ORDINANCE NUMBER 7-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CMT INVESTORS LLC. LOCATED AT 1940 GIBBS SHOALS ROAD FROM I-1 (INDUSTRIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by CMT Investors, LLC located at 1940 Gibbs Shoals Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0529030101303 containing approximately 18.527 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, the Site Plan marked at Exhibit C and the Elevation marked at Exhibit D.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on February 17, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 1940 Gibbs Shoals Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0529030101303 containing approximately 18.527 +/- acres attached
hereto marked as Exhibit A shall be changed from I-1 (Industrial District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: March 10, 2020
Second and Final Reading: April 14, 2020

Approved as to Form:

[Signature]
John B. Duggan, Esquire
City Attorney

Ordinance Number 7-2020
Rezoning 1940 Gibbs Shoals Rd
Page 2 of 2
Subject Property 0529030101003
Acres: 18.527

Ordinance 07-2020
Gibbs Shoals Multi-Family

Note: Proposed name may be different with submitted final development plans.

18.53 Acre Multi-Family Development
Design Review District
Gibbs Shoals Road & West Phillips Road – Greer, South Carolina
February 5, 2020

STATEMENT OF INTENT

1. Project Introduction
   The development planned for this +/-18.53-acre tract (TMS# 0529030101303 and currently zoned I-1, Industrial District), located at the intersection of Gibbs Shoals Road and West Phillips Road, will utilize the Design Review District (DRD) zoning classification. The development will consist of approximately 252 market rate multi-family apartments made up of 1-bedroom, 2-bedroom and 3-bedroom units. Parking will be provided at a rate of 2 spaces per unit and will be built to City standards. On-site infrastructure will consist of standard curb and gutter along internal roads and parking areas, as well as public water mairs, public sewer mains, storm drainage, and site lighting.

   Entrance signage and landscaping will be installed along the primary entrance off Gibbs Shoals Road. A stormwater management pond will be installed to address stormwater runoff and water quality treatment for the development. Other amenities such as a clubhouse, pool, pocket parks and passive open spaces will be provided for residents.

2. Phasing & Density
   The proposed project consists of 252 multi-family apartments made up of 1-bedroom, 2-bedroom and 3-bedroom units with a possible adjustment to those exact numbers based on final architecture and engineering plans to be developed; but, the overall density of the project will not exceed 252 units. The project is intended to be constructed in 1 phase, depending on weather and site conditions. If the development proceeds as expected, build-out will be complete within approximately 18 months.

3. Setbacks/Yards
   Proposed yards and setbacks are as follows:
   • 30’ Front yard along Gibbs Shoals Road right of way. (as described in RM-1 zoning text.)
   • 15’ Side yard along all other property boundaries. (as described in RM-1 zoning text.)
   • 25’ Building Setback (applies to Primary and Accessory Buildings)

4. Driveways, Traffic Impact Analysis, and Roadway Improvements
   Two driveways for ingress and egress will be provided for the development, both on Gibbs Shoals Road. These driveways will be designed to meet all applicable City of Greer and SCDOT requirements.

   The developer will provide a traffic impact analysis prepared by a registered engineer in compliance with SCDOT requirements. The study will identify appropriate improvements to mitigate additional traffic loads created by the proposed development. The developer, SCDOT, and City of Greer will make appropriate improvements to surrounding roads based on the recommendation of the final Traffic Impact Analysis. A focal point of the traffic study will be the intersection of Gibbs Shoals Road and W Phillips Road.
A 5-foot sidewalk will be installed along the property's entire frontage of Gibbs Shoals Road. Curb ramps will be provided at driveway crossings for ADA compliance. The developer will coordinate the final location of the sidewalk, in relationship to Gibbs Shoals Road, with SCDOT and the City of Greer.

5. **Building Height**
   The max building height shall be 45 feet, measured from the finished floor elevation to the top of the roof. Due to existing topography on-site, split-level buildings will be utilized. Split-level buildings, where 3 stories are provided on one half of the building and 4 stories on the other, shall be permitted to exceed 45 feet on the four-story side provided that there is vehicular & fire access to the 3-story side of the building. In general, the 4-story side will face away from the public R/W or adjacent properties and towards the interior of the site.

6. **Building Materials**
   The exterior building materials may consist of fiber cement or an equal composite siding, with a fiber cement trim, stone or brick accents and architectural asphalt shingles with some standing seam roofing accents. The buildings may contain a combination of some, or all the materials noted above.

7. **Landscaping and Open Space**
   The site will include several open spaces areas for recreational use by the tenants. The open space will include both active and passive areas. Examples of active open spaces would include, but are not limited to: pocket parks, amenity lawns, or game lawns. Examples of passive open spaces would include, but are not limited to: stormwater management ponds, utility easement areas, and any other landscape space.

   The primary entrance drive will be heavily landscaped and as noted will contain an entrance monument for the development. Sidewalks will connect the development's open spaces. The sidewalk will also connect back to any future public sidewalk system along Gibbs Shoals Road. Please refer to the Preliminary Development Plan for further clarification on the sidewalks proposed for this development.

