition		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> - Develops shopping centers around the southeast - Wants to develop within the allowances under the Five Forks Area Plan - Will not consist of fast food restaurants - Will consist of approximately a \$8-9 million development - A TIS has been completed and provided to Staff. Will develop in accordance with SCDOT requirements <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 8/24/21</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. It is also part of the <u>Five Forks Area Plan</u>, where it is designated at <i>Suburban Mixed Use</i>. Floodplain is not present on the subject parcel. There are no known significant historical, cultural or environmental features on site. However there is a portion that is heavily wooded. There are no schools within one mile of the subject parcel The property is not along a bus route and there are no sidewalks present along the subject parcel.</p> <p>SUMMARY</p> <p>The subject Parcel is zoned O-D, Office District and is 3.7547 acres of land located 2814 Woodruff Road. The subject parcel has approximately 350 feet of frontage along Woodruff Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed use is for a commercial development.</p> <p>PROJECT INFORMATION:</p> <p>The applicant is proposing a multifamily residential development with a density of 20 units per acre on 6.547 acres of property along Reid School Road. The proposed units will have a maximum of 2,000 square feet per unit, and the maximum height for the development will be 55 feet. The applicant is also proposing a left-turn lane on Reid School Road.</p> <p>Proposed Land Uses:</p> <p>The allowable uses proposed by the applicant are all uses indicated with the C-3, Commercial District as currently shown in Table 6.1 of the Greenville County Zoning Ordinance, except for the uses that are outlined within the Statement of Intent as not being permitted.</p> <p>Architectural Design:</p> <p>The currently existing 2,000 square foot vacant building is of typical older residential architectural style with a brick façade. New commercial structures on site will be designed with modern</p>					

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construction and architecture to be congruent with the new buildings constructed in the area's recent past.

Building materials for proposed buildings may consist of brick, Nichiha fiber cement, wood (cedar/ipe/Brazilian walnut), and EIFS exterior materials. The buildings will also contain canopies which may utilize aluminum canvas materials.

Access and Parking:

The development will have a 40 foot wide ingress and egress along Woodruff Rd, and the proposed access will align with the existing development's access across Woodruff Road. The applicant is also proposing a right-turn lane into the development to align with the recommendation found in the Traffic Impact Study.

All parking will be provided via surface driveway parking and will meet the requirements of Table 12.1 of the Greenville County Zoning Ordinance. Parking spaces are shown to be 9 feet by 20 feet with 24 foot wide drive aisles for two-way traffic, and 12 foot wide drive aisles where the applicant is showing one-way traffic. Sidewalks are also provided internally, and the applicant is proposing to tie in to any off-site sidewalks as they are completed per future SCDOT plans. All pedestrian facilities will meet the requirements of the Greenville County Land Development Regulations, particularly Section 10.3.3.

Landscaping and Buffering:

The applicant states that landscaping for this project will comply with all applicable requirements from Article 12 of the Greenville County Zoning Ordinance, as well as Sections 8:21 & 10.2.2 of the Greenville County Land Development Regulations. Additionally, any new stormwater detention areas will be landscaped to blend within the development. A roadside buffer is also proposed to meet Section 12:4.1 of the Greenville County Zoning Ordinance.

Signage and Lighting:

Signage for the development will consist of on-building signage and free-standing monument signage. The applicant states that all proposed signage will meet the requirements of the Greenville County Sign Ordinance, and will not exceed 120 square feet for sign copy area, and 19 feet in height.

Site lighting will meet the requirements outlined in the Greenville County Zoning Ordinance. The applicant states that light fixtures will be full-cutoff and shall not create light trespass onto adjoining properties. The maximum height of lighting on site will be 16 feet.

CONCLUSION

The subject parcel zoned O-D, Office District is located along Woodruff Road, a two-lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District would bring more commercial opportunities to this area of Woodruff Rd. while also being consistent with the Plan Greenville County Comprehensive Plan and the Five Forks Area Plan. The proposed development will have to meet the following condition:

1. Submit a Final Development Plan prior to issuance of Land Development or Building Permits.

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

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning Administrator

RE: CZ-2021-116

APPLICANT: Allen Willard Hawkins III for Southern Smiles Properties, LLC

PROPERTY LOCATION: 2814 Woodruff Rd.

