

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-06	Hope Tz Schmalzl for Luanne C. Whang, John Cooper, Rose Parker, Diane Cooper, Tara Cason Lehman, and Betsy Hurleleaus 8335 Augusta Road 0603020100201 R-R1, Rural Residential to C-3, Commercial	26	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Property has been for sale for a long time • Would be for a manufactured home dealer or investment for sale • Established business next door would like to expand • Product would offer good quality, affordable housing <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan and is designated as <i>Residential Land Use 1</i> which prescribes 0.3 to 3 units per acre. Additionally the subject property is also designated as a <i>Community Corridor</i>. <i>Community Corridors</i> are typically a near balance of residential and nonresidential uses. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is identified as <i>Rural Preservation</i> and <i>Transitional Commercial</i>. The <i>Rural Preservation</i> designation represents areas intended for large lot single-family development, open space pastureland, and the preservation of trees and other rural related land uses. The <i>Transitional Commercial</i> designation exists to allow for commercial uses along Augusta Road, with an enhanced appearance. Intensity of traffic, speed, and uses is typically greater along these corridors as well. This parcel is not along a bus route, and sidewalks are not located in this area. Floodplain is not present on the site. Additionally, there are no known significant historic, cultural, or environmental features on site. However, a portion of the site does have significantly wooded areas. This property is within one mile of two schools, Woodmont Middle School and Sue Cleveland Elementary.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-R1, Rural Residential is 20 acres of property located on Augusta Road approximately 0.4 miles south of the intersection of Augusta Road and W Georgia Road. The parcel has approximately 690 feet of frontage along Augusta Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for manufactured home sales.</p> <p>CONCLUSION</p> <p>According to the <u>Imagine Greenville County</u> Comprehensive Plan, this area is designated for very low</p>					

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	<p>density residential uses; the <u>South Greenville Area Plan</u> calls for even lower densities. However, a portion of the subject parcel is also designated in the <u>South Greenville Area Plan</u> as <i>Transitional Commercial</i>, which is intended to allow for specific, enhanced commercial uses along Augusta Road. Based on this, the rezoning request to C-3, Commercial for the entire parcel does not meet the intent of either of these plans.</p> <p>Based on these reasons, staff recommends denial of the proposed rezoning to C-3, Commercial.</p>
GCPC	<p>At the January 22, 2020 Planning Commission meeting, the Commission members voted to deny the applicant's request to C-3, Commercial.</p>



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-06

APPLICANT: Hope Tz Schmalzl for Luanne C. Whang, John Cooper, Rose Parker, Diane Cooper, Tara Cason Lehman, and Betsy Hurleleaus

