

PLANNED DEVELOPMENT DISTRICT (PDD)

SUBMITTAL

FOR:

PROJECT OAKLEY

GREENWOOD COUNTY, SOUTH CAROLINA

NOVEMBER 15, 2023

Project Team

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PDD Narrative

**NARRATIVE TO ZONING MAP AND TEXT AMENDMENT APPLICATION
FOR
PROJECT OAKLEY PLANNED DEVELOPMENT DISTRICT**

A. Introduction.

The property that is the subject of this Application includes four tracts of land. These being: Tract 1 consisting of approximately 175.83 acres; Tract 2 consisting of approximately 61.20 acres; Tract 3 consisting of approximately 8.46 acres; and Tract 4 consisting of approximately 70 acres. Tract 1 and Tract 2 are separated by Backwater Road and while considered separate tracts for the purpose of this Application, have common ownership and bear the single Parcel ID **6879-120-399** and together consist of approximately 236.88 acres and described as the Fletcher Tract. Tract 3 is identified by Parcel ID **6879-012-228** and is described as being a portion of the Willard Estates Subdivision. Tract 4 is identified by Parcel ID **6869-784-260** and described as Lot 2 Ridlehuber property. Together the four tracts (sometimes collectively herein referred to as “**Tracts**”) that are the subject of this Application consist of approximately 315.5 acres (collectively hereinafter the “**Property**”). The Property is depicted on a proposed PDD Conceptual Master Plan (“**Master Plan**”) included with this Application and incorporated by reference herein. The Property is under contract to be sold to Greenwood Land Holdings, LLC (the “**Applicant**”) or its affiliates.

B. Current Zoning and Use.

The Greenwood County Zoning Map (the “**Zoning Map**”) identifies all Tracts being currently zoned Rural Development District (**RDD**). Section 6-3-47(a) of the Greenwood County Zoning Ordinance (the “**GCZO**”) provides that the purpose of this district is designed to “maximize the development options available to a property owner or developer, providing a full range of residential as well as commercial, institutional and industrial uses. In so doing, emphasis is placed on performance and development standards to ameliorate the impact of such uses and eliminate the negative aspects of juxtaposing varied and dissimilar uses.”

Currently, the Property is primarily vacant land. The only structures or development on the Property consists of a single family residence of approximately 1,804 square feet on Tract 3 and Backwater Road, a County owned road which bisects Tract 1 and Tract 2. Tract 4 is adjacent and west of Tract 1 on the west side of Stoney Point Road.

The 2035 Greenwood County Comprehensive Plan (the “**Comprehensive Plan**”) Future Land Use Map, Figure 10-11 of the Comprehensive Plan (“**Future Land Use Map**”) depicts Tracts 1, 2 and 3 as intended for Medium Density Residential use. Section 10.3 of the Comprehensive Plan describes Medium Density Residential as follows:

“Land use that typically acts as a transition area between low density and high density residential land use areas. This future land use category includes single-family and multi-family dwellings in small lot subdivisions, zero lot line and patio home developments, duplexes, apartments, and townhomes at densities of no more than one home per 7,500 square feet of land area or no more than six dwelling units per acre. Incentives that would allow densities of up to 12 dwelling units per

acre should be available for the inclusion of open space or other community enhancements.”

The Future Land Use Map depicts Tract 4 as intended for Low Density Residential use. Section 10.3 of the Comprehensive Plan describes Low Density Residential as follows:

“Low Density Residential – Low Density Residential is characterized by large lots with densities no greater than one single-family, detached residence for every 3/4 acre or 32,670 square feet of lot area. Most areas designated as low density residential either already have access to water and sewer service or plans are in place to provide these services within the next 20 years. Included in this use category are detached, single-family, site-built homes and modular or manufactured homes on individual parcels. The location of modular and manufactured homes in these areas must meet conditions to ensure compatibility with other single-family, detached housing in the area.”

C. Proposed Zoning and Use.

The Applicant proposes to rezone the Property to Planned District Development (**PDD**) for the development of a planned community which may include the following uses: single family, multi-family and townhome residential use; par 3 golf course, golf teaching facility and golf entertainment; lake club including restaurants, commercial and community wellness clubs and club related facilities and amenities; marina, boat ramps and boat storage facilities; hotels and conference center use and related facilities; in addition to all other uses provided in Section 6-3-46 of the GCZO. As noted in the Master Plan, the density proposed is 895 dwelling units which will be comprised of cottage lots, neighborhood lots, and estate lots but may include an Inn or Motel, multifamily and commercial uses.

