

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		
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>					

Zoning Docket from September 16, 2019 Public Hearing

	<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

DOCKET NUMBER: CZ-2019-65

APPLICANT: Neil Patel for K.R. Patel, for Jaliabapa and Radha, LLC

PROPERTY LOCATION: 3807 White Horse Road

PIN/TMS#(s): 0242010203400

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 0.72

COUNCIL DISTRICT: 23 – Fant

ZONING HISTORY: The subject parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-3, Commercial zoning request in 2016, CZ-2016-53. There was an unsuccessful FRD, Flexible Review District zoning request in 2017, CZ-2017-19. There was an unsuccessful C-1, Commercial zoning request in 2019, CZ-2019-22.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 & R-10	single-family residential
South	C-1	retail
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan designated as a *Regional Corridor*.

ROADS: White Horse Road: seven-lane State-maintained principal arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	1,205' S	30,000	29,000 -3.4%	35,400 +22.1%

ANALYSIS:

The subject parcel is designated as a *Regional Corridor*. According to the Imagine Greenville 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.

SUMMARY:

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.

The applicant states the proposed land use is for retail, office, and restaurant use.

Project Information:

The applicant is proposing one building with five units to be built on the subject 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.

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.

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.

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.

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.

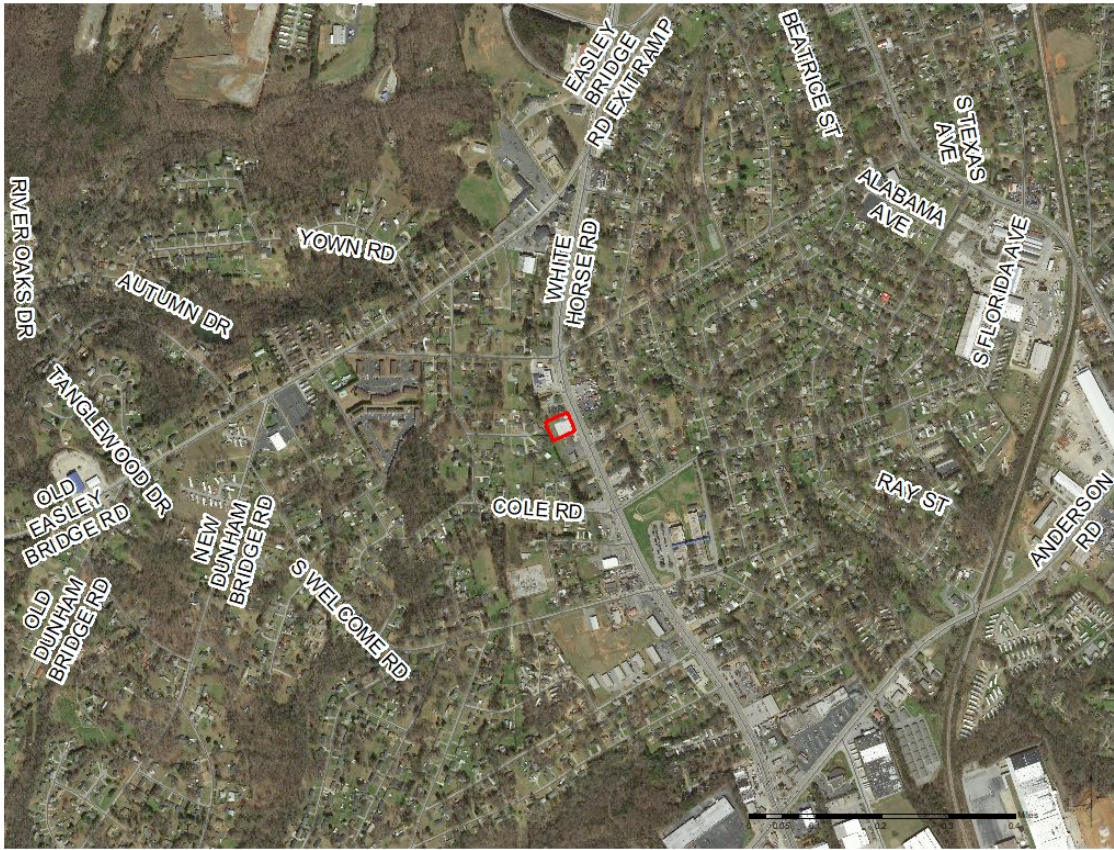
CONCLUSION:

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 Imagine Greenville Comprehensive Plan.

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.

