

Parcel 2

1514 – 1500 Brentwood Drive Development

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1. LETTER FROM DEVELOPER



May 11, 2020

City of Forest Acres
5205 North Trenholm Road
Forest Acres, SC 29206

ATTN: Mr. Shaun Greenwood, City Administrator

RE: PDD Zoning Application - 1514 – 1500 Brentwood Drive

Dear Mr. Greenwood:

Delivered herewith is the Rezoning Application of Cason Development Group for the referenced property, inclusive of background information, maps, photographs and other descriptive material in addition to the mandatory application requirements prescribed by your City's ordinance and regulations. Thank you for placing this matter in process for the current cycle of rezoning matters before the Planning Commission.

The subject property is a highly visible location on the corner of Forest and Brentwood Drive. The corner parcel has been a single story twelve unit apartment complex for many years. The other two parcels south of the corner parcel consist of a single story two bedroom apartment as well as two single story duplexes, that are aged and outdated, and are not compatible with the vicinity. We believe our PDD plan will ensure this important location becomes an asset to the surrounding community and to Forest Drive as a whole.

The proposed amended PDD is a medium intensity redevelopment of the property, consisting of two commercial buildings and ten townhomes, all detailed throughout this document. The project design includes heavy landscaping, attractive building materials, and a neighborhood friendly appeal that is compatible with the vicinity and surrounding neighborhood. A brick wall will be installed along the east side of the property to ensure a barrier for the adjacent residential parcels (image of proposed wall attached, see "Representation of Proposed Wall") as well as a heavily landscaped buffer. The uses permitted in the PDD plan have been limited to assure continuing compatibility with the area and as well as limited impact on the Forest Drive/Brentwood Drive intersection.

Cason Development Group looks forward to working with the City of Forest Acres in this process of rezoning, as well as the redevelopment of the property under the approved plan.

Sincerely,

Frank Cason
President

2. INTRODUCTION AND BACKGROUND

Project Narrative

A major amendment to the existing Planned Development District (PDD) for 4128 Forest Drive Development is proposed. The existing PDD consisting of 6.925 acres and is bound by Forest Drive, Falcon Drive, Brentwood Drive and AC Flora High School will be denoted as Parcel 1. Parcel 1 will not change from the originally approved PDD. The narrative, in conjunction with the accompanying site plans, is submitted to demonstrate that the development will be in harmony with the existing PDD and in harmony with the public interest and provide for adequate site design and access. The amended PDD will establish specific guidelines, setbacks and other features that ensure success of the development and compatibility with the environs. The current PDD does not have a residential component which means it is in non-compliance of the recent South Carolina Supreme Court case mandated that PDD's must have a mixed use and must include commercial and residential components. By adding a residential component in Parcel 2 this PDD will be in compliance with the Supreme Court decision.

In order to make this an inclusive process the developer has met with adjacent neighbors and neighborhood groups. Many of their concerns have been incorporated into this document where possible.

Existing Site Conditions

The property denoted as Parcel 2 is bound by Forest Drive on the north side, Brentwood Drive on west side and residential homes on the south and east side and is approximately 1.75 acres. The existing topography generally drains to the south. The site is occupied as three parcels. The parcel at the corner of Forest Drive and Brentwood Drive (TMS 14009-02-01) consists of 4 apartment buildings in disrepair. The next two parcels (TMS 14009-02-25, 14009-02-24) are residential lots that are currently rental houses. The existing site consists of a total of 6 buildings with a total of 6 driveways.

Proposed Development Plan

The proposed development (see attached exhibits as part of this PDD Parcel 2 package) includes the following components:

- Development of approximately 10,000-16,000 square feet of commercial buildings on the northern portion of the site. The commercial buildings could be separated out to as many as 2 buildings.
- Associated parking for the commercial portion to meet the requirements of the City of Forest Acres Zoning ordinance as well as provide the opportunity for shared parking consistent with urban design guidelines.
- Development of a maximum of 11 townhomes of approximately 1,500 – 2,500 sf per unit.
- The commercial portion of the property will be limited to one driveway that shall meet SCDOT requirements
- The residential portion of the property will be limited to a maximum of 1 driveway that shall meet SCDOT requirements.
- We are proposing a 10' wide landscaping buffer along residential homes on the east side (Forest Acres only requires a 5' wide buffer).

The proposed development will have a positive impact on the surrounding community as follows:

- Landscaping of the property will meet or exceed the City of Forest Acres landscaping ordinance.
- A brick wall will be installed along the eastern property line. A portion of the property currently has no fencing or barrier at all.
- A reduction in the number of driveways along Brentwood Drive from 6 driveways down to a maximum of 1 driveway.
- New structures along Brentwood to replace aged and run-down buildings.
- The developer has specified monument signs that will be consistent for each commercial building instead of pylon signs allowed under the current commercial sign ordinance.
- Lighting provided for the development will be designed and constructed in a manner that will maximize containment of the light on the site and minimize light pollution off-site. This will include anti-glare fixtures and directional lighting.

