

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-041	Greg Markvluer of Erdman for William Michael Ford, Anthony Gordon Ford, & Charlyn Johnson Batesville Rd. and Roper Mountain Rd., Simpsonville, SC 0531020104900, 0531020104800, & 0531020105000 R-S, Residential Suburban District to FRD, Flexible Review District	21	Approval with Condition			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Current parcels contain dilapidated homes • Will be retaining existing tree coverage • Traffic Impact Study has not been required • Proposing a senior community that will have assisted living, nursing care, and cottage style homes • The cottage homes will complement the surrounding homes • Will keep the taller structures at the intersection and the cottages near the existing single-family residential • Proposing a 45' max height that aligns with neighborhood structures 2) Citizen <ul style="list-style-type: none"> • Attended the community meeting to discuss the proposed development • Setbacks for the FRD will be better than the current zoning district • Would like to see the trees adjacent to the Orchard Farms subdivision remain 3) Citizen <ul style="list-style-type: none"> • Lived in this area her entire life before surrounding developments • Met with the developers • Trust what is stated in the FRD will be constructed • The proposed development of a senior community will be fitting for this area • Trust that the stormwater can be managed on site • The recent construction on Batesville Rd. has significantly improved this area <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives in Orchard Farms • Submitted petitions • This area floods heavily when raining and concerned with the 					<p>Petition/Letter For: Letter – 1</p> <p>Against: Letter – 1 Petition – 475</p>

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	<p>community pool and amenity areas directly behind the proposed development</p> <ul style="list-style-type: none"> • The proposed development will bring heavier traffic than this area needs <p>2) Citizen</p> <ul style="list-style-type: none"> • Concerns with water runoff into the wetlands and adjacent parcels • Concerns with an increase of commercial traffic to accommodate the onsite restaurant, laundry, beauty parlor, etc. for the residents • Concerns with the amount of emergency vehicles that will be coming to the development that will cause an adverse impact to the surrounding residential developments • There are 6 senior living facilities within 5 miles <p>3) Citizen</p> <ul style="list-style-type: none"> • Concerned with a three story building that can overlook the adjacent community pool and amenity area • Concerned with current traffic and how this will increase the traffic concerns <p>4) Citizen</p> <ul style="list-style-type: none"> • Has designed senior living developments and promised that it will impact the surrounding area <p>5) Citizen</p> <ul style="list-style-type: none"> • Afraid this will damage his recent investment into this community • There is not a three story building in this area <p>6) Citizen</p> <ul style="list-style-type: none"> • Would not like to have a three story building across from the single-family residential lots <p>* There were approximately 27 people in attendance that were in opposition to the rezoning request</p> <p>List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • The subject property is part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. • Batesville Road is a three-lane State-maintained arterial road. The parcels have approximately 976 feet of frontage along Batesville Road. Roper Mountain Road is a two-lane State-maintained collector road. The parcels have approximately 960 feet of frontage along Roper Mountain Road. The parcels are located immediately adjacent to the intersection of Batesville Road and Roper Mountain Road. The property is not along a bus route. There are sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Oakview Elementary School is located less than 1 mile from the site. • The subject parcels are zoned R-S, Residential Suburban and are 10.5 acres located immediately adjacent to the intersection of Batesville Rd. and Roper Mountain Rd. The parcels have approximately 976 feet of frontage along Batesville Road and approximately 960 feet of frontage along Roper Mountain Road. The applicant is requesting to rezone the 	

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property to FRD, Flexible Review District.

- The applicant states that the proposed land use is a Senior Living Community.

PROJECT INFORMATION

The applicant is proposing a senior living community. The site consists of three parcels consisting of 10.5 acres that will feature: independent living, assisted living, and memory care facilities on approximately 4.5 acres, and independent living cottages on the remaining 6 acres.

Proposed Land Uses:

The intended uses for the site are to include: care center, nursing care facility, townhomes and multiple-family dwellings.

Architectural Design:

The applicant states that the facilities and cottages will be traditional in design and material usage with similar style and aesthetics to adjacent residential developments. The applicant states that exterior façade will include a combination of brick, stone or cultured stone, fiber cement/composite horizontal siding, fiber cement/composite board and batten siding, and fiber cement/composite shake/shingles.

Access and Parking:

The site is accessed through two locations on Batesville Road and one location on Roper Mountain Road. The access on Roper Mountain Road is aligned with Edwards Circle and will provide right-in/right-out access only. The access on Batesville Road nearest the intersection with Roper Mountain Road will provide right-in/right-out access only, while the northern access on Batesville Road will provide full access.

Landscaping and Buffering:

The applicant states that cottages adjacent to single-family homes in the Orchard Farms neighborhood will be screened from view by either fencing or evergreen plant material in alignment with Section 12.9 of the Greenville County Zoning Ordinance.

