

Zoning Docket from September 16, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-65	Neil Patel for Jaliabapa and Radha LLC 3807 White Horse Road 0242010203400 R-12, Single-Family Residential to FRD, Flexible Review District	25	Approval with condition	Approval with condition as amended 9-25-19	Approval with condition as amended 9-30-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Previous rezoning case revised for more detail • May include a small restaurant with 20 seats • May include retail • A stub-out to the site to the south has been included • Would be willing to amend application to exclude any further unwanted uses • Willing to meet with community about unwanted uses <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Does not want history repeating itself • Does not want to see an adult toy store or vape and tobacco shop • Schools are close by • Traffic issues are prevalent along White Horse Road • 120 people previously opposed rezoning the site for a used car lot <p>2) Resident</p> <ul style="list-style-type: none"> • Wants to know what needs this retail is serving • Wants to know how people are going to get there • Wants to know what business owners are interested in the site <p>List of meetings with staff: Applicant 7/23/19</p>					<p>Petition/Letter For: 2 present</p> <p>Against: 4 present 1 Email</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcel is designated as a <i>Regional Corridor</i>. According to the <u>Imagine Greenville</u> Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on the property. Public transit is available to this site. While the site is not located along a bus route, Route 504 is located approximately 0.66 miles south of the subject property at the intersection of White Horse Road and Anderson Road. Additionally, sidewalks are present.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-12, Single-family Residential is 0.72 acres of property located on White Horse Road approximately 0.66 miles north of the intersection of Anderson Road and White Horse Road. The parcel has approximately 159 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states the proposed land use is for retail, office, and restaurant use.</p> <p>Project Information: The applicant is proposing one building with five units to be built on the subject</p>					

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	<p>parcel. The building will be one story with a total square footage of 6,500 sq. ft. (each unit will be 1,300 sq. ft.). There is currently an existing house on the subject parcel that will be demolished during the development process. The applicant is proposing to provide uses consistent with a barber/beauty shop, electronics and home appliance repair, florists, flower and gift shops, office, restaurant, and general retail. The maximum height allowed for the proposed building is 45 feet.</p> <p>Architectural Design: Materials for the proposed building will consist of stucco and stone with glass storefronts incorporating aluminum paneling around the glass. Each unit will also contain a prefinished aluminum canopy.</p> <p>Access and Parking: There will be direct access to the parking lot from White Horse Road and a connection to the adjacent commercial developed property to the south. The applicant is proposing 24 parking spaces around the building with 24 foot access drives. The applicant states 22 parking spaces are required on site.</p> <p>Landscaping and Buffering: The applicant states that there will be landscaping planted along White Horse Road and that screening will be provided along the rear of the property line where it abuts R-12, Single-Family Residential zoned parcels.</p> <p>Signage and Lighting: The applicant states signage and lighting will meet the regulations set forth in the Greenville County Sign Ordinance and the Greenville County Zoning Ordinance.</p> <p>CONCLUSION: The subject site is located along White Horse Road, a seven lane arterial road. There is a beautician zoned S-1 to the north, retail zoned C-1 to the south and an auto sales lot zoned C-2 to the east. The subject site is also located along a Regional Corridor which consists of mainly non-residential uses. The requested zoning is consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>The applicant is requesting to rezone to an FRD, Flexible Review District. Staff is of the opinion the requested FRD to allow retail and commercial uses would be appropriate based on the surrounding land use along White Horse Road. Staff believes the FRD should reflect a high quality development that takes buffering and streetscape into greater account.</p> <p>Based on these reasons staff recommends approval of the requested FRD, Flexible Review District with the following condition:</p> <ul style="list-style-type: none"> • Meet all remaining comments from the letter dated September 5, 2019 between Fant, Reichert & Fogleman and staff.
<p>GCPC</p>	<p>At the September 25, 2019 Planning Commission meeting the Commission members voted to approve staff recommendation along with the following additional amendments:</p> <ul style="list-style-type: none"> • Prohibit the following uses: <ul style="list-style-type: none"> • Adult Toys, Books, Videos/Tape Shop • Novelty Lingerie Shop • Night Club(s) • E-Cigarettes and Vape Shop and/or sales of materials for vaping purposes • Sale of Cannabidiol (CBD) products shop until FDA approved • Bingo, Pool Tables and Arcades (Gaming Rooms) • Payday Lenders • Tattoo Shop