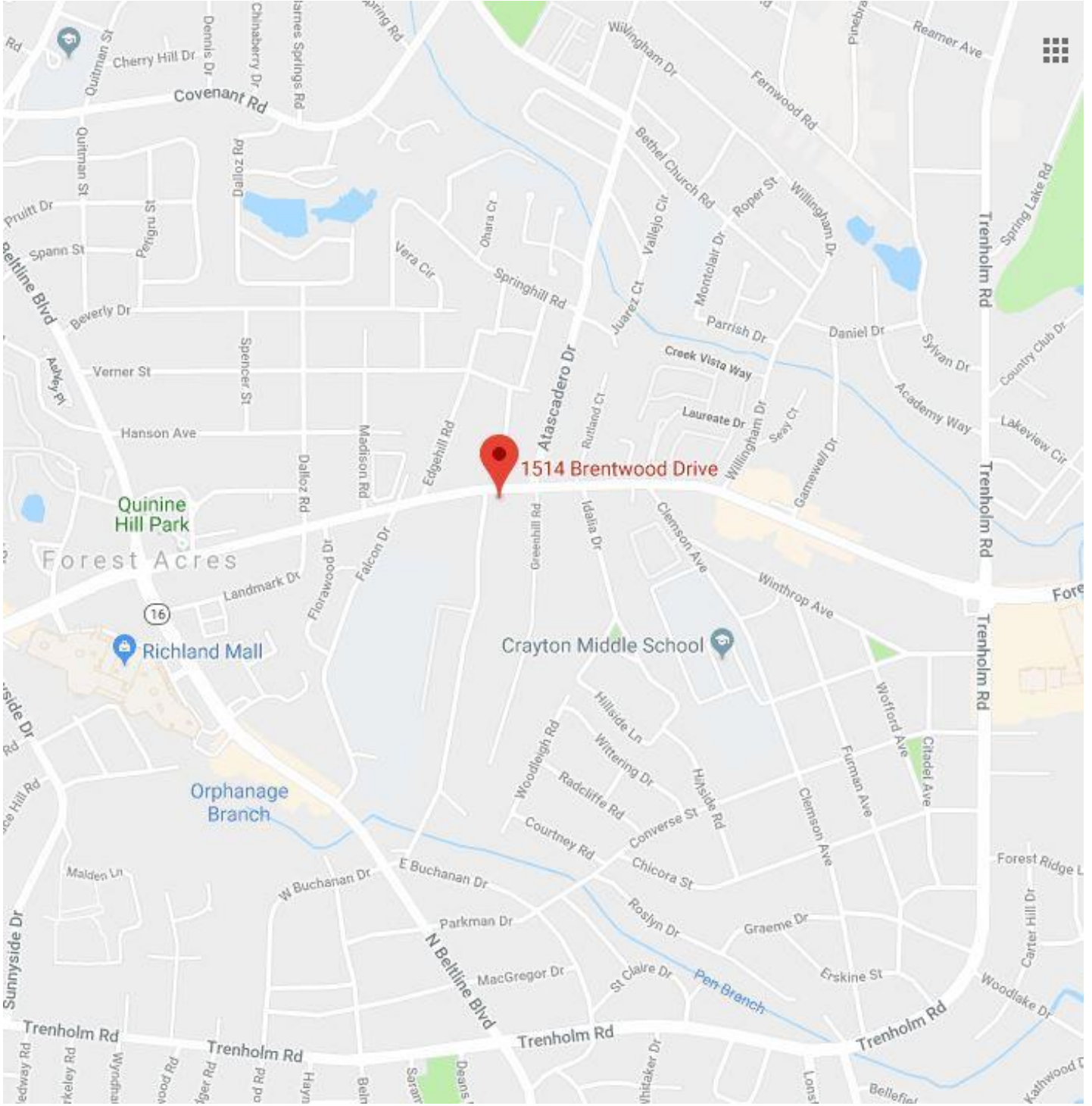
Stormwater

Parcel 2 generally drains to the south. A stormwater collection system will be installed to direct stormwater to the downstream (south) side of the property. The stormwater will be treated and detained to meet or exceed all applicable local (City of Forest Acres and Richland County), state (SCDHEC and SCDOT) and federal guidelines for water quality and water quantity. Low Impact Development (LID) measures such as infiltration areas, pervious pavement/pavers and rain gardens may be used in order to meet the regulatory requirements along with traditional stormwater measures such as retention and detention ponds.

