



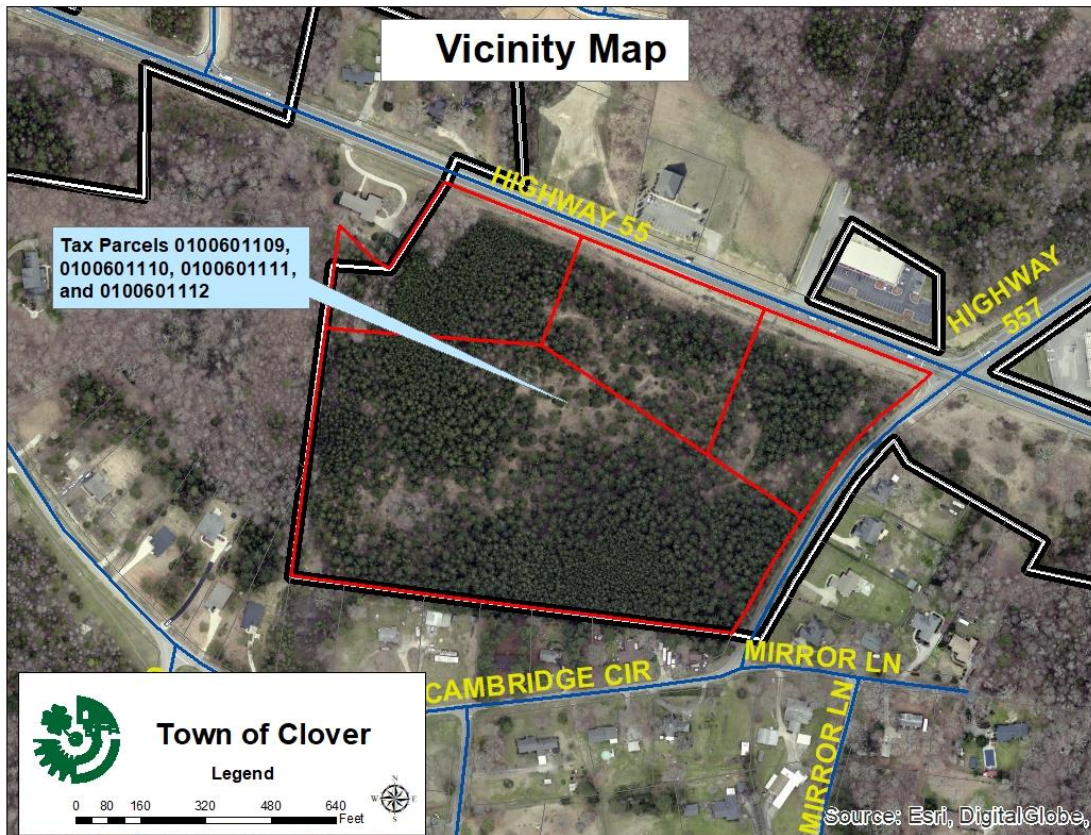
Staff Report to Town Council

At the September 16, 2021 meeting, PC did not recommend approval of the rezoning and Arbors Planned Development District (PDD) Proposal

Location:	Southwest Corner of SC 55/SC 557/Old Cambridge Rd
Tax Map Numbers:	0100601109, 0100601110, 0100601111 (Zoned B-2) , and 0100601112 (Zoned PDD)
Acreage:	~ 26.52 acres
Request:	Rezone 3 properties from B-2 Highway Commercial to PDD Planned Development District and to establish a PDD concept plan and PDD development standards for the entire project area.
Proposed Development:	159 Townhome Units and Commercial (Retail/Office) uses.
Applicant	Kyle Crowe
Owner:	Hill Gray Seven, LLC

Site Description

The property is located on the southwest corner of SC 55/SC 557 and Old Cambridge Rd. Surrounding land uses include single-family residential in unincorporated York County to the east, south, and west that is zoned RC-I (Low-density Residential). Vacant zoned RUD and existing developed BD-III property (County), and vacant/developed B-2 Highway Commercial zoned land to the north. The total acreage of the four parcels of property is ~26.52 acres and is vacant and forested.



Explanation of Request

The applicant requests rezoning of the three parcels facing SC 55 from B-2 (Highway Commercial) to PDD (Planned Development District) and establish a PDD plan for the entirety of the site.

