

Zoning Docket from October 16th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-067	Gala E. Gorman for Five Forks Memory Care, LLC 102 Five Forks Rd. & Parkside Dr., Simpsonville, SC 29681 0542010100607 R-S, Residential Suburban District to NC, Neighborhood Commercial District	28	Denial	Denial 10/25/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 16, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Idea is to have a two story structure with a basement garage • Will have parking • Mind and body wellness clinic • Across the street is the entrance to the Memory Care facility Citizen <ul style="list-style-type: none"> • Pleasantly surprised with the proposed use and how it is compatible with the surrounding area • Has some additional concerns; would like to see environmentally sensitive lighting • Would like to see a reduction in the parking lot • Would like to see some additional storm water features installed • Should not have major traffic impacts <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Resident of the neighborhood to the rear • Was interested in this property previously • There is no other commercial property in this area other than the Memory Care facility • Would rather see this property left as residential 2. Citizen <ul style="list-style-type: none"> • Resident of the neighborhood to the rear • There are no other commercial in the area except for the Memory Care facility • Not clear about the intent of the property • Appears to be more of a multi-business/location use • Afraid that the use may allow for addiction and recovery is not a good fit for the residential area 3. Citizen <ul style="list-style-type: none"> • Resident of the neighborhood to the rear • Concerned with the increase of traffic in this area and afraid that this will add to that <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – Letter – 1</p> <p>Against: Signatures – Letter – 3</p>

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Staff Report

Below are the facts pertaining to this docket:

- The subject property consists of approximately 1.019 acres.
- The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. The subject property is part of the Five Forks Area Plan, which it is designated as *Transitional Corridor*.
- Five Forks Road (SC HWY-296) is a two to four-lane State-maintained Collector road. Parkside Drive is a two-lane County-maintained Residential road. The parcel has approximately 225 of frontage along Five Forks Road and approximately 85 feet of frontage along Parkside Drive. The parcel is approximately 0.07 miles east of the intersection of Five Forks Road and SC HWY 14. The property is not along a bus route. There are no sidewalks in the area.
- Floodplain is not present on the site. There are no known historic or cultural resources on the site. Monarch Elementary is located within one mile of the site.
- The applicant is requesting to rezone the property to NC, Neighborhood Commercial District. The applicant is proposing an Owner-Occupied Medical Office & Single-Family Dwelling.

Project Information:

The applicant is proposing to construct a single-use owner occupied medical office combined with a residential dwelling. The site consists of one parcel and is 1.019 acres. The parcel is currently vacant with substantial tree coverage. There are no planned public improvements.

Proposed Land Uses:

Proposed Uses include a medical/business office combined with a single-family residential dwelling.

ARCHITECTURAL DESIGN:

Proposed elevations have been provided showing a building height of 25'. The roof is proposed to be metal and cedar shingles are shown as a building material. The applicant states the design will resemble an upscale 2-story home with a basement garage consistent with the Riverwalk Development and nearby residential construction.

ACCESS AND PARKING:

The site is proposing full access on Five Forks Road. Jason Cisson with SC Department of Transportation stated the full access would need to meet required sight line distance standards or obtain a sight line easement from the property owner across SC Highway 296. The applicant is proposing a customer parking lot consisting of 10 parking spaces and an additional 5 parking spaces below grade for the owner and employees. At this time, Staff is unsure whether this will meet the minimum parking requirements set forth in the GCZO Table 12.1.

LANDSCAPING AND BUFFERING:

The applicant states undisturbed areas of the property will continue to be naturally landscaped but has not provided on the Preliminary Development Plat or Natural Resource Inventory where these areas will be. Planned landscaping will include a small area of plant material near the main entrance of the building. The Neighborhood Commercial Zoning District requires Roadside Buffers to meet 8:3.9 & Section 12:4 of the Greenville County Zoning Ordinance but at this time no information has been provided as to how this will be met or installed.

SIGNAGE AND LIGHTING:

The applicant states any signage will conform with the Greenville County Sign Ordinance. The applicant states planned lighting will meet the Greenville County Zoning Ordinance.