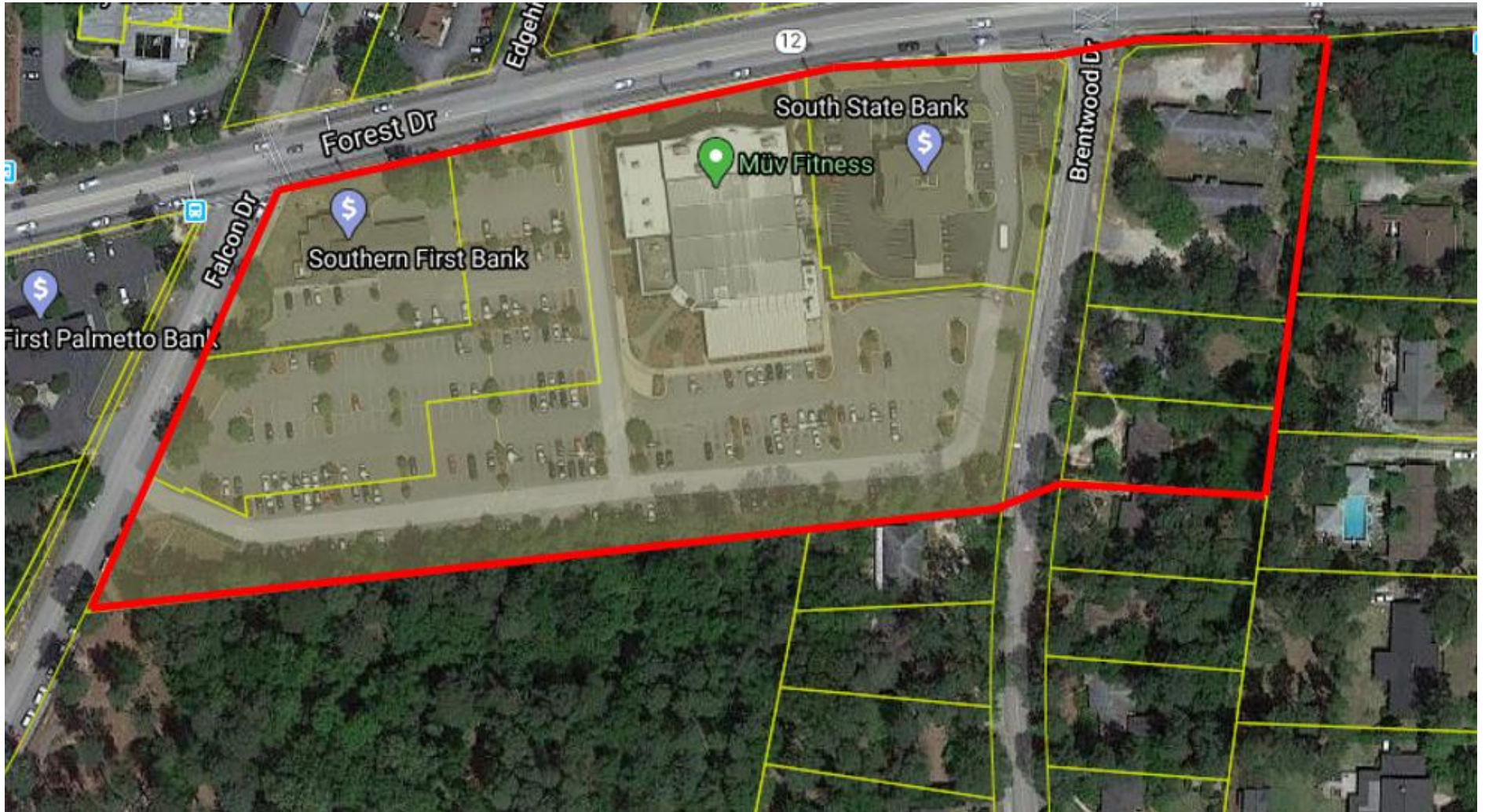
Driveway

There are currently 6 driveways for the existing three tracts of land that will comprise Parcel 2. The proposed plan reduces the total number of driveways down to 1 driveway. The proposed access for the commercial component will be centralized at one ingress/egress point. The commercial component driveway as proposed is situated to maximize the distance between the driveway and the intersection of Forest Drive and Brentwood Drive in order to provide a safer turning movement from Forest Drive into the development. The SCDOT minimum distance for a driveway from Forest Drive is 150'. The commercial component driveway on the site plan is shown as 180'. The driveways for the residential component will be tied in with the commercial entrance. Brentwood Drive is owned and maintained by SCDOT, so the driveways will have to be permitted by SCDOT and they will have the ultimate authority regarding the number of driveways, the location and the widths.

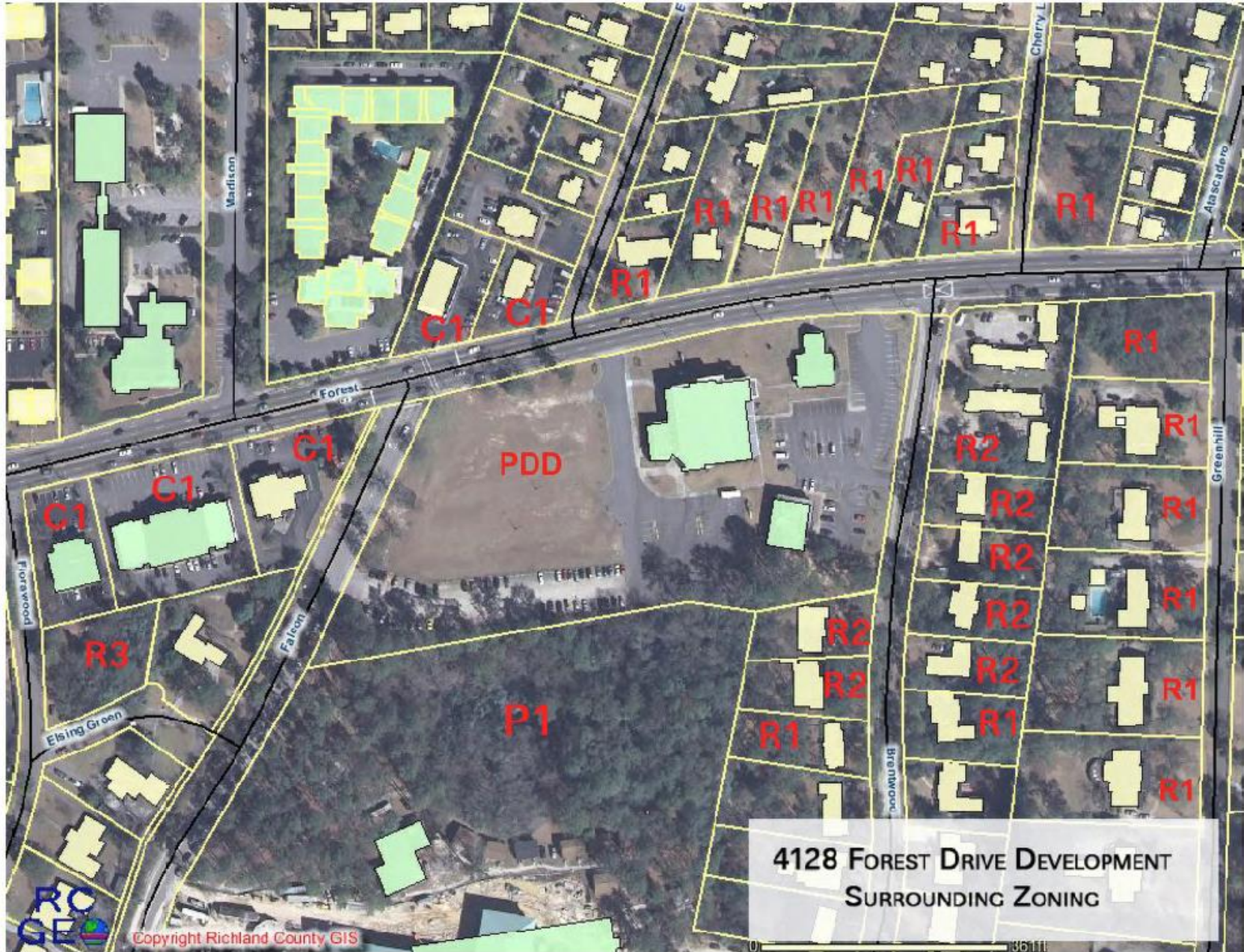
Location Map



Aerial Photograph (PDD to include Parcel 2)