D. Permitted Planned Developments.

Section 6-3-46(c) of the GCZO provides the PDDs requiring amendment to the official zoning map shall be appropriately located with respect to intended functions, to the pattern and timing of development existing or proposed in the land use plan update, and to public and private facilities existing or clearly to be available by the time the development reaches the stage where they will be needed. All requirements specified in article K of this chapter shall be met, and an application for amendment shall be accompanied by a preliminary development concept plan and text presenting the following information:

1. Proposed land uses, the location of various dwelling types, and dwelling unit densities.

The initial proposed land uses are depicted and described in the Master Plan submitted together with this Application. In addition to the residential uses, the Applicant proposes that the PDD have as allowed uses the following: single family, multi-family, townhome residential use; par 3 golf course, golf teaching facility and golf entertainment; private lake club including restaurants, commercial and community wellness clubs and club related facilities and amenities; marina, boat ramps and boat

storage facilities in addition to all other uses provided in Section 6-3-46 of the GCZO.

The residential density proposed of 895 total units equates to approximately 2.84 units per acre.

Residential Dwelling units may be used for development of cottage lots, neighborhood lots, and estate lots but may include an Inn or Motel and multifamily uses. Overall residential density for the PDD is approximately 895 dwelling units. Dwelling units may be transferred within the PDD tracts.

Commercial development density of 208,000 SF shall be authorized for the PDD.

2. Proposed primary circulation pattern.

The primary proposed circulation plan as shown on **Exhibit “A”** requires primary entrance from Backwater Road and Stoney Point Road. Final location of access points shall be determined at the time of development plan submittal.

3. Proposed parks, playgrounds and other common open space areas.

The proposed Master Plan includes common and/or open space areas with forest preserves; passive park spaces with trails; and recreational use parks. Potential open space uses include a par three golf course, golf learning center, marina, and sports lawn.

4. Delineation of units or phases to be constructed in the progression.

The Property is intended to be developed in multiple phases based on economic and sales and development conditions. The Master Plan depicts the individual planning tracts. If developed in phases, all infrastructure for each phase shall either be installed or bonded for construction before commencement on another phase of the development.

- a. The development shall be served by the Metropolitan Sewer Commission for sewer and Greenwood CPW for water.
- b. All development in the PDD shall be subject to recorded declaration of covenants and restrictions,
- c. All development in the PDD shall be subject to architectural standards and guidelines.

5. Proposed means of dedication of common open spaces areas and organizational arrangements for the ownership, maintenance and preservation of common open space, and relation to land uses in surrounding areas and the land use plan update for Greenwood.

The common open spaces within the Property shall be either park space; common elements of residential areas, golf or marina club areas and facilities. These areas shall both be maintained by Applicant as Developer until such time as they are turned over to the property owners association to be formed to manage the community which comprises the Property. The Stoney Point community to the west also has a golf course and practice range. The Newport Tract to the east has park space and an amenity center. The proposed uses for the Property are thus consistent with the surrounding areas.

E. Development Standards.

1. External Relationships. Site planning within the PDD shall provide protection from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development.

The proposed development for the Property will provide protection from potentially adverse surrounding influences within the development by:

- a. Providing vehicular access points that encourage smooth traffic flow with controlled turning movements and minimized hazards to vehicular and pedestrian traffic. The entrance to the Property will be off Backwater Road and Stony Point Road. The interior streets within the Property will not connect directly to Backwater Road. The main entrance will also include areas for turn around so as to minimize issues related thereto at Backwater Road.
 - b. Pedestrian and cycle crossings will not be directly at Backwater Road but rather at an interior turnaround section so as to ensure the safety of both pedestrians and cyclists.
 - c. The Property does not adjoin an R-1 district.
 - d. The single family lots will be shielded from undesirable views, lighting, noise and other offsite influences by providing open space landscape buffer or streetscape landscape.
2. Internal Relationships. The Master Plan depicts safe, efficient, convenient and harmonious groupings of structures, uses and facilities for appropriate relation of space inside and outside buildings to intended uses and structural features; and for preservation of desirable natural or historic features and minimum disturbance of natural topography.
 - a. The streets, drives and parking areas will be safely located away from the main entrance at Backwater Road. Service and emergency vehicles will have easy access to dwellings through the main entrance and streets within the Property. Outside traffic will not be encouraged to traverse the Property as there will be no possibility of exiting the Property for the purpose of entering a separate community. The block

sizes are consistent with the block utilized in neighboring PDDs of Stoney Point and Newport.

