

**Zoning Docket from January 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-04	TNB Financial Services, as Trustee c/o Marion W. Beachan Jr. for Qtip Trust c/o Judy P. Reeves 729 Fairview Road 0566010101500 R-S, Residential Suburban to NC, Neighborhood Commercial	26	Denial	Denial 1/23/19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Choose the NC because it was a lower trip generator use</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>Called SCDOT for turn lane or light because of huge traffic concerns</li> <li>No known widening projects</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>Too much traffic on a two lane road</li> <li>No turn lanes</li> <li>No passing lanes</li> <li>Enough commercial on Harrison Bridge Road near I-385</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>House adjacent to proposed parking area</li> <li>Will trees be left for screening</li> </ul> <p><b>List of meetings with staff:</b> Applicant: 10/31/18</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>Fairview Road is a 66 foot right-of way, with thirty feet of pavement. There are no Long Range Transportation projects shown for Fairview Road in the near future. Fairview Road is a heavily traveled road as seen by the traffic counts.</p> <p>In the <u>Imagine Greenville</u> Future Land Use Map, this parcel is shown as Residential Land Use 2 which calls for a density ranging from 3 to 6 units per acre. The proposed project is also located near an Employment Center. These centers are areas that provide high concentrations of jobs and usually consist of large office/business parks, large industrial parks, and manufacturing, service and distribution facilities. These centers take advantage of existing utilities and infrastructure, available land, and high capacity transportation networks.</p> <p>The intent of the NC, Neighborhood Commercial District is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhoods. The requirements of this district are designed to ensure that the NC, Neighborhood Commercial Development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and an arterial street in close proximity to developed residential neighborhoods.</p>					

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### **SUMMARY:**

**Project Information:** The subject parcel is located on Fairview Road approximately 0.25 miles south of the intersection of Harrison Bridge Road and Fairview Road. The parcel has approximately 560 feet of frontage along Fairview Road.

The applicant is proposing an NC, Neighborhood Commercial District with two buildings containing a total of 25,900 square feet of retail space. The requirement for NC, Neighborhood Commercial zoning is that the buildings are located in the front portion of the property with entrances and parking in the rear of the buildings.

**Architectural Design:** The buildings will consist of brick masonry, stucco, or stone. The proposed buildings are to utilize earth tone colors and materials. The roofing for both buildings is to be hip roofs.

**Transportation:** The applicant is proposing one point of ingress/egress onto Fairview Road. This access is in the center of the property so as not to be near any other adjacent accesses. Sidewalks are proposed along the front of the property on Fairview Road.

**Landscaping:** This proposed development abuts Single-Family Residential zoning and land uses on the north, south, and east sides of the property. These areas are required to be screened and the applicant is showing landscaping in these areas. The east side of the property has existing landscaping to buffer the subdivision that will remain during the development.

**Lighting and Signage:** All site lighting is proposed with full cut-off fixtures. Parking lot fixtures will be a maximum of 22 feet in height. Pedestrian scale lighting is to be provided as well around the proposed site. Entrance signage is shown at the entrance to the development from Fairview Road. The applicant is proposing building signage on the street (front) and rear (parking) side of the buildings. Internal lightning for the building signage is also being proposed. Directional signage on the interior of the project will be utilized. All signage is to meet the Greenville County Sign Ordinance.

### **CONCLUSION:**

The applicant is proposing two buildings with a total of 25,900 square feet of retail on 3 acres of property. The proposed landscape buffer runs along the east, south and north sides of the property, and will meet the Greenville County Zoning Ordinance Section 12.9, Development Standards. The subject site is zoned R-S, Residential Suburban which has a density of 1.7 units per acre when water and/or sewer are available.

The development is surrounded on all 4 sides by single-family residential zoning. Some criteria from the Zoning Ordinance to consider when rezoning to the NC, Neighborhood Commercial District is that it would not alter the existing development patterns within the area and must not put any undue burden on existing streets. Residential zoning makes up this section of Fairview Road and traffic counts are very high as seen in the traffic counts. One concern staff has is lightning, the requested lighting is 6 feet taller than what is allowed per the Zoning Ordinance and could cause issues for the surrounding residential homes, being that the parking lot lighting would abut the existing residential homes. Staff believes that the proposed development would not be consistent with the surrounding land uses of single family residences and vacant land. It would also would not be consistent with the surrounding residential zoning. The requested rezoning to NC, Neighborhood Commercial, is also not consistent with the Imagine Greenville Future Land Use map which recommends Residential Land Use 2.

