

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-15	Raymond P. and Sue S. Clement 559 E. Suber Road 0528030101709 (portion) I-1, Industrial to R-S, Residential Suburban	21	Approval	Approval 4-22-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • This request completes the straightening of the property line <p><u>Speakers Against:</u> 1) 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>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is not present on the site, no are there any significant environmental or cultural features. There are three schools located nearby: Woodland Elementary, Riverside Middle, and Riverside High. Additionally, there property is not along a bus route, nor are there sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject portion of a parcel zoned I-1, Industrial is 0.62 acres of property located on E. Suber Road approximately 0.3 miles from the intersection of Highway 14 and E. Suber Road. The subject portion of a parcel has no road frontage. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for Single-family Residential.</p> <p>CONCLUSION</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 is geared more towards office parks, certain types of manufacturing, mixed-use and civic/institutional facilities supported by multifamily residential.</p> <p>Despite the request for R-S, Residential Suburban not meeting the intent of this future land use designation, this particular request works in tandem with CZ-2020-14, in which a similar sized portion of a parcel proposed to be rezoned back to I-1, Industrial, 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 R-S, Residential Suburban.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-S, Residential Suburban.					



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

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-15

APPLICANT: Raymond P. and Sue S. Clement

PROPERTY LOCATION: 559 E. Suber Road

PIN/TMS#(s): 0528030101709 (portion)

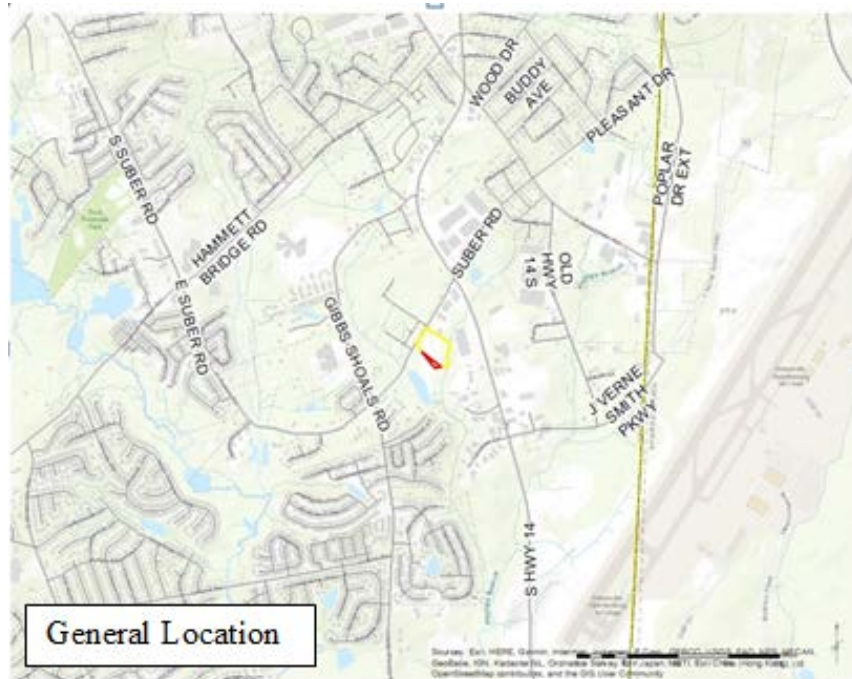
EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-S, Residential Suburban

PROPOSED LAND USE: Single-family Residential

ACREAGE: 0.62

COUNCIL DISTRICT: 21 – Roberts



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

EXISTING LAND USE: RV, Trailer, and Boat Storage

AREA CHARACTERISTICS:

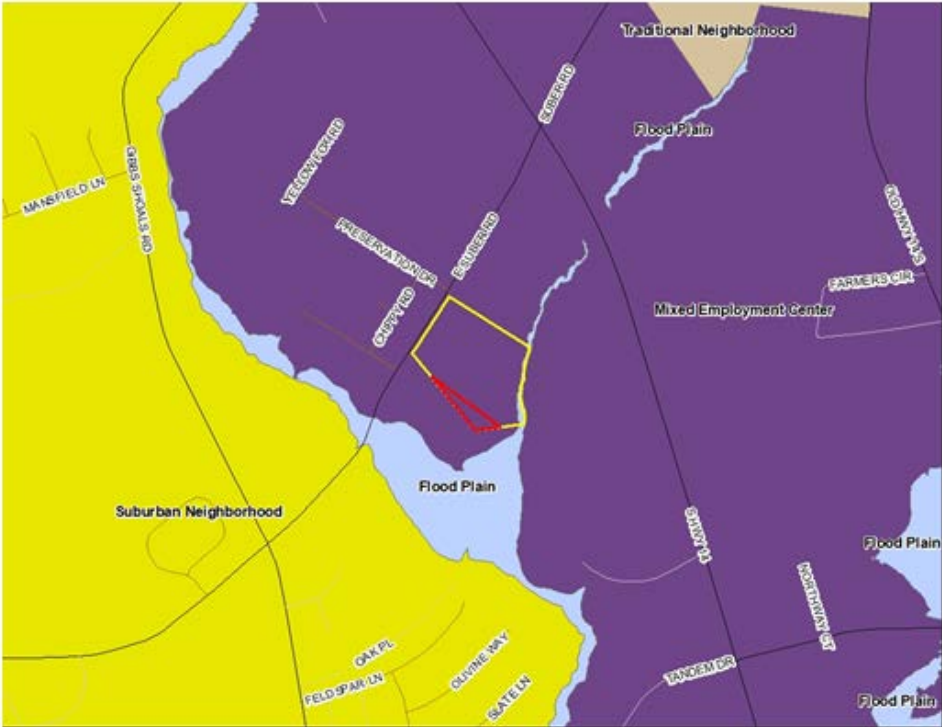
Direction	Zoning	Land Use
North	I-1	laboratory
East	I-1	warehouse and construction company
South	R-S	single-family residences
West	DRD	single-family residences