PROPERTY LOCATION: 8335 Augusta Road

PIN/TMS#(s): 0603020100200

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: C-3, Commercial

PROPOSED LAND USE: Manufactured Home Sales

ACREAGE: 20

COUNCIL DISTRICT: 26 - Ballard



ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

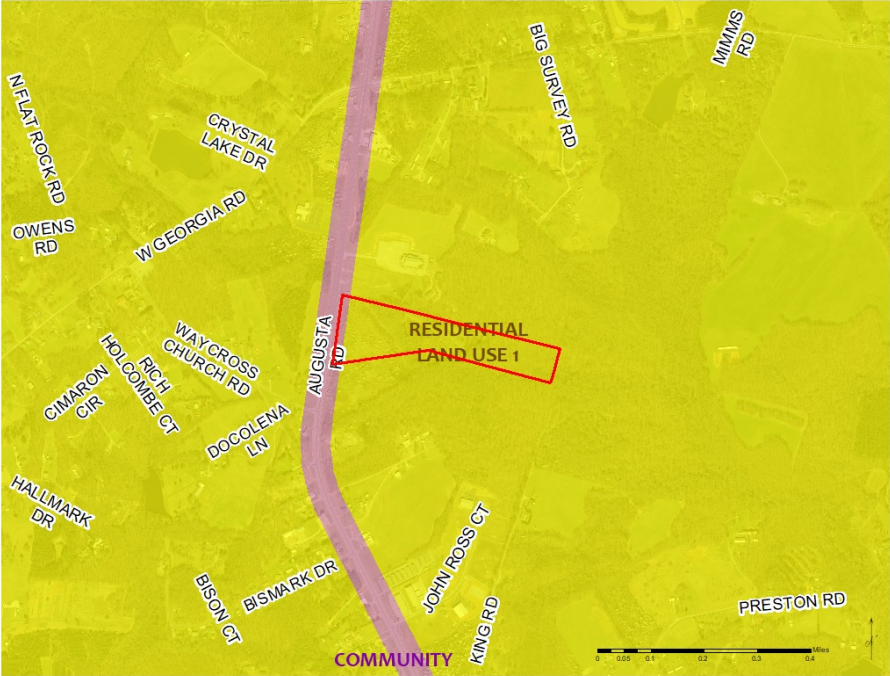
Direction	Zoning	Land Use
North	R-R1 and C-3	single-family residential and manufactured home sales
East	R-R1	vacant wooded land
South	R-R1	vacant wooded land
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE

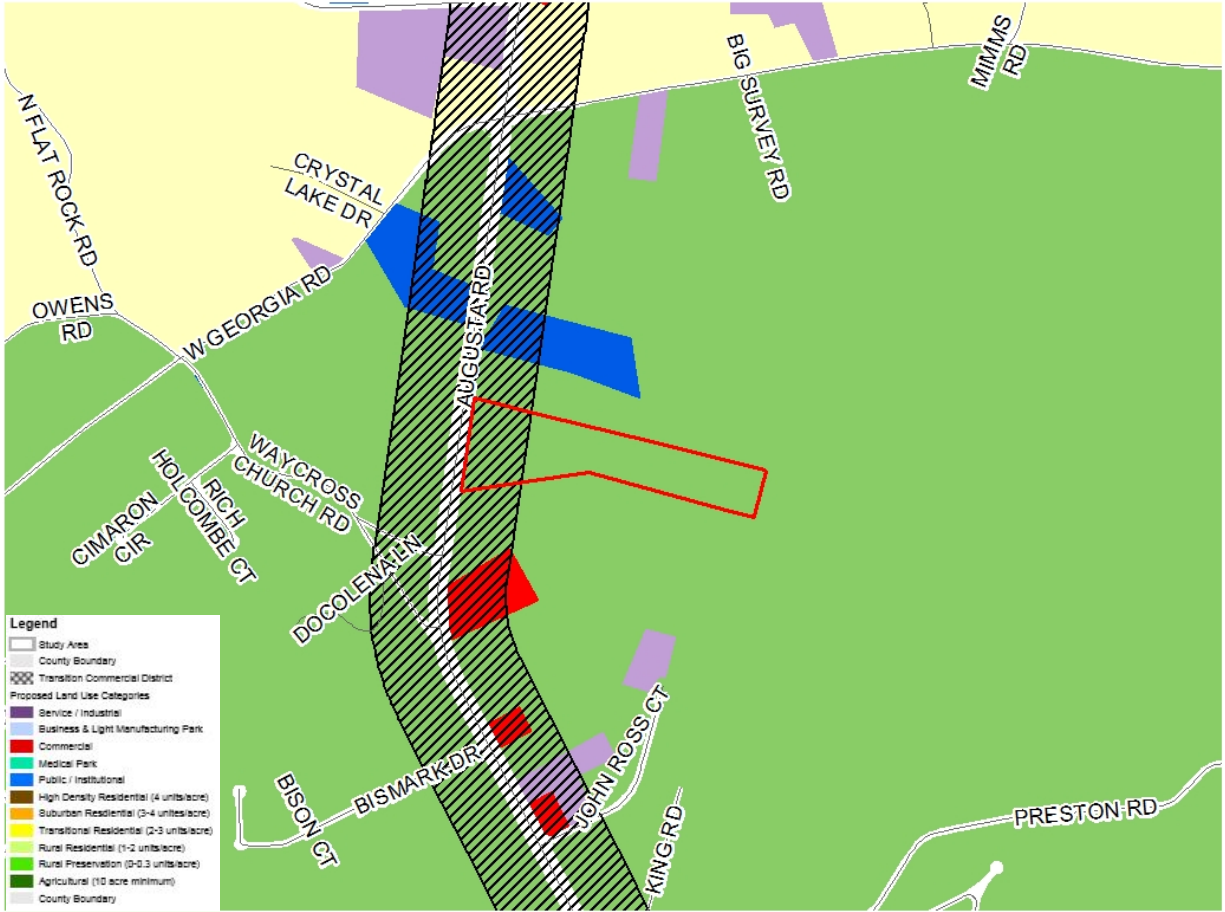
COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as *Residential Land Use 1*, which prescribes 0.3 to 3 residential units per acre.