   The landscape will consist of street trees, outdoor lighting to match the surrounding residential streetscape, and foundation plantings at the units. Buffers will be provided where needed to separate incompatible uses and screen undesired views. Buffers may consist of opaque, evergreen vegetation at minimum height of 6' at time of planting, opaque fencing, earthen berms, or any combination thereof. Parking areas will be planted to meet City requirements. Emphasis will be placed on adding canopy trees to break up parking areas and reduce the urban heat island effect. Canopy tree plantings shall be diverse in nature and a mixture of native/naturalized species shall be used.

   On site lighting will be provided along driveways and in parking lot areas.

8. **Sewer/Water**
   A new sewer easement will provide access to the existing sanitary sewer main located along the Enoree River that is owned and maintained by ReWa. A new extension that ties into the ReWa main will serve the site. Public water is available along Gibbs Shoals Road to serve the development and is owned and maintained by Greer Commission of Public Works. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works.
NOTE: This plan is conceptual in nature and subject to change.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date: 1/3/2020

(Feas for this application are based on a sliding scale - See Fee Schedule)

<table>
<thead>
<tr>
<th>Tax Map Number(s)</th>
<th>#0529030101300, 0529030101303</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address(s)</td>
<td>1940 Gibbs Shoal Road</td>
</tr>
<tr>
<td>Acreage of Properties</td>
<td>18.53 Ac (Total)</td>
</tr>
<tr>
<td>County</td>
<td>Greenville</td>
</tr>
</tbody>
</table>

Applicant Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Cmt Investors, LLC</th>
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<tbody>
<tr>
<td>Address</td>
<td>1940 Gibbs Shoal Rd</td>
</tr>
<tr>
<td></td>
<td>Greer, SC 29650</td>
</tr>
<tr>
<td>Contact Number</td>
<td>404-444-1183</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:bstreet@lazyfarm.com">bstreet@lazyfarm.com</a></td>
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Property Owner Information

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</tbody>
</table>

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes □ No □

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from □ I-1 □ to □ RM-1 □.

Existing Use: Single Family / Agricultural Proposed Use: Multi Family Residential

Signature(s) 

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed __________________________ Case # No. __________________________
Meeting Date __________________________
ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 17, 2020

DOCKET: RZ 2020-05

APPLICANT: Trey Little, PE, Seamon Whiteside

PROPERTY LOCATION: Gibbs Shoal Road

TAX MAP NUMBER: 0529030101303

EXISTING ZONING: I-1, Industrial District

REQUEST: Rezone to DRD, Design Review District

SIZE: 18.53 acres

COMPREHENSIVE PLAN: Employment Center

ANALYSIS:

RZ 2020-05 is a rezoning request for one parcel located on Gibbs Shoal Rd near the intersection with W Phillips Rd. The request is to rezone the parcel from I-1, Industrial District to DRD, Design Review District for a multi-family apartment complex.

The proposed statement of intent for this development is requesting up to 252 units with a mix of one to three bedroom units, which equates to a maximum density of 13.6 dwelling units per acre. Due to existing topography on-site, split-level buildings will be utilized with a maximum height of 45’. The exterior building materials may consist of fiber cement or an equal composite siding, with a fiber cement trim, stone or brick accents and architectural asphalt shingles with some standing seam roofing accents.

Proposed setbacks and yards are as follows:
• 25’ Building Setback (applies to Primary and Accessory Buildings)
• 30’ Front yard along Gibbs Shoals Road
• 15’ Side yard along all other property boundaries

There will be two access points into the development, both from Gibbs Shoals Rd. The developer will provide a traffic impact analysis, which will identify appropriate improvements to mitigate additional traffic loads created by the proposed development.

Surrounding land uses and zoning include:

North: I-1, Industrial District – Single-family residential use
East: R-S, Residential Suburban, Greenville County – Single-family residential use
South: S-1, Services District (Environ) - Vacant
West: I-1, Industrial District, Greenville County - Our Lady of La Vang Catholic Church

The land use map in the Comprehensive Plan defines the area as an Employment Center. These centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city’s zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close
proximity to one another. The land use balance is about 10% residential and 90% non-residential.

**When considering the requested DRD zoning, staff should determine the following:**
A. That the spirit of the zoning district shall not be violated.
B. That the proposed development will harmonize with existing developments.
C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
D. That the design be such that additional traffic will not be a burden on existing streets.
E. That no adverse environmental impacts will be created by the proposed development.
F. That the visual appearance of the development will harmonize with the existing development.
G. That the architectural character blends with the surrounding area.

After review, staff has determined that the current zoning of I-1, Industrial is incompatible with existing land uses to the north of the proposed development, which is predominantly residential in character. The area to the south/west of this parcel includes service-oriented businesses and apartments along S. Batesville Rd and The Parkway within Greenville County.

The Future Land Use map defines this parcel as the start of an Employment Center. Since the majority of the properties to the north are identified as Residential Land Use 2, staff concludes that this project could serve as a transition between existing and likely future additional residential uses, and service and/or industrial uses. Therefore, this is a compatible land use with the Comprehensive Plan.

In accordance with the guidelines set forth in these plans and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before a grading permit can be issued.

**STAFF RECOMMENDATION: Approval**

**ACTION –** Mr. Wright made a motion to approved RZ 2020-05. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 1. Ms. Jones seconded the motion. The motion passed.