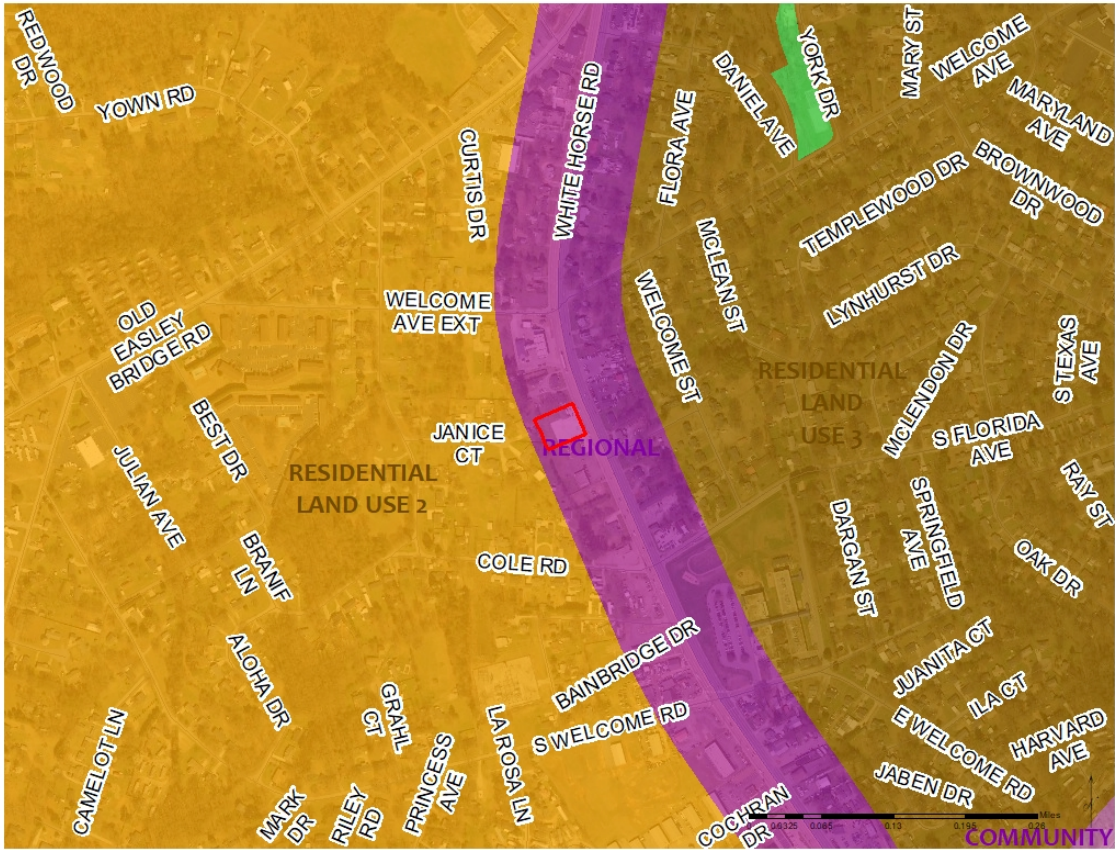
Based on these reasons staff recommends approval of the requested FRD, Flexible Review District with the following condition:

- Meet all remaining comments from the letter dated September 5, 2019 between Fant, Reichert & Fogleman and staff.



Aerial Photography, 2018





Future Land Use Map



Joshua Henderson
Principal Planner
(864) 467-7537
www.greenvillecounty.org

September 5, 2019 **Applicant 9/10/19** Staff 9/17/19

Christian Crear
Fant, Reichert & Fogleman
25 Woods Lake Road, Suite 705
Greenville, SC 29607

RE: 3807 White Horse Road review letter; CZ-19-65

Dear Mr. Crear,

Below are our comments regarding the FRD submittal for this project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Concept Plan

1. Where will your trash collection be on this plan? How will the trash be picked up?
 - a. **The updated Preliminary Plan has been revised to include the location of the proposed Suterra trash receptacle located in the southwest corner of the property.**
 - b. The applicant has shown where the trash receptacle is located on the plan. The applicant has not addressed in the SOI how the trash will be picked up or if that area will have any screening. Staff recommends that screening for this trash receptacle be provided, especially given proximity of adjacent residential lots.
2. In the SOI, you indicate that there will be plantings provided both along White Horse Road and the rear of the property adjacent to the single-family residential uses. Please show on plan and in SOI, how this landscape will fit within the area that is provided. Staff believes that the planting areas, as they are currently shown, are too narrow to allow for proper growth of landscape. Providing a wider area for the landscape area to the rear of the property will make the proposed development more compatible for the single-family residential neighborhood which directly abuts this parcel. Likewise, a wider planting strip in the front will make the development more appealing to vehicular and pedestrian traffic.
 - a. **The updated Preliminary Plan has been revised to include 18' deep parking spaces throughout the site to provide additional area for plantings, landscaping, buffering, etc., and these locations are noted on the plans. Additionally, the areas at the end of the front parking area have been shown as landscape areas on the updated plan.**
 - b. Staff maintains their comment. Even with the additional space created by reducing the parking spaces from 20 feet to 18 feet, the landscape area is very limited.

There is only 6 to 7 feet at the rear and front property lines available for landscaping and screening. This is not wide enough to maintain healthy trees. Staff wants to see street trees along White Horse Road, along with a solid hedge to block car grills from sight. Additionally trees in parking lot islands should be provided.

Staff also recommends that a continuous evergreen hedge, along with canopy trees be provided along the rear of the property line. Staff additionally recommends that a less solid evergreen hedge be provided along the side of both properties. Providing an evergreen hedge and trees in the rear will help screen the residential properties in the rear.

Provide a Landscape Plan showing all recommendations on the Final Development Plan.

3. Staff also believes that providing parking lot landscape, such as canopy trees terminating the rows of parking, will enhance the proposed development and assist in lessening the amount of needed asphalt and impervious areas, while meeting the greater standards of the FRD. Parking stalls could be reduced from 20' to 18', and may assist in providing more space for wider landscaped areas.
 - a. **Please refer to the response above.**
 - b. Please refer to staffs response above.

These changes may be made now, due on 9/12/19 in time to get revised plans into our staff report. Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in the letter dated 9/5/19 shall be corrected to staff's satisfaction.

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Principal Planner