Imagine Greenville County, Future Land Use Map

AREA AND COMMUNITY PLANS:

The South Greenville Area Plan identifies this property as *Rural Preservation* and *Transitional Commercial*. The *Rural Preservation* designation represents areas intended for large lot single-family development, open space pastureland, and the preservation of trees and other rural related land uses. The *Transitional Commercial* designation exists to allow for commercial uses along Augusta Road, with an enhanced appearance.



South Greenville Area Plan, Future Land Use Map

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-R1	1 unit/acre	20	20 units
Requested	C-3	16 units/acre		320 units

A successful rezoning may add up to 300 dwelling units.

ROADS AND TRAFFIC: Augusta Road (Highway 25) is a five-lane State-maintained Major Arterial.

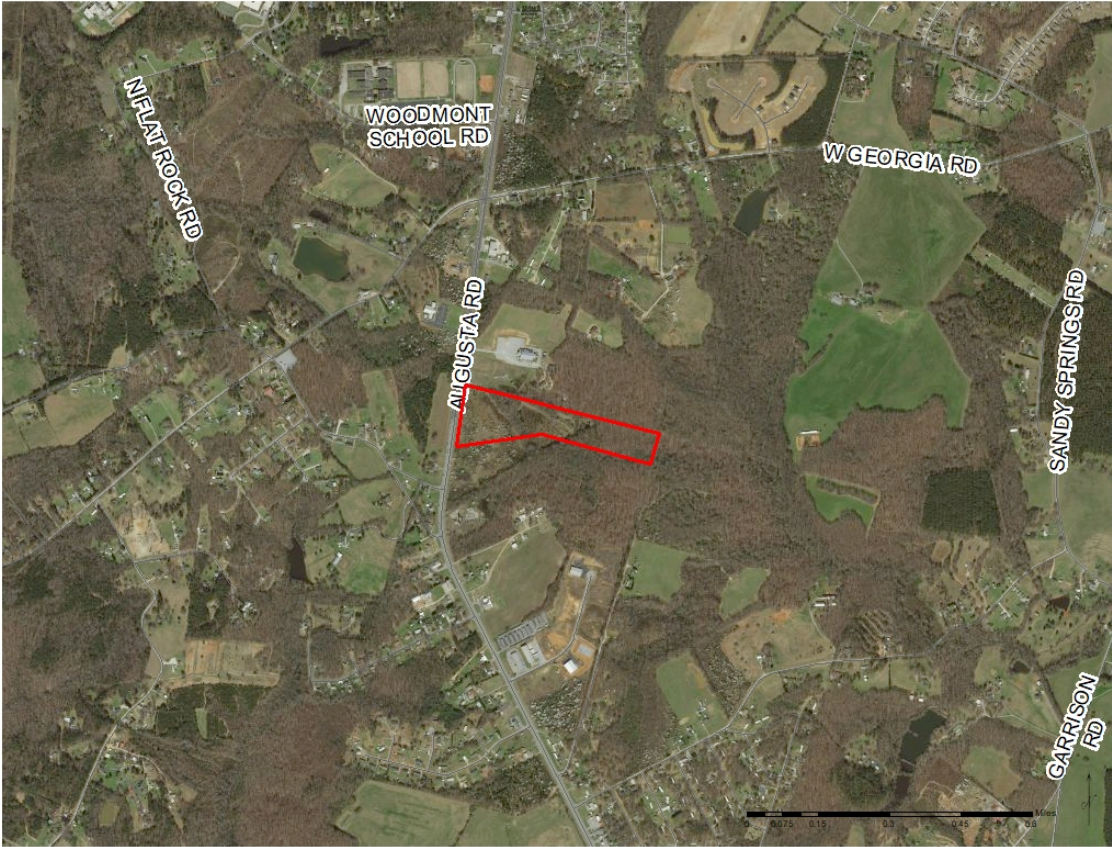
The subject property is located on Augusta Road approximately 0.4 miles south of the intersection of Augusta Road and W Georgia Road, and has approximately 690 feet of frontage along Augusta Road. This parcel is not along a bus route, and sidewalks are not located nearby.