- b. Traffic will be free flowing and with minimal interruption. There are two main roadways with a separate smaller roadway leading to the golf course. Visitors to the golf course will not traverse the main roadways to the majority of dwellings.
- c. Walkways within the community will be safe and convenient for access to parks and the golf course. Access to schools and other high-volume pedestrian destinations are not a feature of this community.

3. Common Open Space.

General Requirements

- a. The Property will meet the requirements for land within the site that is designed and intended for use and enjoyment principally by residents of the proposed planned development. The Property is intended to have parks for the enjoyment of residents as well as a golf course.
- b. Even though not required, common areas and open space will be provided in single family residential development.
- c. Auxiliary structures intended for the Property may include a golf learning center, a social and wellness club, lake club, outfitter pavilion and general store . These structures will represent less than five (5) percent of the common open space.
- d. The amenities and common open space within the Property shall be held and operated by the nonprofit homeowners association.
- e. A significant portion of the common open space will not be improved as it will remain park space for use by community residents.
- f. The common open space and residential dwellings will be developed concurrently such that at no time will dwelling density per acre exceed pro rata requirements of common open space.

Conveyance and Maintenance

- a. Upon completion of any required improvements of common open space, as shown on the Master Plan, it shall held in a property owners association consisting of all landowners within the planned development and such others as the association's membership may choose.

4. Dimensional Requirements.

- a. The minimum area of the PDD shall exceed the five (5) acre minimum. The Property is 315.5 acres.
- b. The minimum dimensional requirements as outlined in the ordinance shall be modified as follows:
 - i. Lot area requirements for single family residential dwellings located within the PDD will a minimum 45' x 110' with 5' setbacks and 5' rear and side setbacks for cottage lots.
 - ii. Front yard setbacks shall be 5' for cottage lots.
 - iii. Side yards for single family detached dwellings shall 5'.
 - iv. Buildable lot areas for residential uses shall be 60%.
 - v. Multifamily attached residential dwelling units shall not have a minimum square foot size requirement.
 - vi. Parking will be allocated based on final design and uses based on development and amenity program. Parking will be shared and used by members, residents and guests. Par 3 golf for example will be accessed by member/guest golf carts and not required to meet article H requirements.

F. Changes to PDD Zoning District.

The Project Oakley PDD includes the request for modification to the GCZO where differences result. Activities in the PDD shall conform to all other Greenwood County Ordinances and Regulations where differences do not exist. The PDD may introduce land uses and zoning requirements that do not exist in the GCZO. The Applicant requests the following deviations from Section 6-3-46 of the GCZO describing the PDD planned development district:

The provisions of the PDD shall apply to development for the Project Oakley PDD. In the event of a conflict, the hierarchy for zoning is first the PDD and second the GCZO.

The following clarifications or modifications to the standards of the GCZO are hereby made applicable to the Project Oakley PDD:

Section 6-3-46(d)(1) replace with:

Residential including single-family, two-family, multifamily, including Townhomes.

Section 6-3-46(d)(3)e add:

Conference center, theater and arts center.

Section 6-3-46(d)(3)f replace with:

Establishments providing for visitor accommodations, such as hotels, motels and tourist homes. Homes available for short and long term rental. Hotel units shall count as ½ density unit per hotel room.

Section 6-3-46(d)(3)i add:

Par 3 Golf course; golf teaching facility; private lake club including restaurant; wellness and club related facilities; marina, boat ramp and boat storage.

Section 6-3-46(d)(4)b add:
Open boat storage allowed.

Section 6-3-46(e)(1) add:
Street sections to be provided with Project Oakley development plan submittals to verify road widths, sidewalk locations and elements within streetscape. Project Oakley PDD to allow minimum 20' wide roadways.