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Metro District – No Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property 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.

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

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.
DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	I-1	0 units/acre	0.62	0 units
<i>Requested</i>	R-S	1.7 units/1 acre		1 unit

A successful rezoning may add up to 1 dwelling units.

ROADS AND TRAFFIC: E. Suber Road: two-lane State-maintained Minor Collector. This portion

of a parcel has no road frontage, and the 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, and 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. 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 a parcel is designated within the Plan Greenville County Comprehensive Plan as *Mixed Employment Center*, which is geared more towards office parks, certain types of manufacturing, mixed-use and civic/institutional facilities supported by multifamily residential.

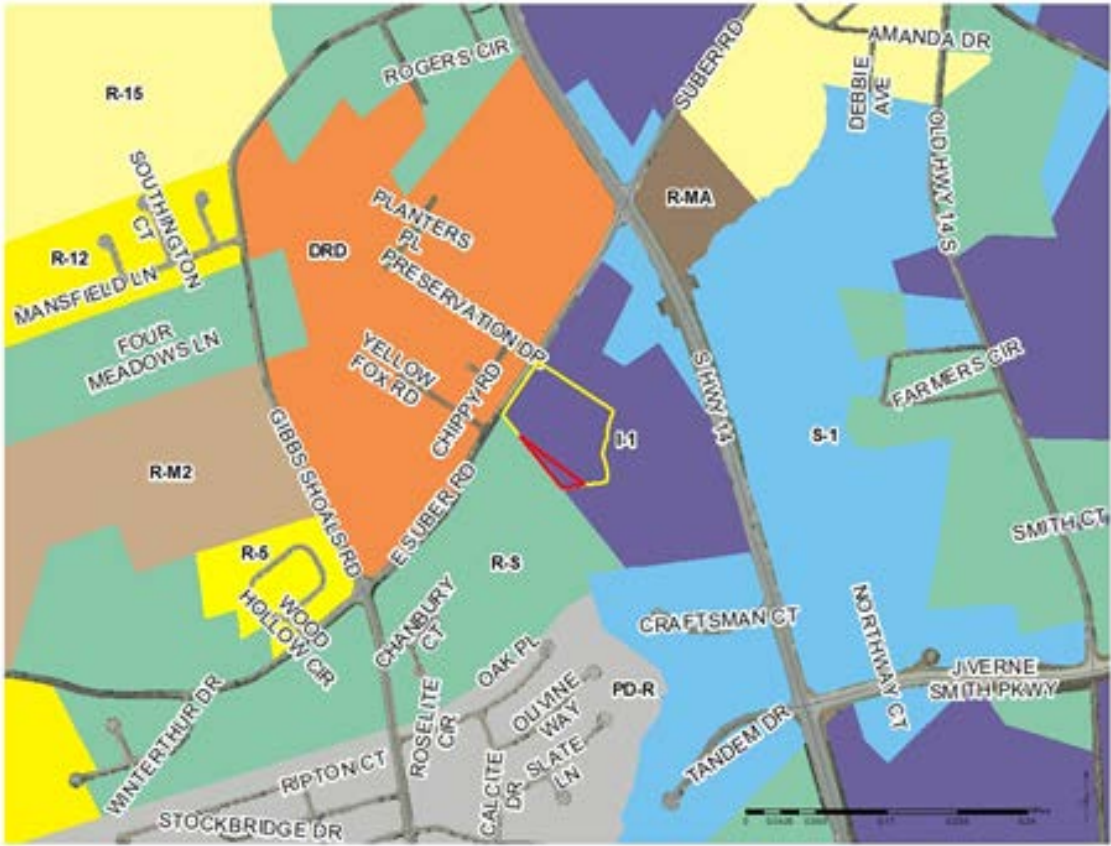
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Aerial Photography, 2019





Zoning Map