Based on these reasons staff recommends denial of the requested rezoning to NC, Neighborhood Commercial.

**DOCKET NUMBER:** CZ-2019-04

**APPLICANT:** TNB Financial Services, as Trustee c/o Marion W. Beachan Jr. for Qtip Trust c/o Judy P. Reeves

**PROPERTY LOCATION:** 729 Fairview Road

**PIN/TMS#(s):** 0566010101500

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** NC, Neighborhood Commercial

**ACREAGE:** 3

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10.

**EXISTING LAND USE:** single-family home

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential
South	R-S	vacant wooded land
West	R-S	vacant pasture land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	3	5 units
Requested	NC	0 units/acre		0 units

A successful rezoning will decrease 5 dwelling units.

**ROADS:** Fairview Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Fairview Road	4,850' N	22,700	22,500 -0.9%	27,100 +20.4%

**ANALYSIS:**

Fairview Road is a 66 foot right-of way, with thirty feet of pavement. There are no Long Range Transportation projects shown for Fairview Road in the near future. Fairview Road is a heavily traveled road as seen by the traffic counts.

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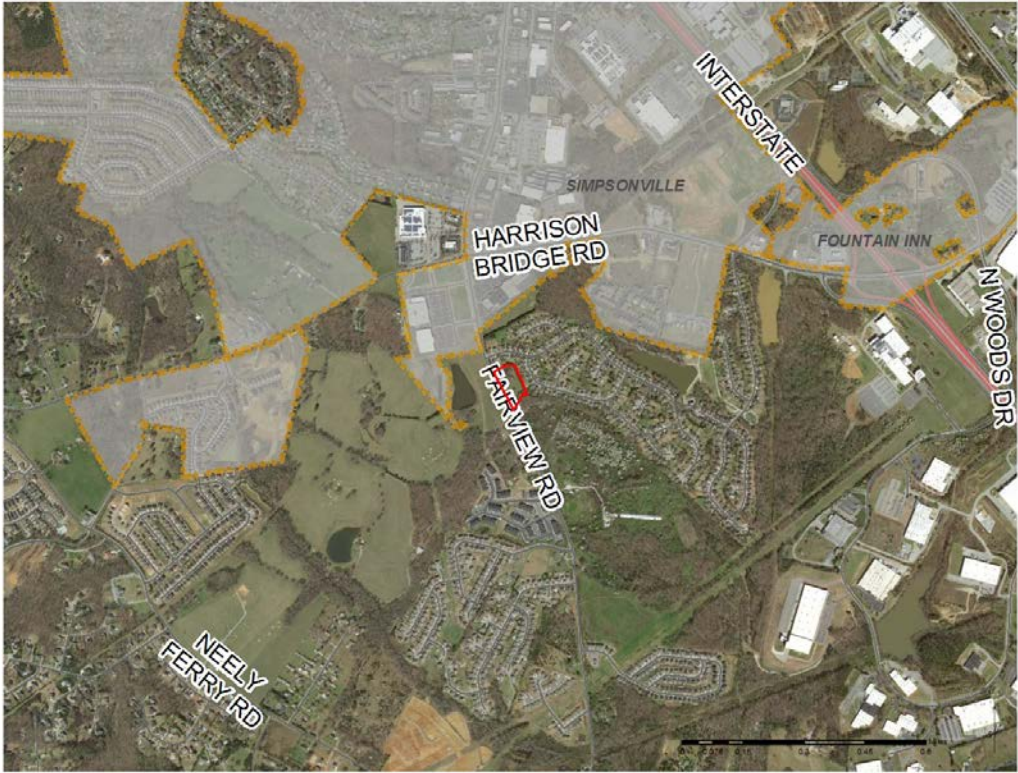
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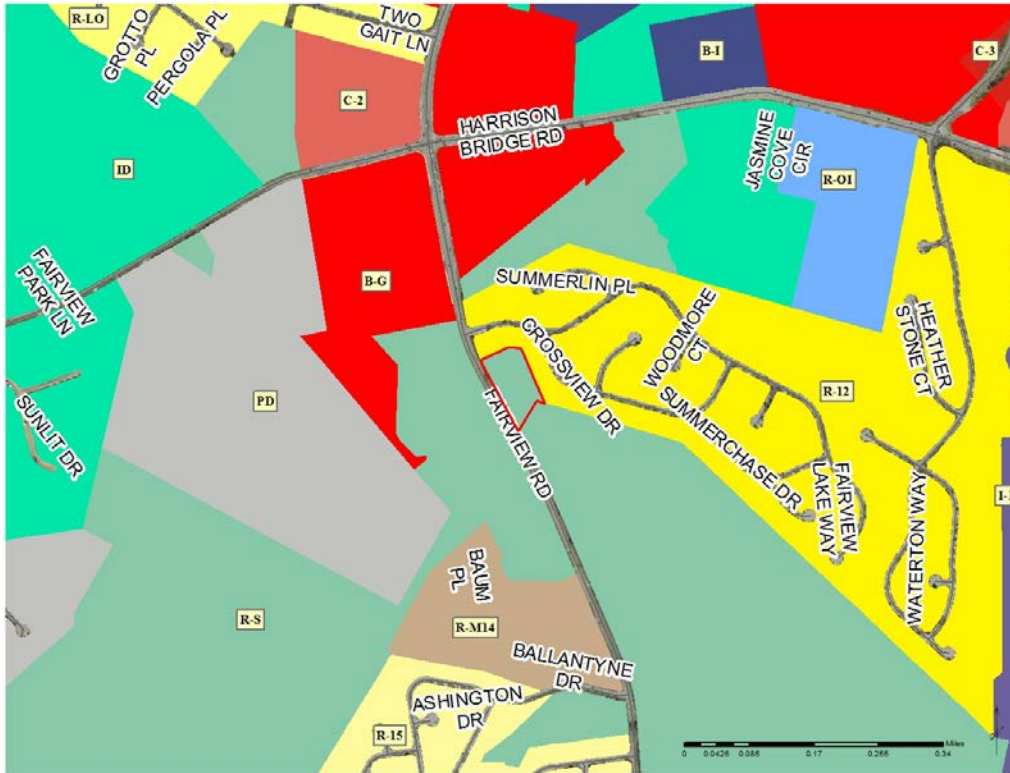
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Aerial Photography, 2018