Surrounding Zoning



Site Photographs



1514 Brentwood from across the street



1514 Brentwood from across Brentwood



Street view of existing complex at 1514 Brentwood



1514 Brentwood from corner of Forest and Brentwood



1514 Brentwood from South State Bank parking lot



1510 Brentwood from South State Bank parking lot



1510 Brentwood from across Brentwood



1500 Brentwood existing duplex



1510 Brentwood straight on from across Brentwood



1450 Brentwood existing duplex (contiguous to project)



1500 and 1450 Brentwood from across Brentwood



Existing fence between 1523 Greenhill and project



1440 Brentwood Drive (contiguous to project)



1514 Brentwood, view from Forest Drive



End of fence bordering project and 1523 Greenhill



Looking down on 1514 -1500 Brentwood Drive



No fence bordering 1519 Greenhill and project

Surrounding Area Photographs



1440 Brentwood (neighbor to contiguous property)



Properties across street on Forest Drive



1453 Brentwood (neighbor across street to south)



Properties across street on Forest Drive



South State Bank – Across from 1514 Brentwood



South State Bank/ MUV fitness – Across from 1514 Brentwood

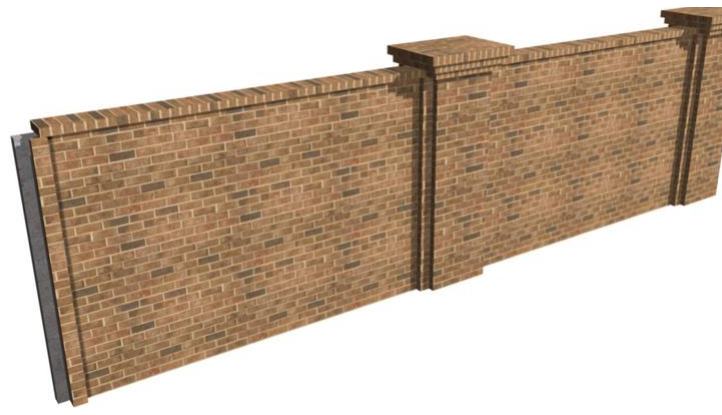
Rendering Concepts of New Development



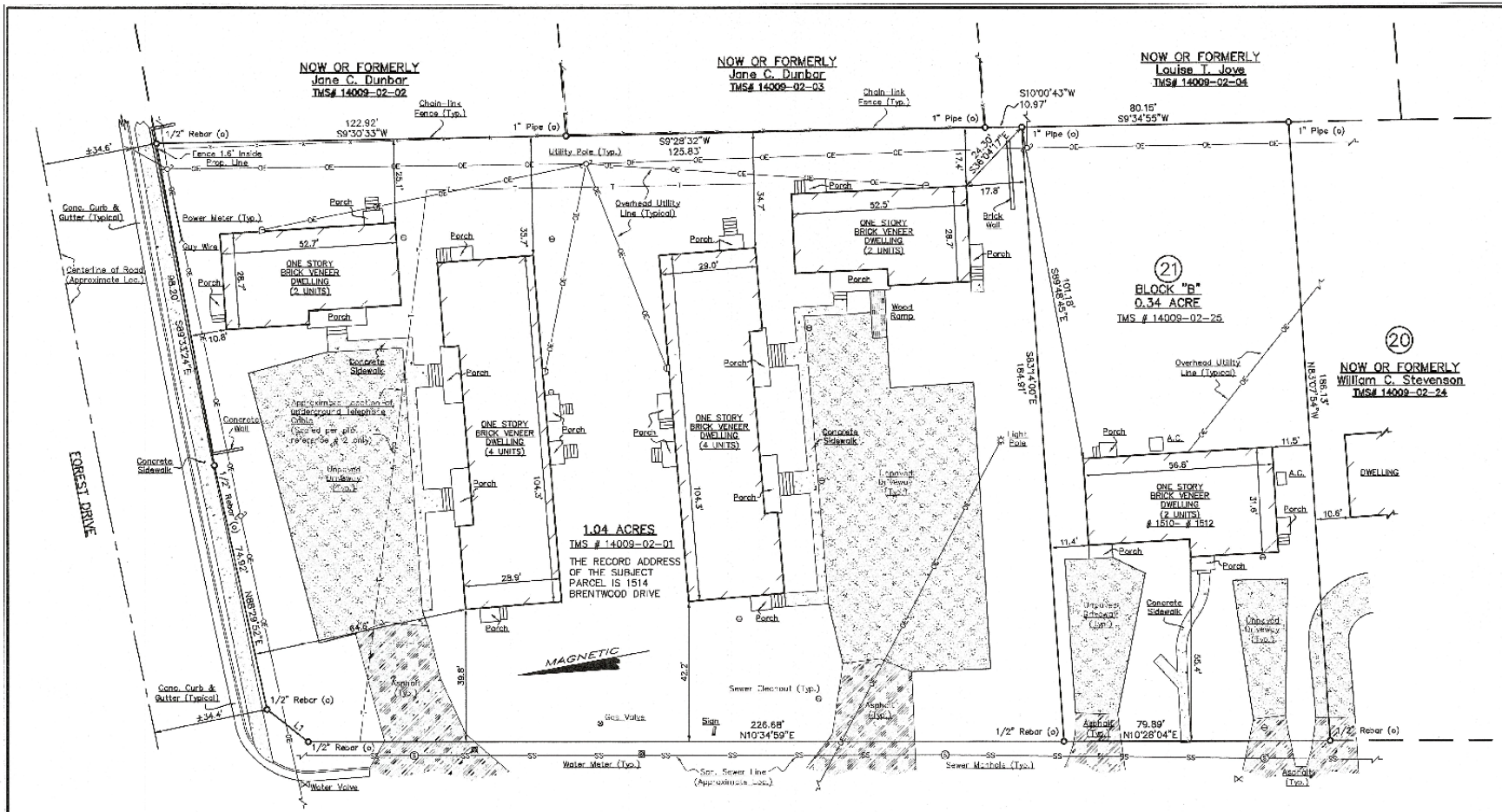
Representation of Typical Signage



Representations of Proposed Wall



Current Plat



UNDERGROUND UTILITIES: COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE BURIED SANITARY SEWER LINES, STORM DRAINAGE PIPES/ STRUCTURES AND OTHER UNDERGROUND UTILITIES OF WHICH WE HAVE KNOWLEDGE. SOME ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THE SUBJECT PARCEL OF WHICH THE LOCATION IS NOT KNOWN TO COX AND DINKINS, INC. IF A MORE DETAILED ANALYSIS OF THE UNDERGROUND PIPES AND/OR UTILITIES IS NEEDED, COX AND DINKINS, INC., STRONGLY RECOMMENDS THAT AN INDEPENDENT THIRD PARTY UNDERGROUND UTILITY LOCATOR BE CONSULTED TO LOCATE THESE UTILITIES.	FLOOD STATEMENT: THE SUBJECT PROPERTY APPEARS IN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NUMBER 45078C0283 K, EFFECTIVE DATE OF SEPTEMBER 29, 2010. THEREFORE, THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
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BRENTWOOD DRIVE (50' R/W)

THE TOTAL AREA SHOWN IS EQUAL TO 1.38 ACRES.

EXEMPTION FROM REVIEW PROCESS
 This plat is a SURVEY of an existing lot of record with no change to existing lot lines.
 (Professional Land Surveyor)
 Printer Name: GENIE L. DINKINS, JR.
 License#: 24278

Line #	Length	Bearing
L1	18.7'	N48°02'07"E

REVISIONS		
No.	DATE	DESCRIPTION



COX AND DINKINS, INC.
 704 BRI TI LANE RFD.