Section 6-3-46(e)(2) insert new subsection "e" as follows:
Paved alleys allowed as a feature of traditional neighborhood design to promote pedestrian friendly streetscapes, neighborhood parks and sidewalks, and to allow limited vehicular access to secondary structures such as carriage house, garage, carport and to provide service corridors for trash pickup.

Section 6-3-46(e)(5)b.1 and 2 add:
Lot size - 4,500 minimum square foot; 45' x 100' minimum lot size; 5' front setback, 5' side setback and 5' rear setback. No minimum square foot requirement for multi-family attached dwellings.

Section 6-3-46(e)(5)c-e add:

1. Front yards: 5' front yard for 'cottage lot standards'.
2. Side yards: Single-family detached dwellings: 5 feet. 5' for cottage lot side yard.
3. No setback requirements for community amenity in common areas.

Maximum buildable lot area:

1. Residential uses: 40 percent. 60% for cottage lots.

e. Parking will be allocated based on final design and uses based on development and amenity program. Parking will be shared and used by members, residents and guests. Example: Par 3 golf will be accessed by member/ guest golf carts and not required to meet Article H requirements.

G. Criteria for approval.

Article K of Section 6-3-204 of the GCZO sets for the criteria for approval of an amendment to the GCZO or the Zoning Map. This section provides the policy that that no request to change the text of the GCZO or Zoning Map shall be acted upon favorably by the board except:

- a. Where necessary to implement the land use plan update;
- b. To correct an original mistake or a manifest error in the regulations or map;
- c. To recognize substantial change or changing conditions or circumstances in a particular locality; or
- d. To recognize changes in technology, the style of living, or the manner of doing business.

Summary.

The Applicant submits that the proposed rezoning described in the Application is necessary to implement the land use plan since the Future Land Use Map and Comprehensive Plan contemplate the Property as Medium Density Residential and this Application achieves that goal.