The PDD plan will provide a mix of residential and commercial uses. The top third of the property, approximately 6 acres, containing a portion of the existing three B-2 zoned properties will contain a mix of commercial retail and/or office uses. The list of the permitted uses is provided as an attachment to this report. The remaining two-thirds of the property, approximately 20.5 acres, will be developed as +/- 159 townhome residential units, 8 dwelling units per acre which is half of the allowed density in the ZLDO.

Below is a summary of a few of the key details of the PDD Development. More specific information can be found within the attached planning documents.

- Each townhome unit will provide a garage and driveway.
- The applicant proposes additional parking areas located on-street through bump-outs and will provide an off-street lot with as well.
- Site development standards to include streets/sidewalks, access, landscape buffers, signage, fencing, walking trail, open space/amenity area, etc.
- The permitted use table will follow the NAICS use classifications as used within the Town of Clover Zoning and Land Development Ordinance. Uses not found on the permitted uses table are not permitted.
- Streets that will conform with the Town Street standards. The applicant proposes private streets.
- Sidewalks will connect internal uses as well as to the multi-use trail located along SC 55.
- Architectural renderings that illustrate examples of commercial and townhome designs that may be developed. All future townhome units must meet the requirements of Section 4.7-2 Architectural Style and Features.
- The project will contain one access onto SC-55. Individual commercial parcels will gain access from the internal roadway versus independent curb cuts on Hwy 55.

Current Zoning District

B-2 Highway Commercial District

The intent of this District is to provide for and promote the development and maintenance of commercial and business uses strategically located to serve the traveling public, the resident population, and the larger region of which the Town is a part. Toward this end, a wide range of business and commercial uses are permitted in this District.

COD Corridor Overlay District

The intent of the Corridor Overlay District is to promote unified planning and development along the Town's major corridors, improve and enhance the aesthetic quality of land uses fronting on these corridors, and foster civic pride.

When applied to the Town's major traffic arteries – US 321 and SC 55- the intent of the district is further defined as providing for the preservation and protection of corridors where transportation improvements are scheduled to occur, and minimize the impacts associated with road widening and new road construction.