 COLLETON, SOUTH CAROLINA 22095
 803-254-6515 Fax 803-255-9385
 Email: cdink@coxanddinkins.com

DATE: MAY 23, 2017

PLAT

PREPARED FOR
CASON DEVELOPMENT GROUP

RICHLAND COUNTY, FOREST ACRES, S.C.

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and I certify to the requirements for a Class B survey as specified therein; also, there are no visible encroachments or projections other than shown.

Gene L. Dinkins, Jr.
 PROF. LAND SURVEYOR NO. 24278
 GENE L. DINKINS, JR.

REFERENCES:	
1)	PLAT OF LOT NO. 21, BLOCK "B", "BRENTWOOD", PREPARED FOR G. H. BALLENTINE AND LUIRE B. GIBBS, JR. BY JAS. C. COOPERSON, DATED JULY 19, 1964, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 5, PAGE 79.
2)	PLAT PREPARED FOR R.E. HENDRIX, BY COX AND DINKINS, INC., DATED DECEMBER 20, 1989.
3)	PLAT PREPARED FOR DONALD M. BRYANT & SANDRA B. BRYANT, BY COX AND DINKINS, INC., DATED NOVEMBER 8, 1989.
4)	REFERENCE IS ALSO MADE TO DEED RECORDED IN RICHLAND COUNTY DEED BOOK 713, PAGE 3767.

NOTES:	

SCALE: 1" = 20'	TAX MAP NUMBER: 14009-02-01 & -25	BOOK: 671-54; 645-47; 150-18-25	CHK: 16	SF NO.: 208-10	DWG: 7E150-18.dwg	BY: 20
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3. APPLICATION FORMS

City of Forest Acres Zoning Application:



A CITY OF

City of Forest Acres
5209 Trenholm Road
Forest Acres, SC 29206
Phone: 803-782-9475
Fax: 803-782-3183
www.forestacres.net

REZONING APPLICATION

(See application fee amount on checklist)

A pre-application conference with appropriate City staff is required prior to the submission of a rezoning application. Please contact the Permit Application Center at the number above to schedule this meeting.

Please complete the following information:

Applicant Name: Cason Development Group, LLC

Address: 2144 Sumter Street, Columbia, SC 29201

Phone: 803-767-7781 Fax: _____ Email: frank@casondevelopment.com

Property Address: 1514, 1510, 1500 Brentwood Drive; 4018, 4114, 4132 Forest Drive

Tax Parcel(s): R14009-02-01 ; R14009-02-25 ; R14009-02-24 ; *SEE ATTACHED

Property Owner (if different): Hendrix Properties, LLC, William C Stevenson *SEE ATTACHED

Current Zoning District: R-2, PDD Requested Zoning District: PDD

Area of subject property: 8.675 acres and/or: _____ square feet

Brief Description of Request:

We are proposing to create a new PDD by adjoining to the existing PDD located at 4128 Forest Drive.

Does the Applicant solely own all of the property within the rezoning proposal?

- Yes. If so, provide proof of ownership (copy of deed).
- No. If so, attach information on property NOT solely owned by the applicant and provide letter of consent from owner(s).