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CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District, is located along Five Forks Road, a two to five-lane State-maintained Collector road and Parkside Drive, a two-lane County-maintained Residential road. Staff feels the design of the parking area and the relationship of the building front to the street is not consistent with the intent of the Neighborhood Commercial District. The materials indicated on the elevation drawings may also be out of place for the area. Additionally, Staff is left with unknowns as to how grading, stormwater management, and tree preservation will be handled on the site. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial District with the Preliminary Development Plan provided does not meet the intent of the Neighborhood Commercial District.

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



Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2023-067

APPLICANT: Gala E. Gorman for Five Forks Memory Care, LLC

PROPERTY LOCATION: 102 Five Forks Rd. & Parkside Dr., Simpsonville, SC
29681

PIN/TMS#(s): 0542010100607

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: NC, Neighborhood Commercial District

PROPOSED LAND USE: Owner Occupied Medical Office & Single-Family
Dwelling

ACREAGE: 1.019

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban District in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	POD	Memory Care Facility
East	R-S & R-12	Single-Family Residential
South	R-S	Vacant Land
West	R-S	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Not available

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Five Forks Area Plan, where it is designated as *Transitional Corridor*.

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	1.019	1 unit
Requested	NC	10 units/acre		10 units

A successful rezoning would allow for 9 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Five Forks Road (SC HWY-296) is a two to four-lane State-maintained Collector road. Parkside Drive is a two-lane County-maintained Residential road. The parcel has approximately 225 of frontage along Five Forks Road and approximately 85 feet of frontage along Parkside Drive. The parcel is approximately 0.07 miles east of the intersection of Five Forks Road and SC HWY 14. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Five Forks Road	3,519' SW	7,900	7,700 -2.5%	6,100 -26.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Monarch Elementary is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to construct a single-use owner occupied medical office combined with a residential dwelling. The site consists of one parcel and is 1.019 acres. The parcel is currently vacant with substantial tree coverage. There are no planned public improvements.

Proposed Land Uses:

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ACCESS AND PARKING:

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LANDSCAPING AND BUFFERING:

The applicant states undisturbed areas of the property will continue to be naturally landscaped but has not provided on the Preliminary Development Plat or Natural Resource Inventory where these areas will be. Planned landscaping will include a small area of plant material near the main entrance of the building. The Neighborhood Commercial Zoning District requires Roadside Buffers to meet 8:3.9 & Section 12:4 of the Greenville County Zoning Ordinance but at this time no

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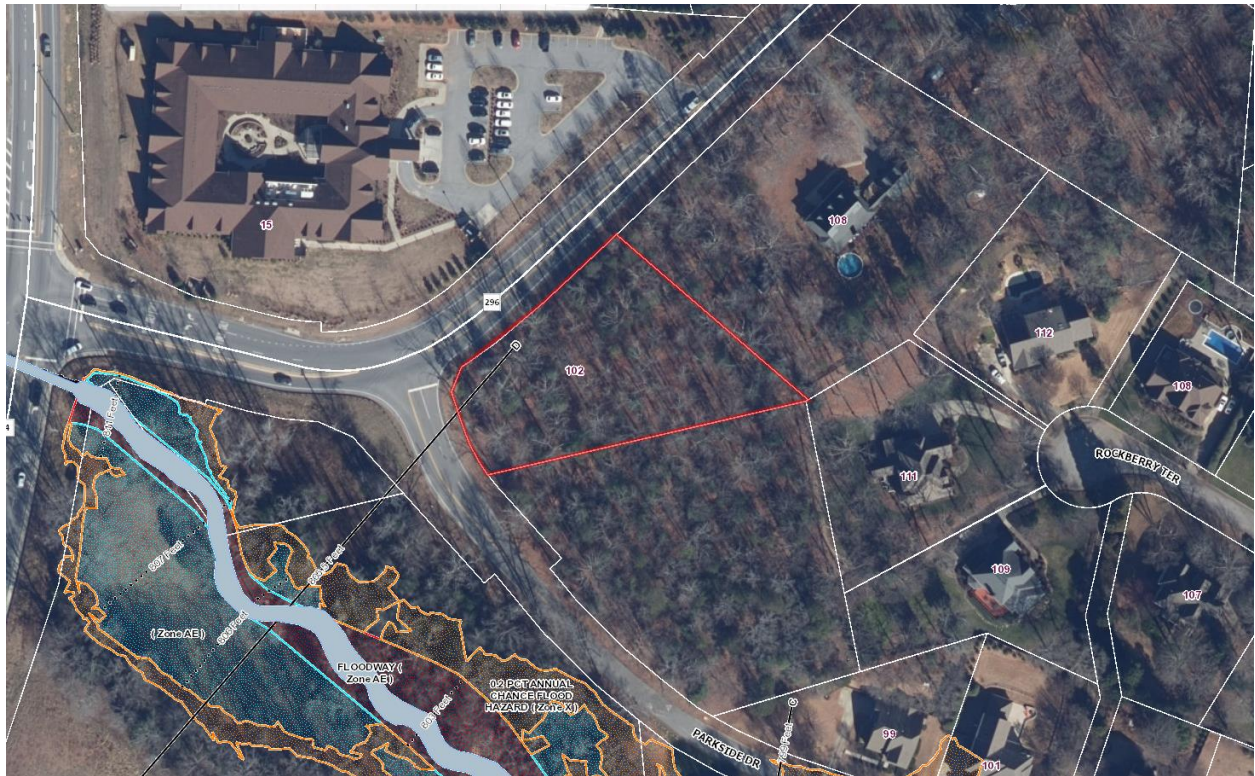
CONCLUSION:

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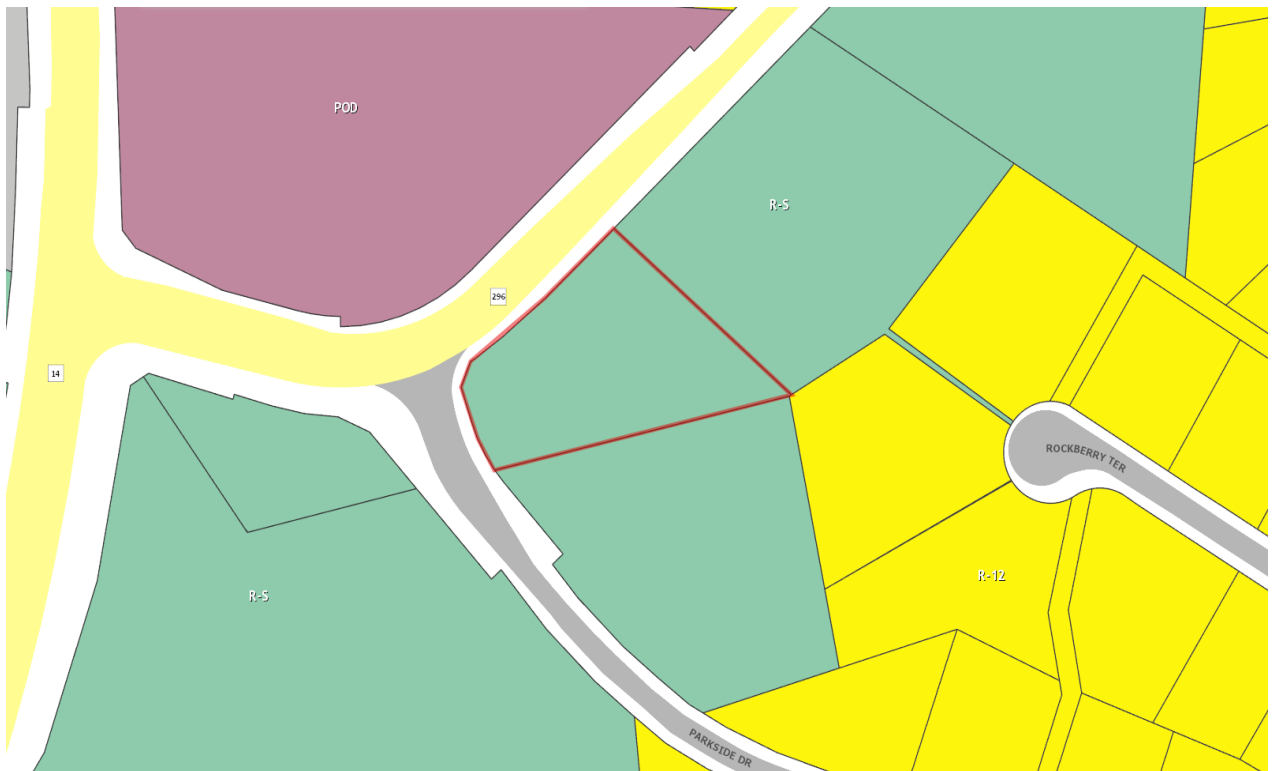
STAFF