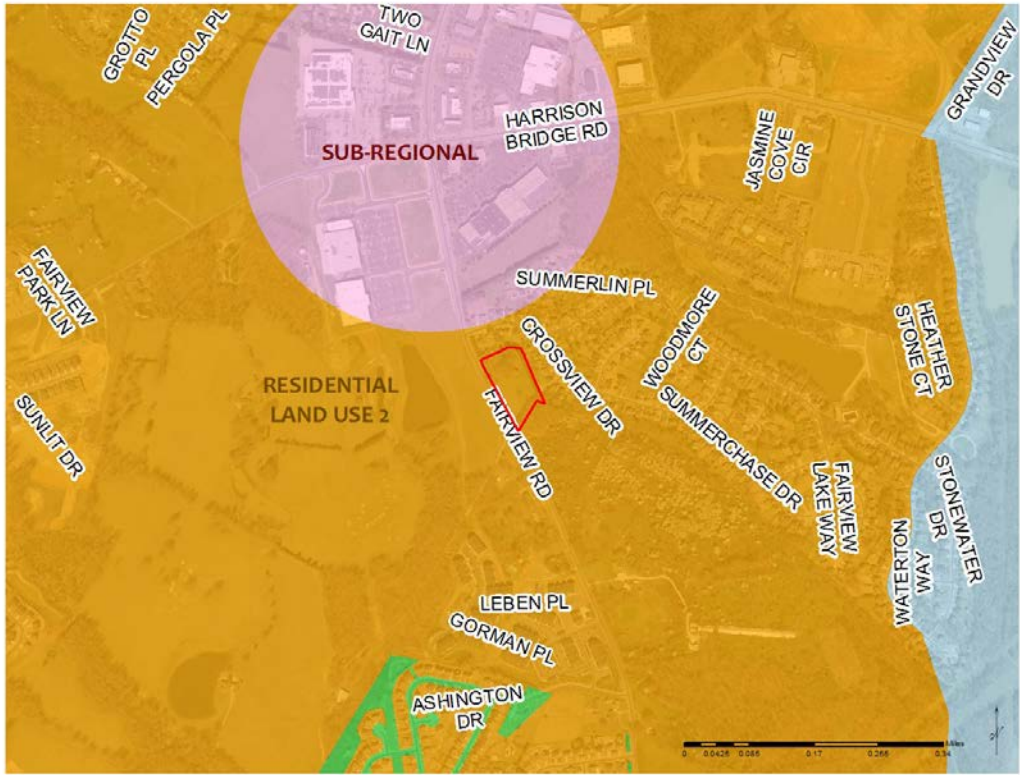




Zoning Map







Future Land Use Map