

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-14	Raymond P. and Sue S. Clement 125 Oak Place 0529030100100 (portion) R-S, Residential Suburban to I-1, Industrial	21	Approval	Approval 4-22-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to straighten out property line</li> </ul> <p><u>Speakers Against:</u> 1) None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is present on the overall parcel, but not with the subject portion of a parcel. Additionally, the overall parcel consists of a significant stand of trees and a large pond. There are three schools located near this site: Woodland Elementary, Riverside Middle, and Riverside High. The property is also not along a bus route, and there are no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject portion of a parcel zoned R-S, Residential Suburban is 0.11 acres of property located on Oak Place approximately 0.3 miles southwest of the intersection of Highway 14 and E. Suber Road. The subject portion of a parcel has 50 feet of frontage along E. Suber Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for Boat, Trailer, and RV Storage.</p> <p><b>CONCLUSION</b></p> <p>This portion of the parcel is designated within the <u>Plan Greenville County</u> Comprehensive Plan as <i>Mixed Employment Center</i>, which allows for some industrial uses, such as advanced manufacturing.</p> <p>Beyond this future land use designation, this particular request works in tandem with CZ-2020-15, in which a similar area of land is proposed to be rezoned back to R-S, Residential Suburban, as a land swap. The intent of the applicant in doing this is to straighten the property lines and fix a split-zone issue that this property has. Because of this, there will be no expansion of the current uses on site.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to I-1, Industrial.					



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-2020-14

**APPLICANT:** Raymond P. and Sue S. Clement

**PROPERTY LOCATION:** 125 Oak Place

**PIN/TMS#(s):** 0529030100100 (portion)

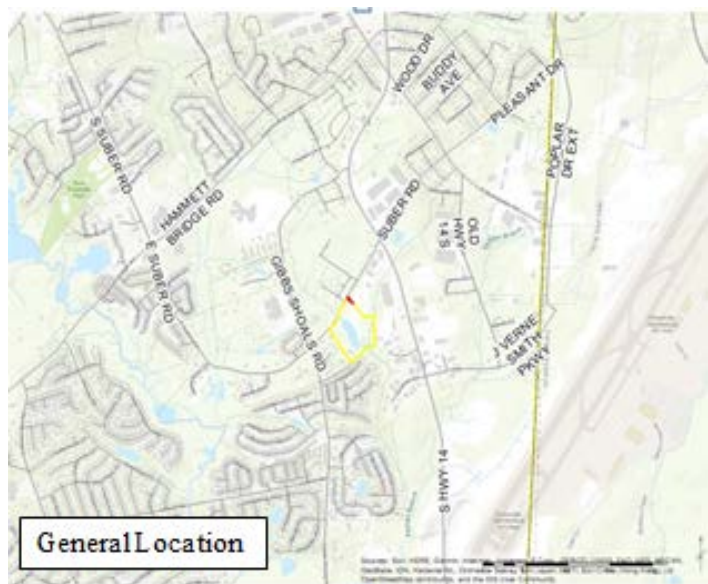
**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** I-1, Industrial

**PROPOSED LAND USE:** Boat, Trailer and RV Storage

**ACREAGE:** 0.11

**COUNCIL DISTRICT:** 21 – Roberts



**ZONING HISTORY:** The parcel was originally zoned R-S, in May of 1970 as part of Area 1. There are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** Single-family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	boat, trailer and RV storage
East	I-1 and S-1	service warehouse and landscaping company
South	PD-R and R-S	single-family residential
West	DRD	single-family residential

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Metro District – No Sewer

**PLAN GREENVILLE COUNTY CONFORMANCE:**

The subject portion of a parcel is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*.



Plan Greenville County, Future Land Use Map



**MEC** **MIXED EMPLOYMENT CENTER**

**Place Type Characteristics**

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

<b>Primary Uses</b>	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
<b>Secondary Uses</b>	Open space, neighborhood commercial, multi-family residential
<b>Gross Density</b>	8 to 30 dwellings per acre
<b>Transportation</b>	Auto oriented but walkable, transit/park-and-ride lots should be provided
<b>Parking</b>	Large surface parking on street parking, central parking garages should be encouraged
<b>Open Space</b>	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Cards

**AREA AND COMMUNITY PLANS:**

This parcel is not included in any adopted community or area plans.

