

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-17	Edward D. Jones for Furman Square, LLC 5205 Old Buncombe Road 0432000301400 C-2, Commercial to S-1, Services	19	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"> Wants to allow ice warehousing on the property <p><u>Speakers Against:</u> 1) none</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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 designates as a <i>Suburban Commercial Center</i>. Floodplain is not present on the site, and there are no known significant historic, cultural or environmental resources on site. Duncan Chapel Elementary School is located 0.34 miles from the subject property. Additionally, the subject property is along Bus Route 503; however, there are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 2.1 acres of property located on Old Buncombe Road approximately 0.05 miles north of the intersection of Old Buncombe Road and Poinsett Highway (US-276). The subject parcel has approximately 360 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for business office, trim/upholstery shop, t-shirt fabrication shop, a cell tower, and storage and distribution of ice.</p> <p>CONCLUSION</p> <p>This property is within the <u>Plan Greenville County</u> Comprehensive Plan, designated as a Suburban Commercial Center. These centers are highway-oriented commercial centers that serve community-wide shopping and service needs. The current uses that are proposed to continue at the subject site are service-oriented, as well as the addition of storage and distribution as a use on site. Additionally the site’s configuration and layout make it more suited for service-oriented businesses than commercial-oriented businesses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to S-1, Services.					



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-2020-17

APPLICANT: Edward D. Jones for Furman Square, LLC

PROPERTY LOCATION: 5205 Old Buncombe Road

PIN/TMS#(s): 0432000301400

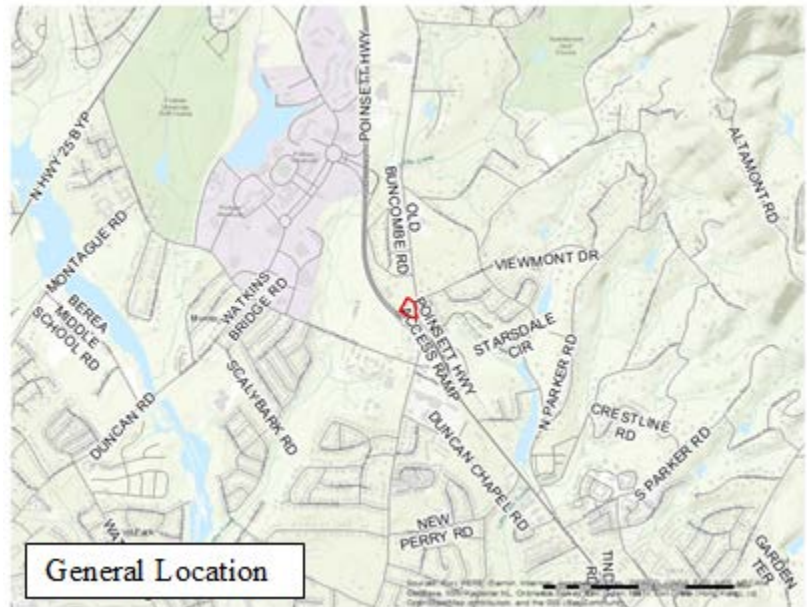
EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

PROPOSED LAND USE: Business office, trim/upholstery shop, t-shirt fabrication shop, a cell tower, and storage and distribution of ice

ACREAGE: 2.1

COUNCIL DISTRICT: 19 - Meadows



ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April of 1972 as part of Area 3. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: business office, trim/upholstery shop, a t-shirt fabrication shop, and a cell tower.

AREA CHARACTERISTICS:

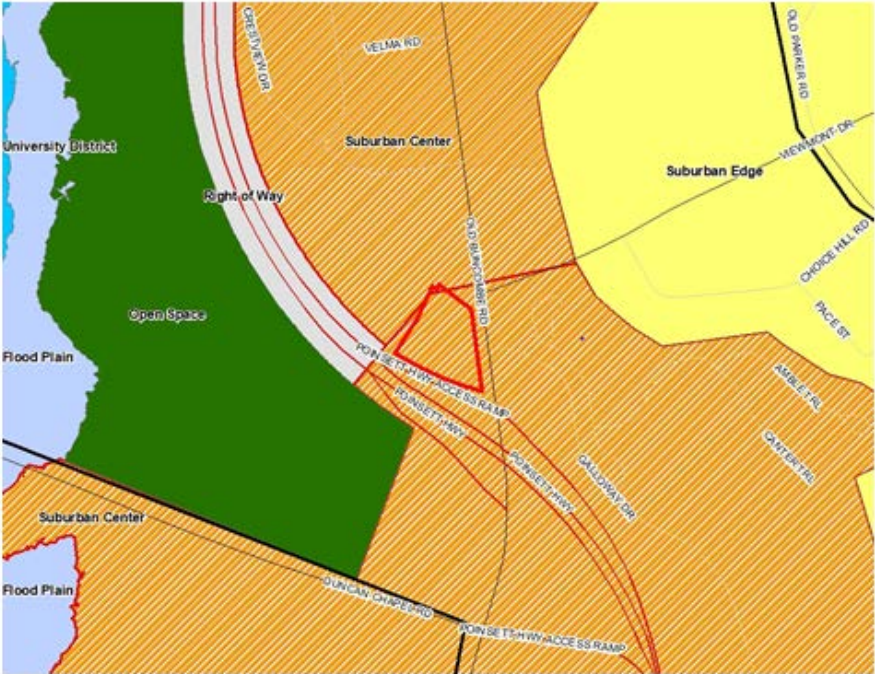
Direction	Zoning	Land Use
North	R-M20	vacant wooded land
East	C-2	multifamily residences
South	C-1 and R-15	fire station and vacant wooded land
West	S-1	group home

WATER AVAILABILITY: Greenville Water

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 *Suburban Commercial Center*.



Plan Greenville County, Future Land Use Map



Place Type Characteristics

Suburban Commercial Centers are highway-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they will become candidates for adaptive redevelopment into denser mixed-use centers, particularly where access to high-frequency transit is provided. Site improvements should emphasize design quality, connectivity, and efficient use of infrastructure.

Primary Uses	Regional commercial, neighborhood commercial, office, multi-family apartments
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Gross Density	6 to 12 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

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

ROADS AND TRAFFIC:

Old Buncombe Road: two-lane State-maintained Major Collector. The parcel has approximately 360 feet of frontage along Old Buncombe Road, and the parcel is approximately 0.05 miles north of the intersection of Old Buncombe Road and Poinsett Highway (US-276). The property is along Bus Route 503; however, there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Buncombe Road	9,910' S	6,300	6,400 +1.6%	7,000 +9.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. Duncan Chapel Elementary School is also located 0.34 miles away from the site.

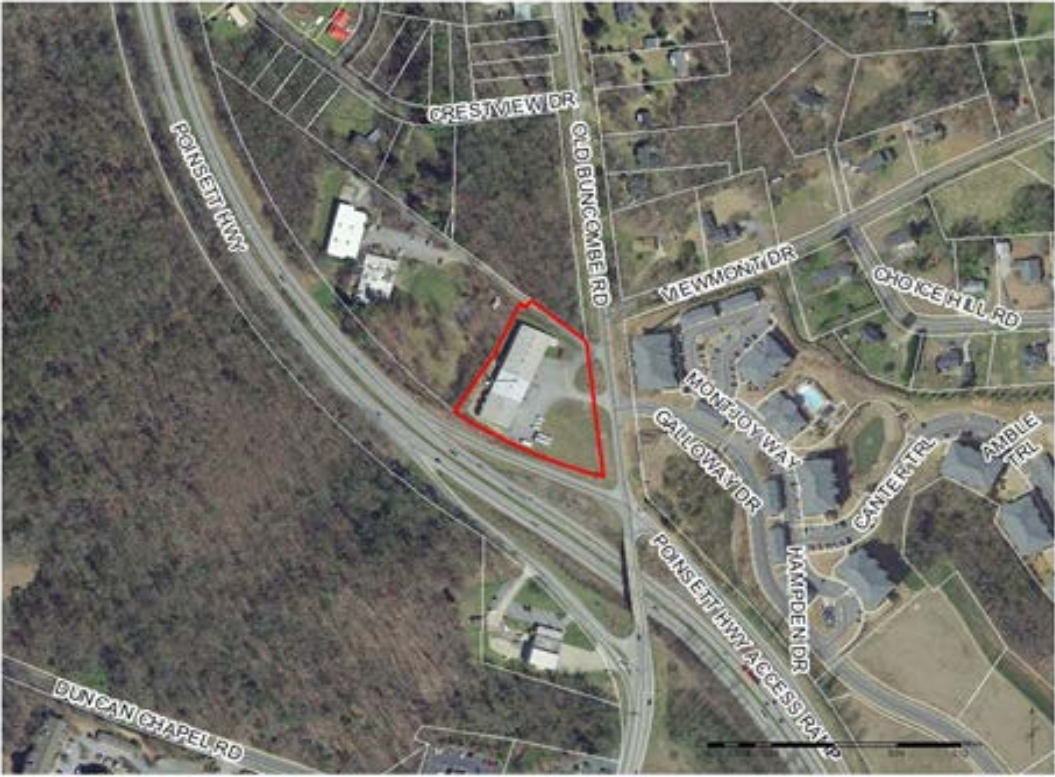
CONCLUSION:

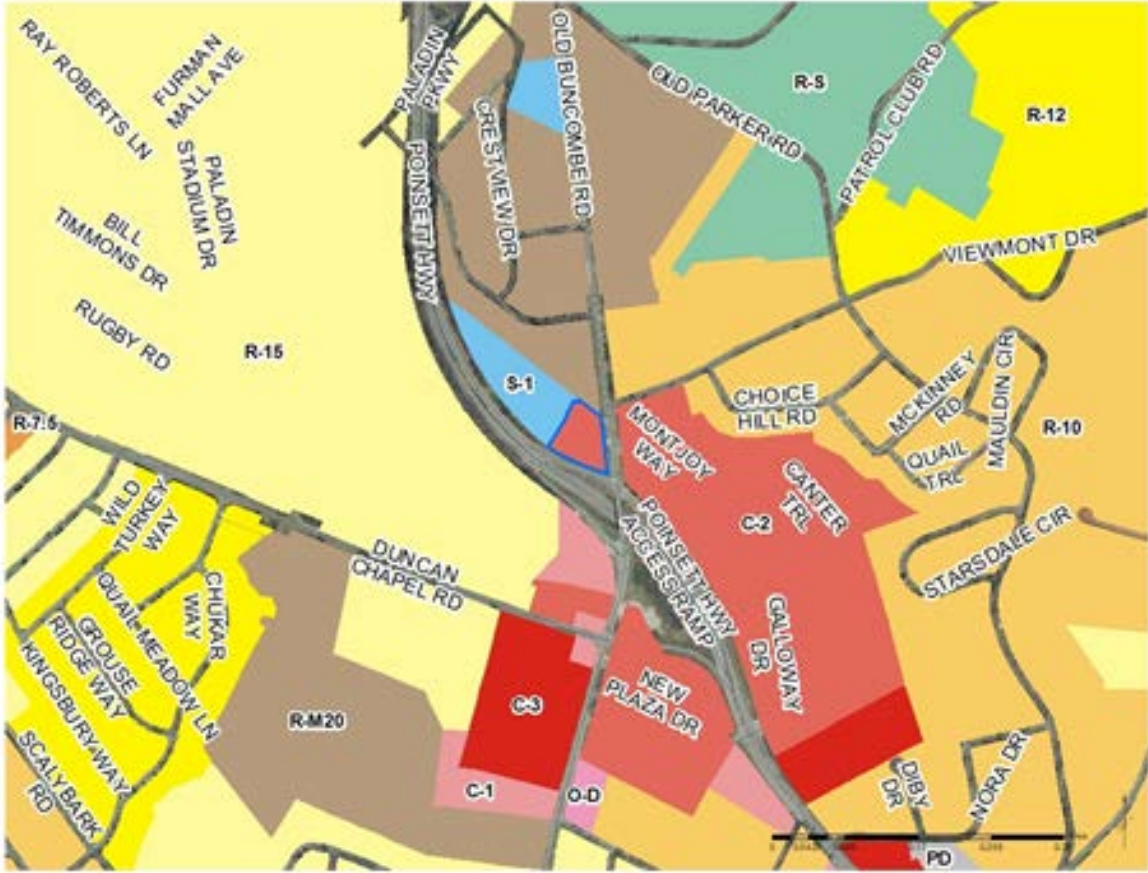
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Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2019





Zoning Map