List of Exhibits

Title

Exhibit

1. FUTURE LAND USE MAP

A

2. PDD CONCEPT PLAN

B

Street Network

Adjacent Roads

Administrative

Municipality

FutureLandUse_2030

- COM
- FCV
- HDR
- HIS
- IND
- LDR
- LGW
- MDR
- MUD
- NCV
- OSR
- PUB

County Boundary

County Basemap

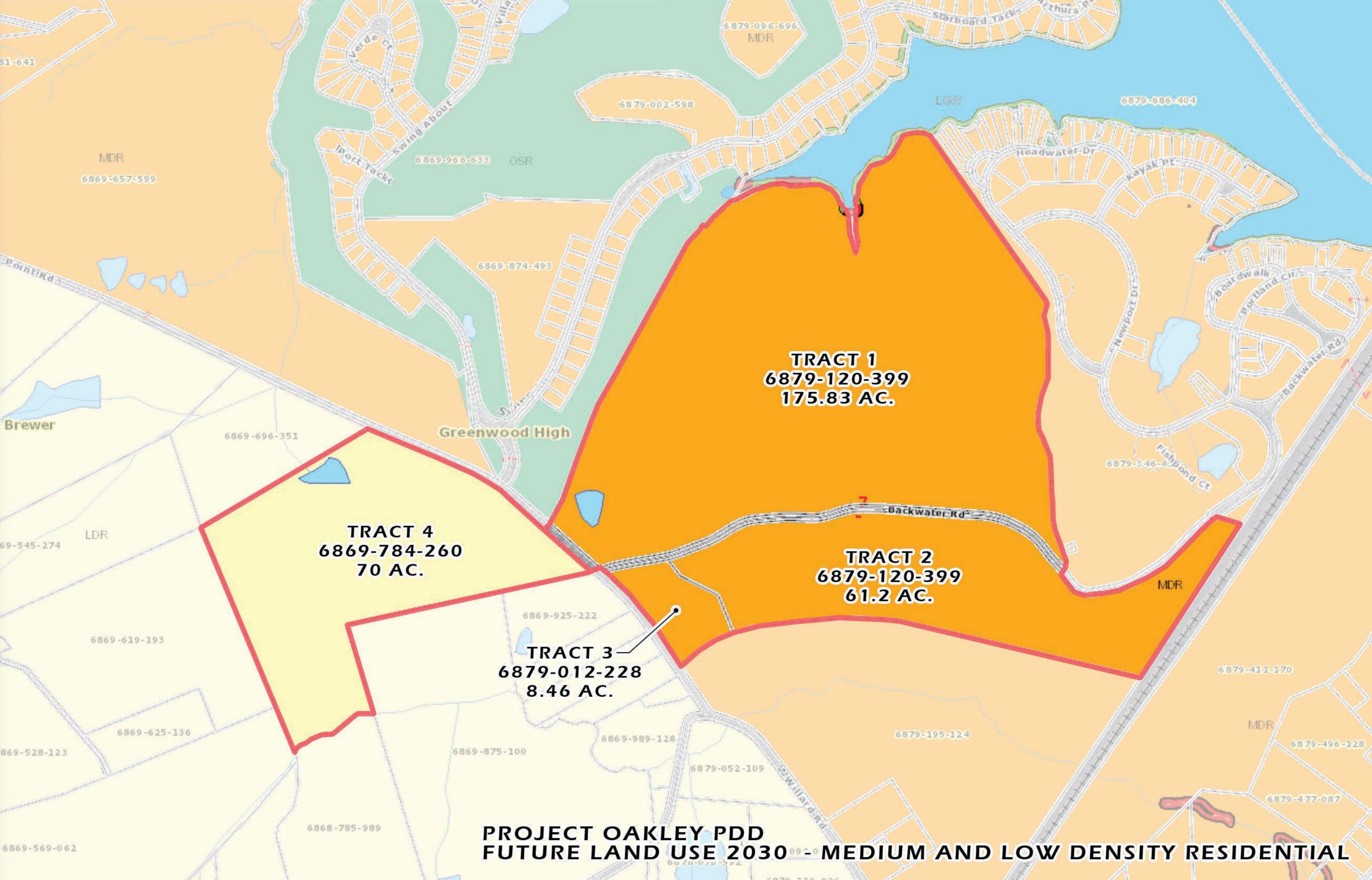
Airport/Communities

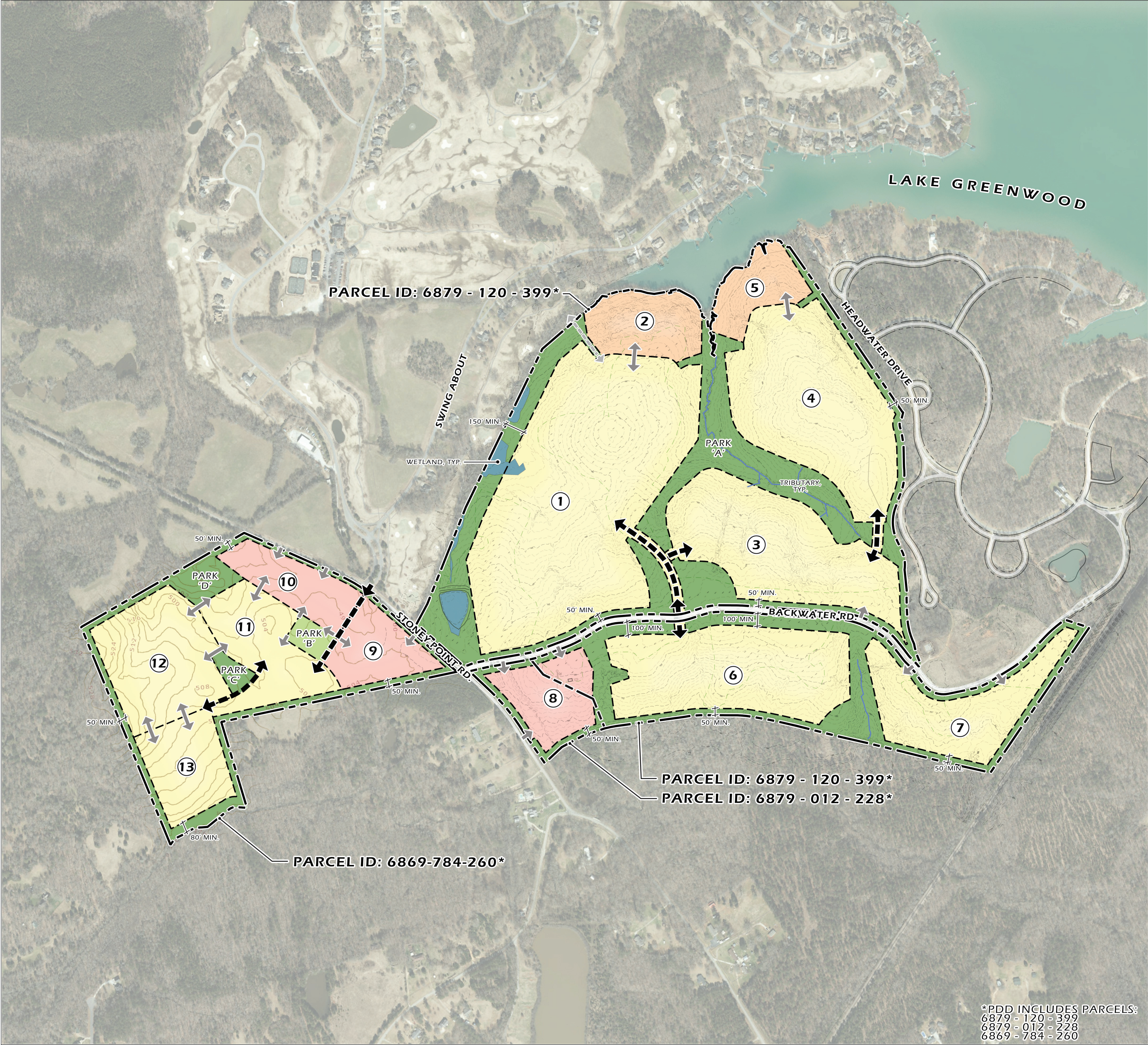
- Airport
- Community

Railroad

Lakes & Ponds

Ponds





PLANNED DEVELOPMENT DISTRICT REQUIREMENTS

This Planned Development District (PDD) constitutes a request for a change from the current Greenwood County Zoning Ordinance (GCZO) where differences occur. Activities in the PDD shall conform to all other Greenwood County Ordinances and Regulations where differences do not exist. The PDD may introduce land uses and zoning requirements that do not exist in the current GCZO. The Applicant requests the following deviations from Sec. 6-3-46. - PDD planned development district:

The provisions of the PDD shall apply to development for the Fletcher Tract PDD. In the event of a conflict, the hierarchy for zoning is the following: 1) PDD; 2) GCZO.

The following clarifications or modifications to the standards of the GCZO are hereby made applicable to the Fletcher Tract:

Sec. 6-3-46. -
D1 : Residential, single-family, two-family and multifamily. Including Townhomes
D3e. Including conference center, theater and arts center
D3f. Establishments providing for visitor accommodations, such as hotels, motels and tourist homes. Homes available for short and long term rental. Hotel units shall count as 1/2 density unit per hotel room.