Are there any recorded deed restrictions or restrictive covenants that apply to this property that are contrary to, conflict with, or prohibit the permitted activity being requested?

- Yes.
- No. [Attested by Owner: _____]

Is this property proposed for annexation into the City of Forest Acres?

- Yes. If so, please complete Annexation Request Form and submit along with this application.
- No, Already in City.

Signature of Applicants/Owners: The undersigned hereby respectfully requests that the Official Zoning Map of the City of Forest Acres be amended as described herein. It is also understood by the undersigned that, while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. [If more than one owner/applicant, attached a page with additional signature information].

Signed: [Signature] Date 2/20/20

Printed Name: Frank Cason

- Additional Owners
- Other Attachments: _____

4. PLANNED DEVELOPMENT DISTRICT DOCUMENTATION

PDD Ordinance

An Ordinance to amend the City of Forest Acres Zoning Ordinance to establish a Planned Development District Ordinance for 4128 Forest Drive Development

Article I Use Requirements for Planned Development District

Section 1 Introduction and Purpose

The purpose of the Planned Development District for 1514 – 1500 Brentwood Drive Development is to provide for neighborhood retail and health and wellness services to serve nearby residential areas. The property included in the PDD is specifically identified by Richland County Tax Map No. (TMS 14009-02-01) and (TMS 14009-02-25, 14009-02-24) is approximately 1.75 acres located at the intersection of Forest Drive (SC Highway 12) and Brentwood Drive, in Forest Acres, South Carolina.

Reference is made to the Zoning Ordinance of the City of Forest Acres, adopted December 20, 1999, last revised May 9, 2006.

This PDD Ordinance is accompanied by a Zoning District Map and Landscaping Map which illustrates the proposed layout and use of the property.

Section 1.1 Minor Changes

Minor Amendment: Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PDD, such as relocation of driveways, revision of interior floor plans, facade details, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. The decision of the Zoning Administrator is subject to review and final determination by the Board of Zoning Appeals if the applicant or any party whose property is adversely affected files a written appeal pursuant to Section 21.238 within 30 days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.

Section 1.2 Major Changes

Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.

Section 1.3 Permits

No zoning or building permits involving a minor or major change of the PDD descriptive statement or map shall be issued until the written change is approved and filed with the City Clerk and recorded in the ROD Office for Richland County.

Section 2 Permitted Uses

The following uses are permitted in the PDD:

1. Governmental buildings and uses, except those relating to penology.
2. Libraries

3. Educational buildings.
4. Banks and other financial institutions, without drive-thru window.
5. Professional and business offices.
6. Hospitals and medical treatment facilities.
7. Medical, dental, or chiropractic or other medically oriented office, clinic and/or laboratory.
8. Studios for teaching art, music, dancing, etc.
9. Signs subject to the provisions of Section 7.
10. Health and wellness service establishments such as gyms, fitness clubs, etc. under 5,000 sf.
11. Personal service establishments, including, but not limited to, barber and beauty shops, styling salons, post office substations, shoe repair shops, dry cleaning and laundry pickup stations, garment making, tailoring and garment repair shops.
12. Food and beverage concepts will be limited to no more than two concepts for a total of no more than 5,000 square feet. No restaurants with drive throughs will be permitted. All restaurants will close before 11:00 PM
13. Retail (non-restaurant) will be limited to no more than 7,500 square feet.
14. Residential to include single family home, patio homes and town homes. Units can be detached or attached

Any use not specifically listed within Section 2 is prohibited.

Section 3 *Subdivision Standards*

The PDD may be subdivided into individual parcels, provided they meet the requirements and standards outlined in other sections of this ordinance.

Section 4 *Off-street Automobile Parking and Storage Standards*

1. Off-street automobile parking shall be provided on every lot on which any of the uses mentioned in the section are hereafter established. Such automobile parking shall be provided with vehicular access to a street or alley and shall be equal in area to at least the minimum requirements for the specific uses as set forth below. Each automobile parking space, along with its necessary maneuvering space, shall have an area of at least three hundred (300) square feet. Off-street automobile parking shall be so arranged so that vehicles will not be required to back onto a public right-of-way when leaving the premises. Off-street automobile parking spaces shall be equal in number to at least the minimum requirements for the specific uses set forth below:
 - a. Offices, including financial institutions: One (1) space for every five hundred (500) square feet of gross floor area.
 - b. Restaurants: Eight (8) spaces for every one thousand (1,000) square feet of seating area or One (1) space for every four (4) seats provided for patron use and one (1) additional space for each two (2) employees on the shift with the highest employment, **whichever is less.**
 - c. Retail and service businesses: Three (3) spaces for every one thousand (1,000) square feet of sales floor area.
 - d. Gyms and health clubs: One (1) space for every three hundred (300) square feet of usable gym floor area.
 - e. Residential: Two (2) spaces for each residential unit

2. Parking and Storage Requirements

The following are prohibited in the PDD:

- a. Shipping containers, cargo containers, storage units, storage facilities, or other containers or like items, with or without logo or name, are prohibited except: one (1) utilized in conjunction with an active construction project, duly permitted, and located on the construction site, provided such container(s) are removed within six (6) months of the date located on any property within the City unless otherwise permitted for a longer period of time as a result of the duration of the construction project; or two(2) utilized in conjunction with relocating or moving to or from the site for the purposes of packing or unloading due to shipping for the purpose of relocation, provided any such container is removed within two (2) weeks of the date first located on any property.
- b. Tractor trailers and semi-trailers except for the purpose of loading and unloading merchandise not to exceed a period of three (3) days and not for any type of storage.
- c. Automobiles, trucks, tractors, buses, or other motor vehicles, boats, campers or trailers of any kind or type, not in normal operating condition, without current license or permit, or deemed abandoned as defined in Section 10-6 of the City of Forest Acres Code of Ordinances are prohibited other than in a building fully enclosed on at least three (3) sides.