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	5,080' N	15,300	13,500 -11.7%	16,800 +24.4%

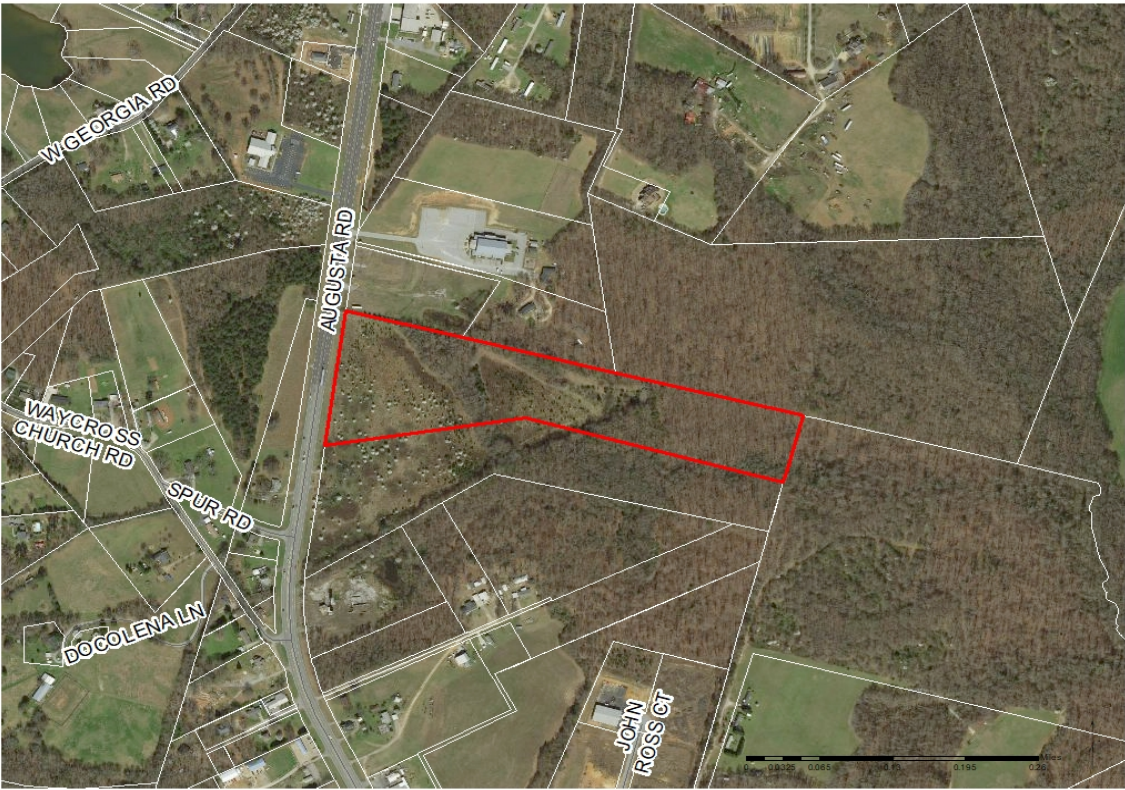
CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known significant historic, cultural, or environmental features on site. However, a portion of the site does have significantly wooded areas. This property is within one mile of two schools, Woodmont Middle School and Sue Cleveland Elementary.