D3i: Commercial recreation facilities to include: Par 3 Golf course; golf teaching facility; private lake club including restaurant; wellness and club related facilities; marina, boat ramp and boat storage.
D4b. Add: Open boat storage allowed

Sec. 6-3-46 - E.1
Street sections to be provided with Project Oakley development plan submittals to verify road widths, sidewalk locations and elements within streetscape. Project Oakley PDD to allow minimum 20' wide roadways.

Sec. 6-3-46 - E.5.B.1 and 2
Provide 4,500 minimum Square foot lot; 45' x 100' minimum lot size ; 5' Front setback, 5' side setback and 5' rear setback. No minimum square footage requirement for multi-family attached dwellings.

Sec. 6-3-46 - E.5.C-e
1. Front yards. Change to 5' front yard for 'cottage lot standards'
2. Side yards: Single-family detached dwellings: 15 feet. Change to 5' for cottage lot side yard
-No setback requirements for community amenity with common areas

Maximum buildable lot area:
1. Residential uses: 40 percent. (change to 60% for cottage lots)
e. Modify to: Parking will be allocated based on final design and uses based on development and amenity program. Parking will be shared and used by members, residents and guests. Example: Par 3 golf will be accessed by member/ guest golf carts and not required to meet article H requirements.

Sec. 6-2-62. - Streets.
b-1 Alleys are not permitted in residential districts except as a continuation of an existing dead-end alley.
Replace with: Alleys are allowed as part of a traditional neighborhood design that promotes a pedestrian friendly streetscape, neighborhood parks and sidewalks. Alleys provides vehicular access to secondary structures (carriage house, garage, car port) and provide service corridors for trash pick-up.

