

**Zoning Docket from February 17, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-13	Suzanne Childs 110 Old Grove Rd. WG01020500200 R-12, Single-Family Residential District to FRD, Flexible Review District	24	Approval with conditions	Approval with conditions 2-26-20	Approval with conditions 3-2-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Purchased the property in 2018 and the buildings needed many renovations.</li> <li>• During the time of renovations, the non-conformity allowance of 6 months was lost.</li> <li>• Spoke with neighbors and were provided positive feedback.</li> <li>• The building has been in the neighborhood for 55 years.</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Lives directly behind property being developed and stated that the work is top notch and will be an asset to the neighborhood.</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> Applicant – 10/11/19 &amp; 12/18/19</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>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, designated as <i>Transitional Corridor</i>. These corridors are primarily commercial corridors with a wide range of land uses and development patterns. The primary uses for this designation are commercial, office, and retail and the secondary uses are for townhomes and other attached single-family residential uses. The subject property is not directly along a bus route; however one is available 0.43 miles to the north, but is not accessible by sidewalks. Floodplain is not present on the parcel.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></p> <p>The applicant is proposing to renovate the existing 3,172 sq. ft. main structure for the use of a daycare and the 2,142 sq. ft. accessory structure for the use of an after school program. The most recent use of the property was for a daycare business, but due the current zoning of R-12, Single-Family Residential and a lapse of 6 months in operation, a daycare is not a permitted use in the current zoning. The buildings have to be renovated to bring them into compliance with the proposed use due to lack of previous upkeep. The applicant does primarily plan on utilizing the entire parcel for child care purposes (i.e. daycare and after school programs), but will be allowing additional uses allowed in the Neighborhood Commercial zoning classification under the Greenville County Zoning Ordinance and some professional service businesses. The proposed development will also include new a parking lot, pedestrian connectivity throughout the site, playground area, drop-off/pick-up area, and the possibility of 1,500 sq. ft. storage building and possible playground expansion.</p> <p><b>Proposed Land Uses:</b></p> <p>Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given</p>					

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that Transitional Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes “older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.”

### **Architectural Design:**

Both of the existing buildings are one story and other than routine renovations will not be changed or expanded. All buildings (both existing and the proposed storage building) will not exceed the maximum allowed height of 35'. Exterior finish materials will consist of brick, stone, cement board siding, composite trim, and vinyl windows.

### **Access and Parking:**

The applicant is proposing 16 parking spaces which is 33% less than the 24 required parking spaces per Article 12 Development Standards in the Greenville County Zoning Ordinance. This amount is being proposed based on staggered times for student drop-off and pick-up along with parents using parking spaces for 5-10 minutes at a time. Any future change in use, as allowed per the Statement of Intent, will be required to meet the Greenville County Zoning Ordinance. There will be the (10) 90 degree parking spaces in the main parking lot and an additional six (6) parallel parking spaces in front of the main building. The 90 degree parking spaces will be 9' x 20' and the parallel parking spaces will be 9' x 23', all meeting the Greenville County Zoning Ordinance.

The proposed development will provide a 24' two-way access driveway off of Old Grove Road into the larger parking lot and reduce to a one-way access driveway onto Pine Ridge Drive. The main building will be connected by a series of concrete walkways and there will be pedestrian walkways leading from the building to Old Grove Road and Pine Ridge Drive. There will be a sidewalk along the parallel parking spaces providing for safe access without having to cross vehicular traffic. The ingress/egress point into the side of the building will be located behind the main parking lot providing safe access without having to cross through the parking lot. There is not a bus stop in the immediate area, but there is one 0.43 miles on Grove Road; however, there are no sidewalks for safe travel from the bus stop to the site.

### **Landscaping and Buffering:**

The applicant states that the playground area will be enhanced with plantings, and a shade tree and shrub(s) will be added in proximity to the main parking lot. There will be a 6' tall opaque fence with an additional evergreen landscape buffer on the inside of the fence adjacent to single-family residential properties to provide a buffer from the proposed development. The site benefits from several mature trees that will be kept to the best of the applicant's ability depending on the new driveways and parking areas. The overall intent of the proposed development is to keep the same character and look of the property that it has had over the years, fitting in with the surrounding single-family residential properties.

### **Signage and Lighting:**

The applicant states that a monument sign not exceeding 30 sq. ft. will be installed at the driveway on Old Grove Road and “Do Not Enter” directional signage will be installed at the exit lane on Pine Ridge Drive. The monument sign will consist of a combination of brick, stucco or stone and wood.

All exterior lighting will be full cut-off design. The building mounted lighting will be used to highlight entrances, walkways, parking and landscape areas. Sidewalks/walkways will be lit by ground mounted solar powered lights fixtures. The larger parking area will be lit by pole mounted fixtures not exceeding 20' in height and will be provided with house-side shielding to not negatively impact surrounding single-family residential properties. The applicant has stated that the 20' pole lights will not come on before 6 am and will go off no later than 9 pm.

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**CONCLUSION:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Transitional Corridor* use in the Future Land Use section. Old Grove Road is made up of a variety of development that consists of single-family residential, office and commercial, church, and mobile/manufactured home parks. The proposed development of a daycare/after school program will aid in bringing additional future redevelopment for this area by bringing life back to an existing vacant building. The proposed development will have to meet the following conditions:

1. Meet all remaining comments from the letter dated February 7, 2020 between Suzanne Childs and Staff;
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.
3. Provide adequate parking and stacking of vehicles for the proposed approximate 90 students that are being allowed. The parking and stacking of vehicles waiting to drop-off and pick-up cannot overflow into the public rights-of-way and must be contained on-site. This will either need to be accomplished by additional parking area(s) or provide Staff with an example of a drop-off/pick-up schedule that will be provided to the parents.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District meeting the aforementioned conditions.