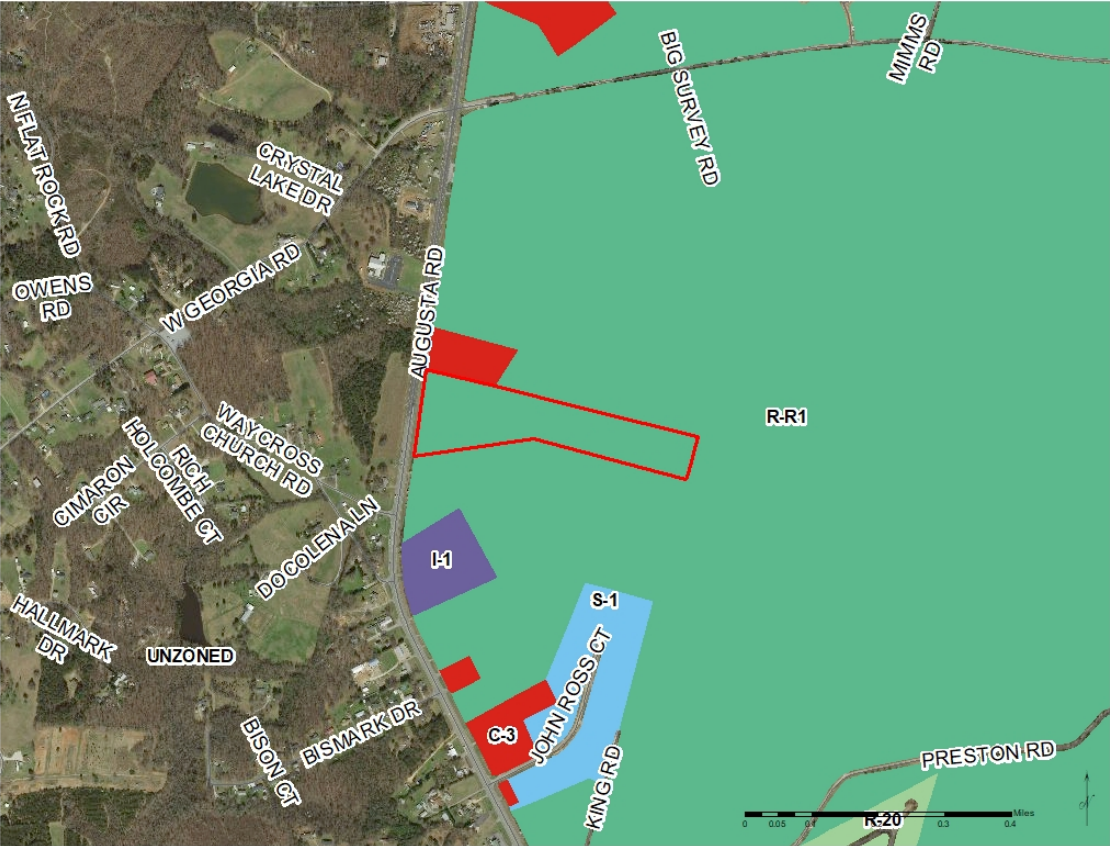
CONCLUSION: According to the Imagine Greenville County Comprehensive Plan, this area is designated for very low density residential uses; the South Greenville Area Plan calls for even lower densities. However, a portion of the subject parcel is also designated in the South Greenville Area Plan as *Transitional Commercial*, which is intended to allow for specific, enhanced commercial uses along Augusta Road. Based on this, the rezoning request to C-3, Commercial for the entire parcel does not meet the intent of either of these plans.

STAFF RECOMMENDATION: Denial



Aerial Imagery, 2019





Zoning Map