**ROADS AND TRAFFIC:** E. Suber Road: two-lane State-maintained Minor Collector; Oak Place: one lane private road. This portion of a parcel has approximately 50 feet of frontage along E. Suber Road, and the portion of a parcel is approximately 0.3 miles southwest of the intersection of E. Suber Road and Highway 14. The property is not along a bus route. Additionally there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Pleasant Drive	4,680' NE	600	550 -8.3%	800 +45.5%

**CULTURAL AND ENVIRONMENTAL:** Floodplain is present on the overall parcel, but not on the subject portion of the parcel. There are no known historic resources on this portion of a parcel, nor are there any significant environmental or cultural features. The overall parcel does, however, contain a large pond and a significant number of trees. There are three schools located near this site: Woodland Elementary is located 0.3 miles away, Riverside Middle is located 0.7 miles away, and Riverside High School is located about a mile away.

**CONCLUSION:** This portion of the parcel is designated within the Plan Greenville County Comprehensive Plan as *Mixed Employment Center*, which allows for some industrial uses, such as advanced manufacturing.

Beyond this future land use designation, this particular request works in tandem with CZ-2020-15, in which a similar area of land is proposed to be rezoned back to R-S, Residential Suburban, as a land swap. The intent of the applicant in doing this is to straighten the property lines and fix a split-zone issue that this property has. Because of this, there will be no expansion of the current uses on site.

Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.

**STAFF RECOMMENDATION:** Approval

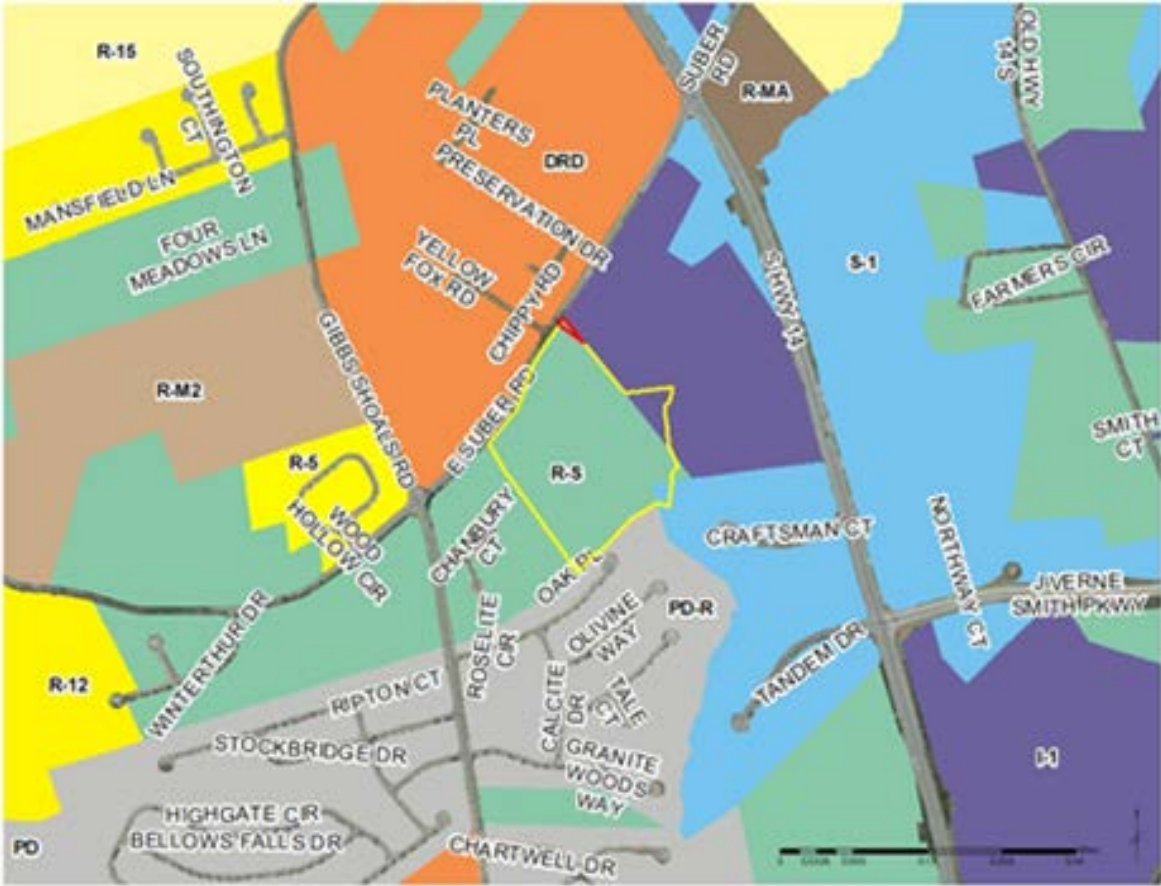




Aerial Photography, 2019







Zoning Map