PIN/TMS#(s): 0548020103207

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Commercial Development

ACREAGE: 3.7

COUNCIL DISTRICT: 27 – Kirven

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ZONING HISTORY: The subject was originally zoned O-D, Office District in June 1991 as part of Area 7. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: Vacant office building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Hospital, grocery store, restaurant, and retail
East	R-S	Church
South	C-2 and R-M20	Communication tower and multifamily residential
West	C-2 and R-M20	Dentist office and multifamily residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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 part of the Five Forks Area Plan and is designated as *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

ROADS AND TRAFFIC: Woodruff Rd. is a three-lane State-maintained Arterial road. The property has approximately 350 feet of frontage on Woodruff Rd. The property is approximately 0.17 miles east of the intersection of Woodruff Rd and Scuffletown Rd. There are no bus stops in the area, nor are there any sidewalks along this property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Woodruff Rd.	68' W	17,400	18,500 +6.3%	23,600 +27.5%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site, however a portion of the site is heavily wooded. There are no schools within a mile of the site; however Monarch Elementary is close by at 1.1 miles away.

REVIEW DISTRICT

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DETAILS:

Project Information:

The applicant is proposing a commercial development along Woodruff Rd. on a 3.7 acre site. The site is proposed to consist of several commercial buildings with a maximum of 45,000 square feet for all buildings on site. The proposed buildings will not exceed 30 feet in height. A currently existing building on site may also be renovated or demolished depending on the ultimate tenants using the site.

Proposed Land Uses:

The allowable uses proposed by the applicant are all uses indicated with the C-3, Commercial District as currently shown in Table 6.1 of the Greenville County Zoning Ordinance, except for the uses that are outlined within the Statement of Intent as not being permitted.

Architectural Design:

The currently existing 2,000 square foot vacant building is of typical older residential architectural style with a brick façade. New commercial structures on site will be designed with modern construction and architecture to be congruent with the new buildings constructed in the area's recent past.

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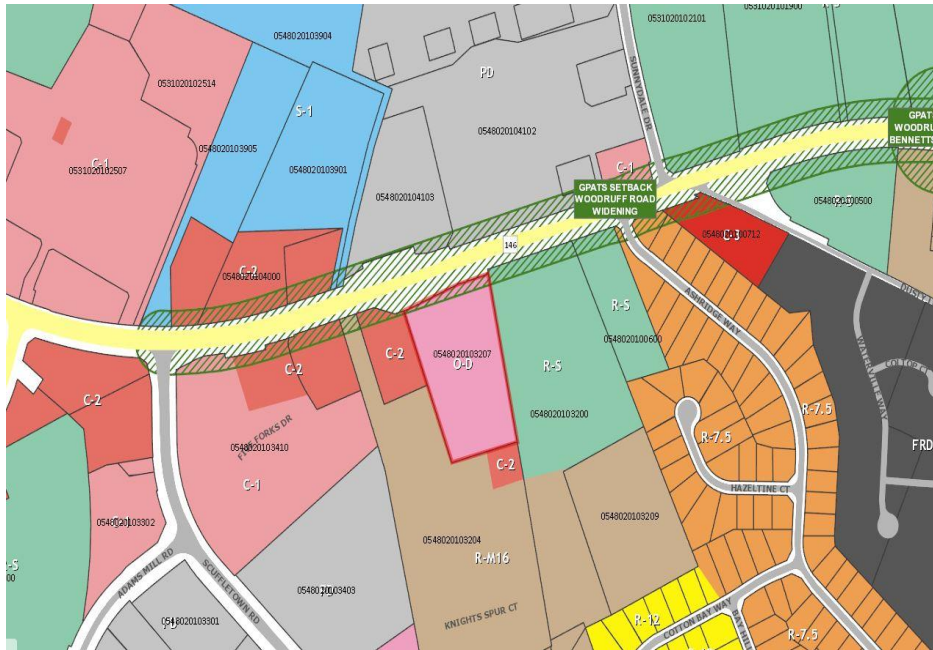
CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