Section 5 Landscaping

Landscaping within the PDD shall meet or exceed the minimum standards outlined in Section 21.8 of the City of Forest Acres Code of Ordinances. The landscaping will resemble what’s on page 26 (PDD Landscape Map) of this document and will be in accordance with the acceptable guidelines provided by the FA Code of Ordinances.

Section 6 Area, Yard, and Height Requirements

Development within the PDD will meet the following requirements:

Description	Commercial	Townhome
Forest Drive setback	0 feet	
Brentwood setback	20 feet	15 feet
Building rear setback	20 feet	40 feet
Max height	35 feet**	35 feet**
Front Setback from Main Structure of Townhome	n/a	15 feet
Front Setback from Front Porch	n/a	7-8 feet

** Maximum height is set for new buildings only and does not apply to existing buildings already located on the site.

Section 7 *Signage*

Section 7.1 *Location*

Both buildings shall share one free-standing sign. Setbacks for freestanding signs shall be at least five feet (5') from all property lines.

Section 7.2 *Sign Design Requirements*

1. Wall signs: No portion of a wall sign shall be permitted to project over the roofline or parapet of the building to which it is attached. The display area of a wall sign shall not exceed ten percent (10%) of the area of the wall of the first story of the building to which it is attached. The maximum display area shall be one hundred twenty (120) square feet with maximum vertical dimension of ten (10) feet and maximum horizontal dimension of forty (40) feet or two-thirds of the building, whichever is less.
2. Freestanding signs: The maximum display area for a freestanding sign is eighty (80) square feet (40' each side) with a maximum vertical dimension of five (5) feet and maximum horizontal dimension of eight (8) feet. Freestanding signs may include a directory sign for buildings with multi-uses. Freestanding signs shall be monument type with a maximum height of six (6) feet above ground elevation and horizontal maximum of twelve (12) feet.
3. Individual businesses within a multi-use building shall be allowed individual identification signs above each storefront for each tenant. **No tenant will be allowed more than two identification signs on the building.**

Section 8 *Building Materials*

1. The following exterior wall and façade building materials for new construction are permitted within the PDD:
 - a. Masonry
 - b. Brick
 - c. Stucco
 - d. Stone
 - e. Hardie Plank
2. The following wall and façade building materials for new construction are prohibited within the PDD:
 - a. Wood Siding
 - b. Vinyl Siding
 - c. Metal Siding

Section 9 *Lighting*

Lighting provided for the development shall be designed and constructed in a manner that will maximize containment of the light on the site and minimize light pollution off-site. This will include anti-glare fixtures and directional lighting.

Section 10 *Stormwater and Sediment Control*

Stormwater runoff and sediment migration from the site will be controlled through the use of detention ponds. These detention ponds will be designed in accordance with the regulations set forth by Richland County and the South Carolina Department of Health and Environmental Control (SCDHEC). Best Management Practices such as silt fencing, temporary and permanent grassing, and inlet protection will be used to control the migration of sediment onto adjacent properties.

Section 11 *Ownership and Maintenance*

All paved areas, landscaped areas, stormwater detention ponds, and storm drainage systems will be owned and maintained by the individual property owners.