Signage and Lighting:

The applicant states that monument signage is proposed for the project. Internal site lighting is proposed for the site.

CONCLUSION and RECOMMENDATION

The subject parcels, zoned R-S, Residential Suburban, are located along Batesville Road, a two-lane State-maintained arterial road, and Roper Mountain Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, which would allow for a senior living community, would be consistent with the residential uses in the area and would not have an adverse impact on this area.

The development would have to meet the following condition:

1. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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



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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner

RE: CZ-2022-041

APPLICANT: Greg Markvluer of Erdman for William Michael Ford,
Anthony Gordon Ford, & Charlyn Johnson

PROPERTY LOCATION: Batesville Road and Roper Mountain Road,
Simpsonville, SC 29681

PIN/TMS#(s): 0531020104900, 0531020104800, 0531020105000

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Senior Living Community

ACREAGE: 10.51

COUNCIL DISTRICT: 21 – Harrison

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ZONING HISTORY: These parcels were originally zoned R-S, Residential Suburban in June 1991 as part of Area 7. There have been no successful rezoning requests. A portion of TMN 0531020104800 was requested for rezoning from R-S to R-20 in May 2018 under docket number CZ-2018-035; however, the file was withdrawn before any recommendations were made.

EXISTING LAND USE: Vacant land, single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	PD	Single-Family Residential
South	R-S, R-20	Single-Family Residential
West	R-S	Single-Family Residential, Church

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 Neighborhood*. **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, where it is designated as *Suburban Neighborhood*.

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	R-S	1.7 units/acre	10.5	17 units
Requested	FRD	13.1 units/acre		138 units

A successful rezoning would allow for 121 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Batesville Road is a three-lane State-maintained arterial road. The parcels have approximately 976 feet of frontage along Batesville Road. Roper Mountain Road is a two-lane State-maintained collector road. The parcels have approximately 960 feet of frontage along Roper Mountain Road. The parcels are located immediately adjacent to the intersection of Batesville Road and Roper Mountain Road. The property is not along a bus route. There are sidewalks in the area.

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Location of Traffic Count	Distance to Site	2013	2016	2019
Roper Mountain Road	16,243' E	1,950	3,600 +84.62%	4,100 +13.89%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Oakview Elementary School is located less than 1 mile from the site.

REVIEW DISTRICT DETAILS:

Project Information:

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STAFF

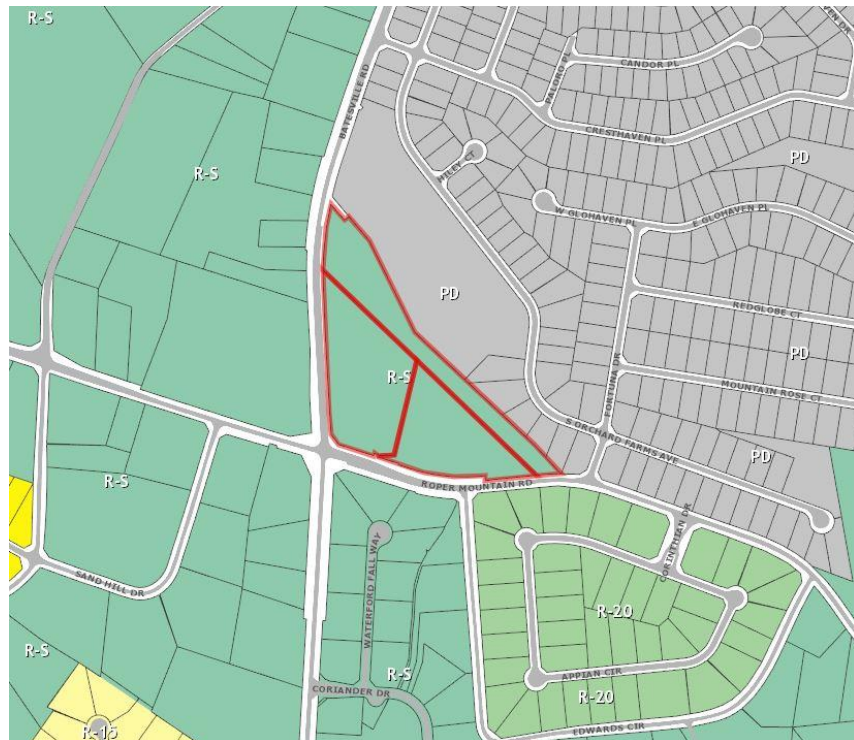
RECOMMENDATION:

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

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Aerial Photography, 2021



Zoning Map

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Plan Greenville County, Future Land Use Map



Five Forks Area Plan, Future Land Use Map