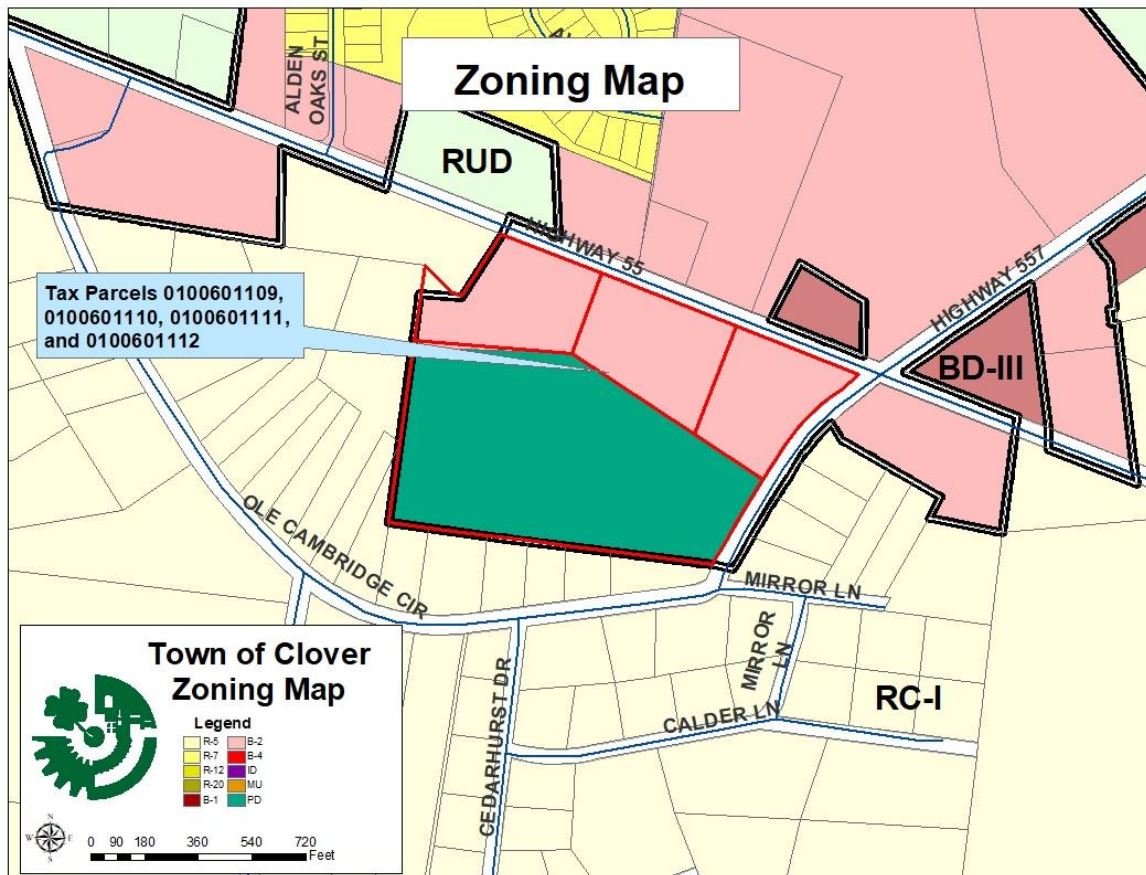
Requested Zoning District

PDD Planned Development District

Approved in 1999, the intent of the Planned Development District is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

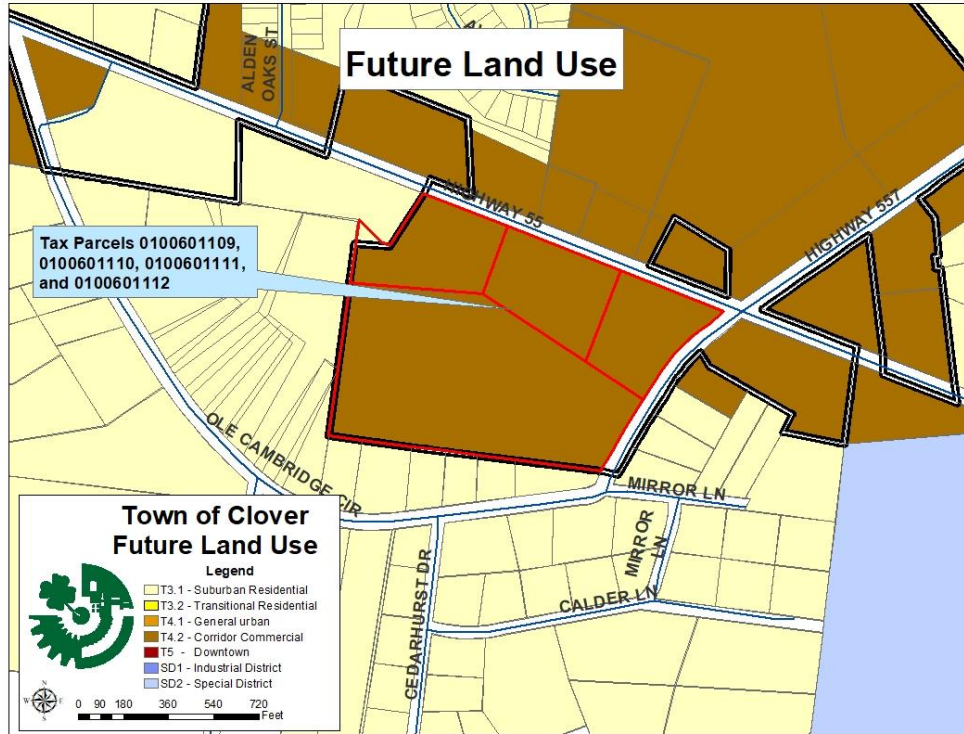
Within the PDD District, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

Given the substantial public advantage of the "planned development", the intent of these regulations is to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly for large undeveloped tracts.



All four parcels were zoned PDD when they were annexed into the Town in 2005. A development plan was never approved. The three road frontage parcels were rezoned to B-2 in 2017 by Ordinance 17-05. The fourth parcel was excluded from rezoning in 2017.