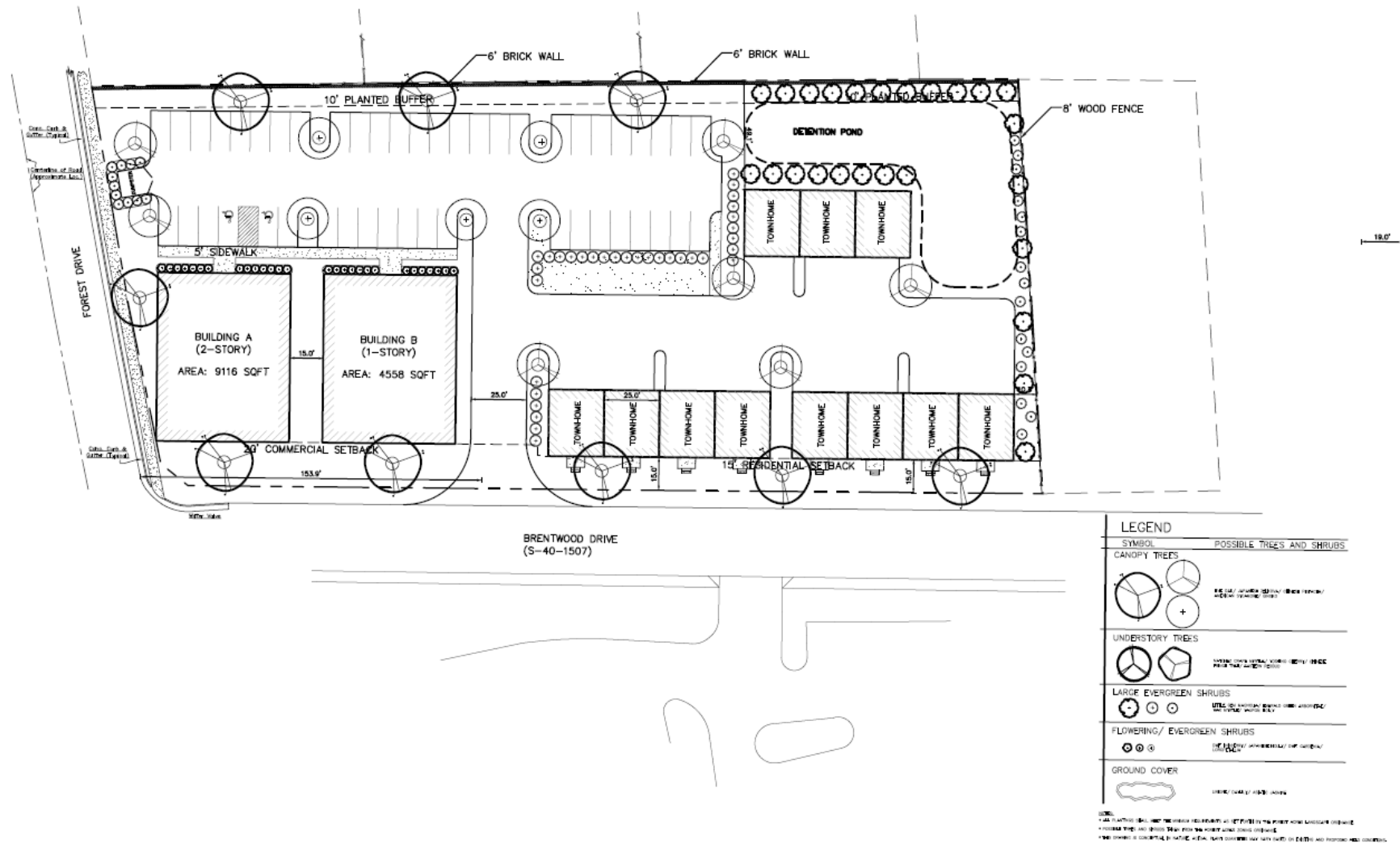
PDD Zoning District Map



Parcels being added to existing PDD:



PDD Landscape Map (for information only)



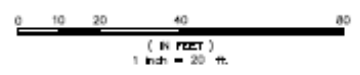
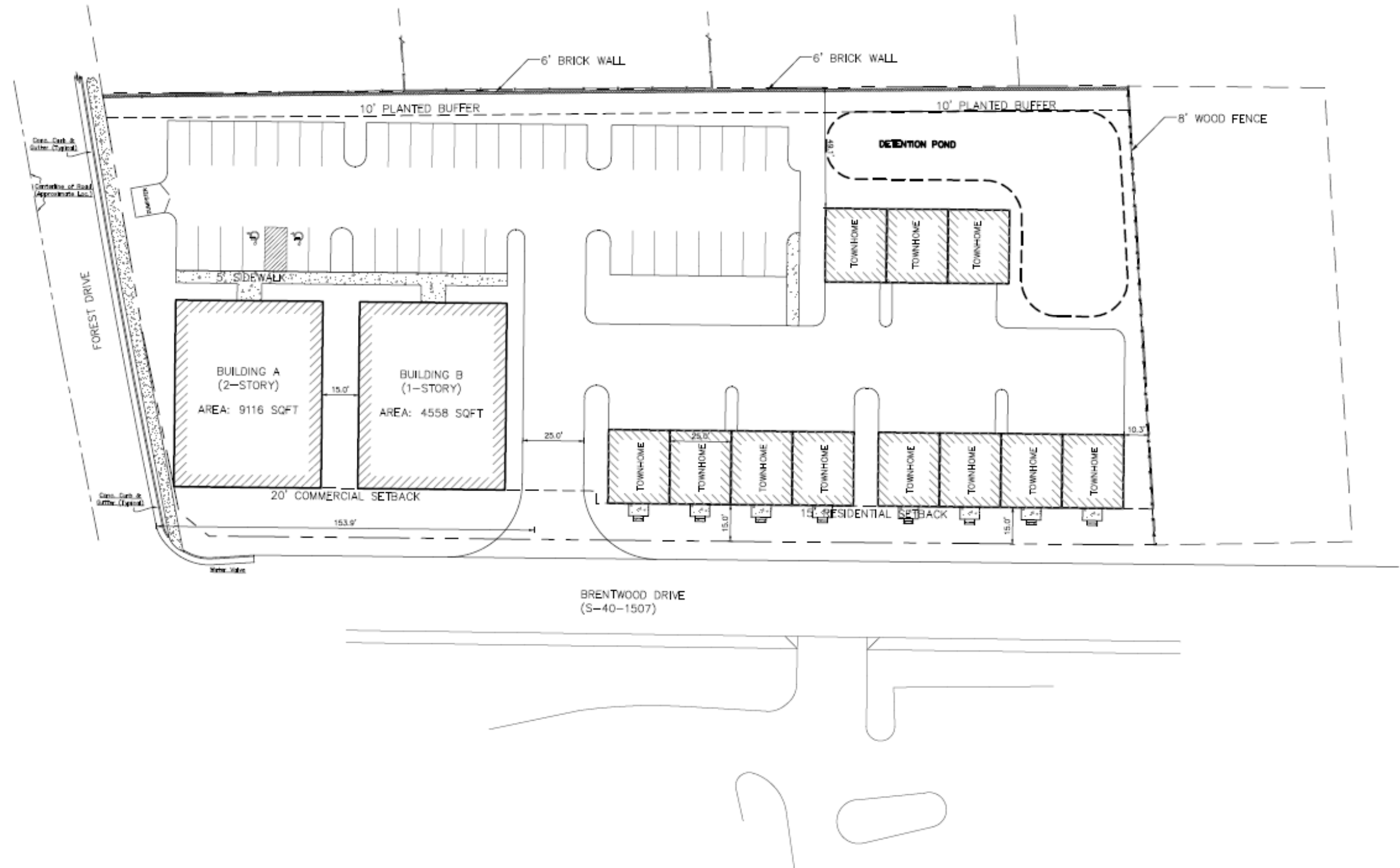
PDD Color Rendering (for information only)



4128 Forest Drive Development
Forest Acres, SC



THE LANDPLAN GROUP SOUTH
Landscape Architecture | Engineering | Planning



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