LEGEND

- ➡ PROPOSED ROAD/ACCESS POINTS
- ➡ SECONDARY ACCESS POINT
- GOLF CART CONNECTION TO STONEY POINT
- - - - TRACT BOUNDARY
- COMMUNITY OPEN SPACE/BUFFERS (+/-76.4 AC; +/-24.2%)

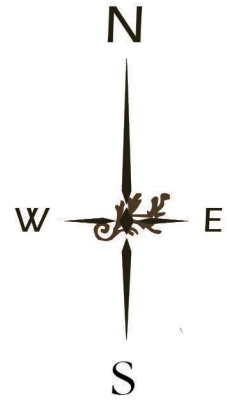
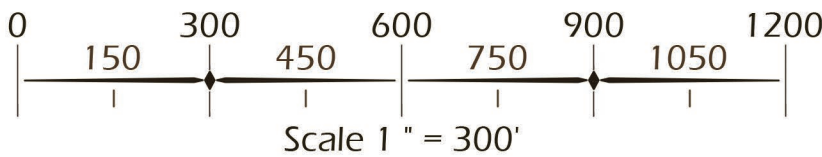
DEVELOPMENT SUMMARY EAST

TRACT	ACREAGE	RESIDENTIAL DENSITY / UNITS	COMMERCIAL SQUARE FOOTAGE / COMMUNITY AMENITY	LAND USE / NOTES (SEE NOTE 1)
1	60.9	135	20000	RESIDENTIAL AND PLANNED AMENITIES
2	9	25	18000	RESIDENTIAL AND PLANNED AMENITIES
3	26.5	140	5000	RESIDENTIAL AND PLANNED AMENITIES
4	31.5	90	5000	RESIDENTIAL AND PLANNED AMENITIES
5	6.8	14	8000	MARINA AND HARBOUR MASTER SITE ; RESIDENTIAL AND PLANNED AMENITIES
6	25.6	50	2500	RESIDENTIAL AND PLANNED AMENITIES
7	15.2	22	1500	RESIDENTIAL AND PLANNED AMENITIES
8	8.6	24	40000	MIXED USE COMMERCIAL AREA; RESIDENTIAL AND PLANNED AMENITIES
COMMUNITY OPEN SPACE	61.4			+/- 25 % OPEN SPACE
EAST TOTAL	245.5 ACRES	500 UNITS	100000 SF	

WEST

TRACT	ACREAGE (+/-)	RESIDENTIAL DENSITY / UNITS	COMMERCIAL SQUARE FOOTAGE / COMMUNITY AMENITY	LAND USE / NOTES (SEE NOTE 1)
9	7.7	55	48000	MIXED USE COMMERCIAL AREA; RESIDENTIAL AND PLANNED AMENITIES
10	7.8	42	60000	MIXED USE COMMERCIAL AREA; RESIDENTIAL AND PLANNED AMENITIES
11	12.8	192		RESIDENTIAL AND PLANNED AMENITIES
12	17.1	68		RESIDENTIAL AND PLANNED AMENITIES
13	9.6	38		RESIDENTIAL AND PLANNED AMENITIES
COMMUNITY OPEN SPACE	15			+/- 21 % OPEN SPACE
WEST TOTAL	70 ACRES	395 UNITS	108000 SF	

- 1. COMMUNITY AMENITY BUILDINGS AND USES OUTLINED IN PDD ZONING NARRATIVE ALLOWED IN ALL ZONING TRACTS
- 2. RESIDENTIAL UNITS, COMMERCIAL UNITS, AND OPEN SPACE MAY BE TRANSFERRED, BETWEEN DEVELOPMENT TRACTS
- 3. COMMERCIAL SQUARE FOOTAGE CAN BE CONVERTED TO RESIDENTIAL UNITS. CONVERSION RATE IS 1000 SQUARE FOOT COMMERCIAL PER RESIDENTIAL UNIT. RESIDENTIAL UNITS FROM CONVERSION DO NOT COUNT AGAINST THE OVERALL DENSITY CAP.



PROJECT OAKLEY
-PLANNED DEVELOPMENT DISTRICT-
-CONCEPT PLAN-
GREENWOOD COUNTY, SOUTH CAROLINA

PDD MASTERPLAN
NOVEMBER 15, 2023
Note: Plan is conceptual in nature and subject to change. Plan uses, calculations, and boundaries are subject to change.