2022 Comprehensive Plan/Future Land Use Plan Compliance



The Comprehensive Plan shows Corridor Commercial as the future land use designation for the subject parcel as shown on the Future Land Use Map, Figure 13:

- T4.2 – Corridor Commercial. Corridor Commercial – High-intensity commercial uses that are typically auto-oriented such as grocery stores, fast-food franchises, etc.
- B-2, PDD, and MU are the compatible zoning districts Corridor Commercial land use designation. Thus, the proposed PDD zoning is a compatible zoning district.

ZLDO Section 10.6 Findings of Fact

In its deliberations on a zoning change, the Planning Commission must consider and report to Town Council all factors relevant to the rezoning application including, but not limited to the following:

1. Compliance with the Comprehensive Plan:

Planned Development District is consistent with the Comprehensive Plan's Future Land Use Map (FLUM).

2. The potential for setting a precedent inconsistent with good zoning practice:

The uses proposed within the PDD plan are generally consistent with the zoning and comprehensive plan designation. The future mixed-use development commercial/office and townhome development is consistent with the recommended future land uses of the Comprehensive Plan and is appropriate for areas adjacent to a major thoroughfare such as SC 55 where appropriate infrastructure is available. The applicant proposes commercial uses on properties adjacent to SC 55 which will be consistent with the uses commonly found within the corridor. The Townhome

portion of the project will consist of residential densities higher than those found with the adjacent properties to the east and south, however, the proposed use will provide a transition of the intensity of uses between the commercial along SC-55 and the existing low-density residential. The applicant proposes fencing and buffers to mitigate some of the potential impacts between the subject development and adjacent properties.

3. The potential impact on traffic conditions and the carrying capacity of existing streets, and other public facilities including water and sewer, schools, and the environment:

Water/Sewer Infrastructure – *Town water is available. There is no capacity in the existing sewer line in this area but there are connection possibilities on the north side of Hwy 55. The developer would be required to connect at their own cost. The estimated monthly usage for the townhomes is 636,000 gallons per month.*

Per the Agreement with Two Rivers, the Town is allowed:

- 30.5 million gallons of water per month; FYE21 average was 19 million gallons/mo*
- 26 million gallons of sewer per month; FYE21, average was 20.6 million gallons/mo*

Roads – *SC 55 is a State maintained roadway and Old Cambridge Rd is a County Rd. SC 55 (State Rd) has an Average Annual Daily Trip level of 13,600. For a three-lane roadway, this would equate to a Level of Service of “B.”*

A full Traffic Impact Analysis (TIA) has not been submitted to SCDOT for review. The applicant is required to submit a traffic impact analysis to the SCDOT before developing the site, per SCDOT ARMS Manual. The applicant intends to submit their TIA at the time of the initial development. Then as each commercial site is developed, the TIA would be amended. In the interim, the applicant has submitted a preliminary Traffic Analysis that indicates that the residential portion of the development will not have a detrimental impact on traffic flow as the total AM and PM peak traffic will total less than 10%. The preliminary TIA is provided as an attachment.

Emergency Services - *Any new growth (residential or commercial) adds workload and responsibility to emergency and other town services. However, the Town of Clover Police and Fire departments are adequately equipped and staffed to provide services to this property. But this proposed development, along with several others, will require the Town to evaluate the need for additional personnel within the next 3-5 years.*

Schools – *The Clover School District is a separate governmental entity. The 2019 Impact Fee Study indicates that Larne Elementary School and Clover Middle School have capacity for new students. According to the research in this study (page 14), Multifamily/Townhome residential adds 0.098 elementary students, 0.044 middle school students, and 0.064 high school students. Based on this research, the proposed 150 townhome units would add 15 new elementary, 7 new middle school, and 9 new high school students. School impact fees to be collected=\$314,184.*

Staff Comments

In the case of rezoning of the subject property at the southwest corner of SC 55/SC 557/Old Cambridge Rd, the application will be implementing the Town's Comprehensive Plan and will permit the orderly development of the entire 26.52-acre site.

Town staff has worked extensively with the applicant to develop a list of permitted uses that reduces potential conflicts with adjacent uses and creates development standards that will allow the site to be integrated into the community as much as possible. Additional to the proposed development standards, the applicant has proposed restrictive covenants that will be recorded with the property deeds. These documents are provided in the attachments.

Staff Recommendation: Approval

Planning Commission Recommendation: Deny

*Excerpt from draft PC minutes from September 16 meeting are attached.