

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2021-90	Kevin W. Tollison for Erik C. Weir of Weir Living Trust 0562010104000 R-S, Residential Suburban District to NC, Neighborhood Commercial District	26	Denial	Denial 9-22-21	Held 10-4-21 Denial 11-1-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent <ul style="list-style-type: none"> • Property was given the name Magnolia Hall • Property is close to the heart of the City of Fountain Inn • Construction on the main dwelling was finished in 2013 • Property also has a carriage house and a barn • Uses the main house and property as their primary dwelling and will continue to if the rezoning is granted • Property is adjacent to the City of Fountain Inn boundary • Wants to work with local vendors • There will be two assembly spaces that can be used for event facilities: the event lawn and the English garden • There will be two locations for vendors and caterers at and around the carriage house • Parking area will be on-site in a 36,880 sq. ft. area to the left of the primary dwelling • Property is a gated property and access will only be provided during event hours • No event areas will be located closer than approximately 400' to the subdivision along its eastern boundary • Will meet all screening and buffering requirements 2) Applicant <ul style="list-style-type: none"> • Events will be more than three football fields from the street and two from a neighboring property <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • States that home is less than half football field away from where a event previously was held with loud noise and music • Property has been listed three times now • Property already has a website • Concerned with devaluation of property from having a business next door • This street is a residential street 2) Citizen <ul style="list-style-type: none"> • Represents roughly 70 people in the immediate area in opposition • Loud noise from a previous event caused issues even being inside of their homes 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 54 - Petition</p>

Zoning Docket from September 20, 2021 Public Hearing

	<ul style="list-style-type: none">• The proposed event venue will cause issues with their value of life• Most of the existing trees are hardwoods and oaks and will be dormant during winter• There are other subdivisions coming to the immediate area and the proposed use will be a detriment to them• Cars for the previous event drove through the adjacent neighborhood trying to find the event• Major concerns with an increase in traffic• Did not make the choice to live to a commercial event venue <p>3) Citizen</p> <ul style="list-style-type: none">• Lives in adjacent subdivision and experienced major noise concerns• Not appropriate with existing and proposed residential properties <p>4) Citizen</p> <ul style="list-style-type: none">• Tranquil area to live and not appropriate for the event facility <p>List of meetings with staff: 7-22-21</p>	
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural, and Open Space</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Fountain Inn Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing a Special Events Facility. The site consists of one parcel consisting of 47.87 acres that will consist of the main home, English garden, event parking and event lawn areas.</p> <p>Proposed Land Uses:</p> <p>The applicant is proposing to utilize the acreage to host special events all while utilizing the existing main home as a single-family residence.</p> <p>ARCHITECTURAL DESIGN:</p> <p>The proposed plan for the site includes the main home to be used only as a private residence, carriage house, and English garden, barn, and event lawns. The applicant states that the main house will continue to be used as a private residence.</p> <p>Access and Parking:</p> <p>The site is accessed via one ingress/egress point along Hwy 651. According to the applicant vehicular access shall be provided via an 800-foot two-lane entrance drive with a circular drive to allow for orderly management of traffic. The applicant states that the event parking area, 37,800 sq. ft. can house no fewer than 150 vehicles.</p> <p>Landscaping and Buffering:</p> <p>The applicant has stated that adjacent properties are screened via a thick buffer of trees on all sides.</p> <p>Signage and Lighting:</p> <p>The applicant did not specify regarding signage and lighting.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 47.87 acres of land located on Hwy 651, and is approximately 0.23 miles north-east of the intersection of Hwy 418 and Hwy 651. The subject parcel has approximately 281 feet of frontage along Hwy 651. The applicant is requesting to rezone the property to NC, Neighborhood Commercial District.</p> <p>The applicant states that the proposed land use is for a Special Events Facility.</p>	

Zoning Docket from September 20, 2021 Public Hearing

	<p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Hwy 651 is a two-lane state-maintained collector road. Despite the proposed uses being permitted under NC, Neighborhood Commercial and Neighborhood Commercial being considered a review district, Staff is of the opinion that rezoning to NC, Neighborhood Commercial is not the appropriate zoning classification for the request due to Section 8:3.1. More specifically, this section notes that “NC commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance.”</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to NC, Neighborhood Commercial.</p>
P&D	<p>At the October 4, 2021 P&D Committee meeting, the Committee voted to Hold the applicant’s request to rezone the parcel to NC, Neighborhood Commercial to allow the applicant to provide additional information regarding their noise testing and Traffic Impact Analysis that is being conducted.</p>