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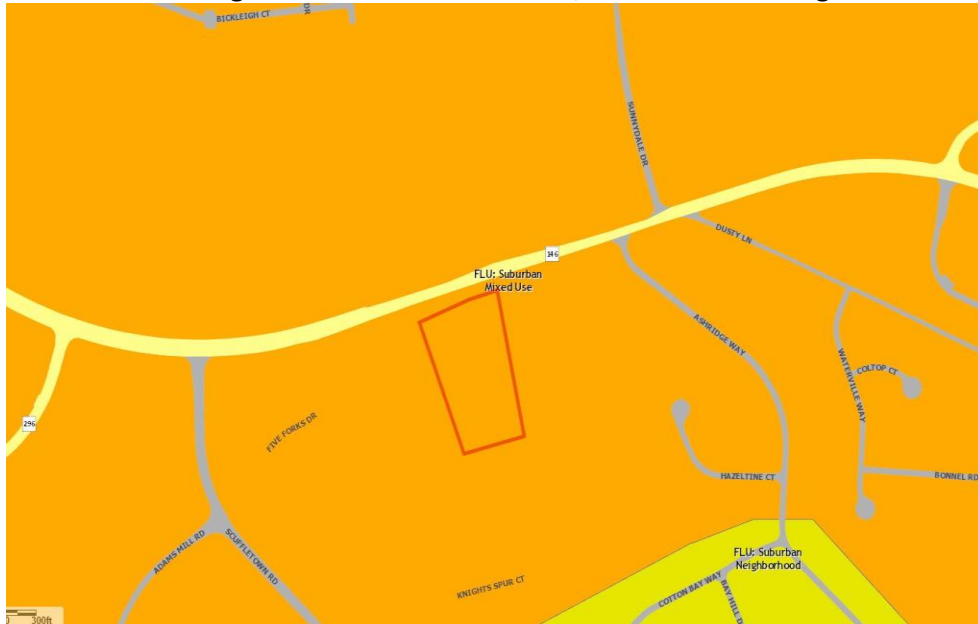


Aerial Photography, 2021

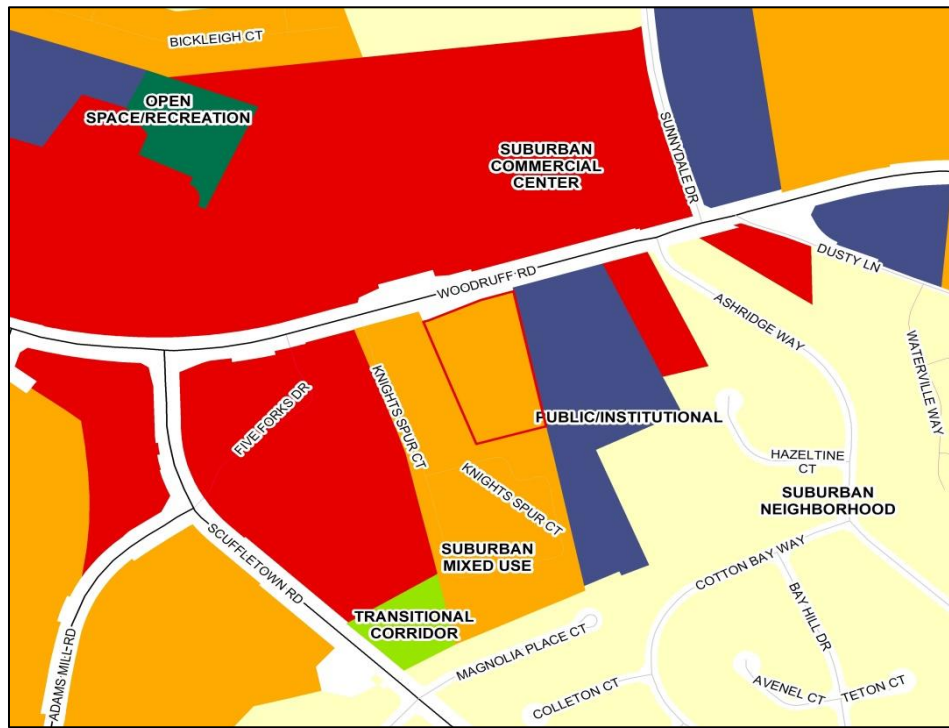


Zoning Map

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Plan Greenville County, Future Land Use Map



Five Forks Area Plan