RECOMMENDATION:

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



Aerial Photography, 2023



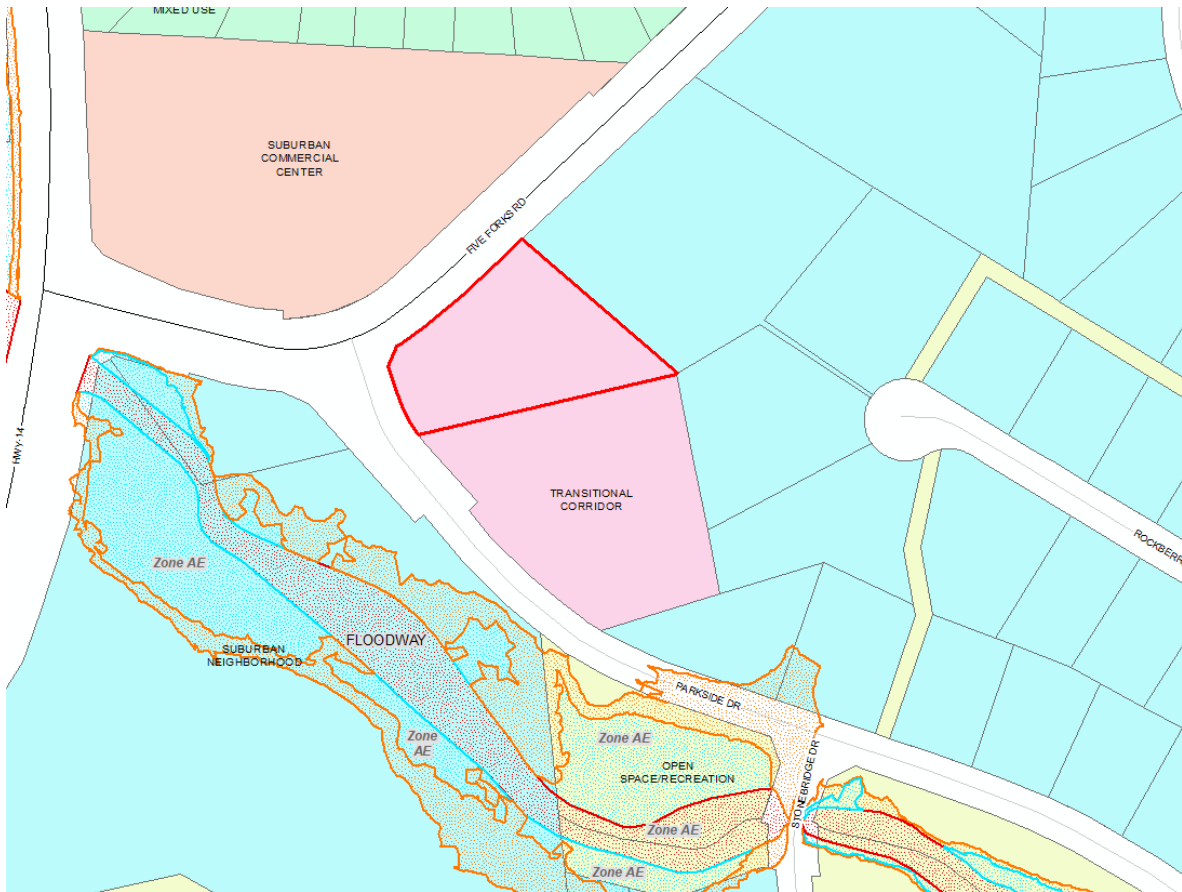
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Five Forks Area Plan, Future Land Use Map