

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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		
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> <p>1) Agent</p> <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 <p>2) Applicant</p> <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> <p>1) Citizen</p> <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 <p>2) Citizen</p> <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>

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	<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>	
<p>Staff Report</p>	<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>	

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CONCLUSION

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."

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

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-90

APPLICANT: Kevin W. Tollison for Erik C. Weir of Weir Living Trust

PROPERTY LOCATION: 130 Hwy 651

PIN/TMS#(s): 0562010104000

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: NC, Neighborhood Commercial District

PROPOSED LAND USE: Special Event Facility

ACREAGE: 47.87

COUNCIL DISTRICT: 26 – Ballard

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S, FRD	Agricultural
East	R-S	Single-Family
South	R-S, Unzoned	Single-Family & Agricultural
West	R-S, R-12	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural, Open Space*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided 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	47.87	81 units
Requested	NC	10 units/acre		478 units

A successful rezoning would allow for 391 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Hwy 651 is a two-lane state-maintained collector road. The parcel has approximately 281 feet of frontage along Hwy 651. The parcel is approximately 0.23 miles north-east of the intersection of Hwy 418 and Hwy 651. The property is not along a bus route. There are also no sidewalks in the area

Location of Traffic Count	Distance to Site	2011	2014	2019
Hwy 651	164' W	1,200	1,200 0%	1,300 +8.3%

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CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Fountain Inn Elementary.

REVIEW DISTRICT DETAILS:

Project Information:

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.

Proposed Land Uses:

The applicant is proposing to utilize the acreage to host special events all while utilizing the existing main home as a single-family residence.

ARCHITECTURAL DESIGN:

The proposed plan for the site includes the main home, 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.

Access and Parking:

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.

Landscaping and Buffering:

The applicant has stated that adjacent properties are screened via a thick buffer of trees on all sides.

Signage and Lighting:

The applicant did not specify regarding signage and lighting.

CONCLUSION:

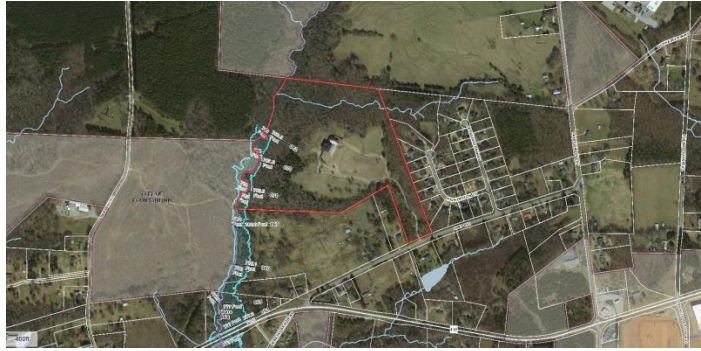
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STAFF'S

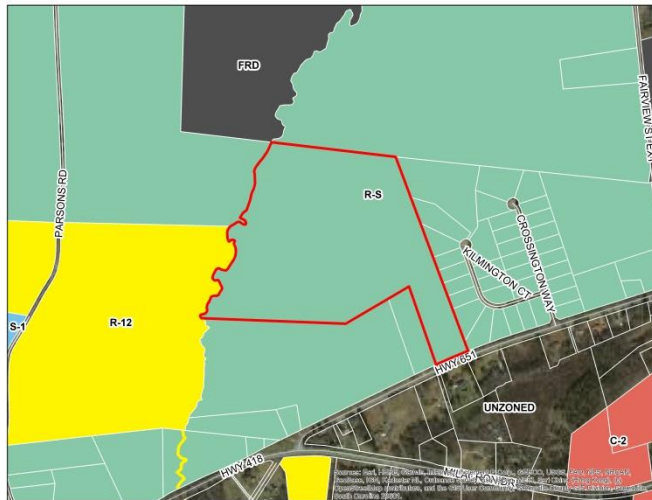
RECOMMENDATION:

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

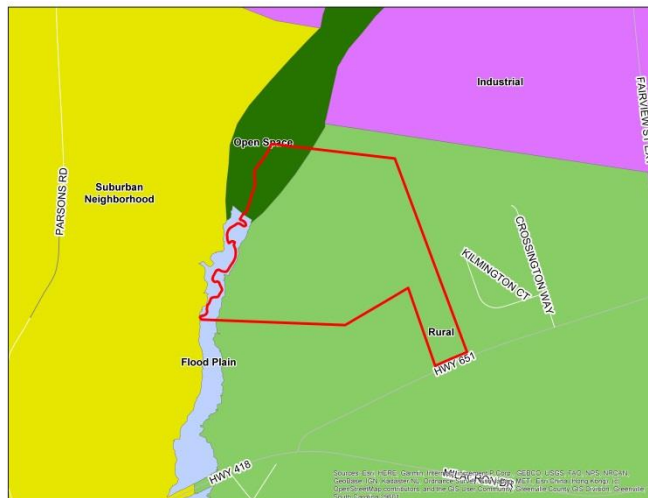
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map