

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-55	Eric Jackson of Realtylink, LLC for SCDOT SCDOT Right-of-Way Adjacent to 0434000100106 and to become part of 0434000100106 Unzoned to C-2, Commercial	19	Approval	Approval 8-26-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • Currently under contract to purchase. • Currently is unzoned road right-of-way and is seeking to combine with adjacent parcel. <p><u>Speakers Against:</u> 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 Comprehensive Plan</u>, where it is designated as <i>Suburban Commercial Center</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There are three schools located within a mile of the site. The property is along a bus routes however, there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel is unzoned and is 2.8 acres of property located along Poinsett Hwy, The parcel is approximately 1.95 miles northwest of the intersection of Poinsett Highway and State Park Road. The parcel has approximately 331 feet of frontage along the US-276 Access Ramp, approximately 938 feet of frontage along Poinsett Highway, and approximately 296 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is to be combined with TMN 0434000100106 and used as an Auto Service Station.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Commercial Center</i>. Properties with this future land use designation contain a mix residential and commercial uses. <i>Suburban Commercial Centers</i> are highway oriented and serve community wide shopping needs. Primary uses within this future land use designation are regional commercial, neighborhood commercial, office, and multi-family apartments. Secondary uses in this area include small-scale apartments, and civic and institutional buildings. Additionally, the gross density for these areas is expected to be between 6 to 12 units per acre.</p> <p>The applicant is requesting C-2, Commercial for this piece of property as it transitions from being road right-of-way to part of parcel 0434000100106, which is currently zoned C-2, Commercial. Staff is of the opinion that C-2, Commercial is the most appropriate zoning district for this site, as any other zoning district would create a split-zoned parcel. Additionally, much of the surrounding area is also commercially zoned.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					
GCPC	At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for C-2, Commercial.					

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-55

APPLICANT: Eric Jackson of Realtylink, LLC for SCDOT

PROPERTY LOCATION: SCDOT Right-of-Way adjacent to 0434000100106

PIN/TMS#(s): Adjacent to 0434000100106 and to become part of 0434000100106

EXISTING ZONING: Unzoned

REQUESTED ZONING C-2, Commercial

PROPOSED LAND USE Auto Service Station

ACREAGE: 2.8

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel is currently Unzoned. There have been no other rezoning requests for this parcel. The subject site is land that is currently part of the SCDOT Right-of-Way that is being combined with the adjacent parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	multi-family residential and single-family residential
East	C-2	vacant land
South	C-2	restaurant, liquor store, and beauty shop
West	C-2	bank and fire department

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	Unzoned	20 units/acre	2.8	56 units
Requested	C-2	16 units/acre		44 units

A successful rezoning would add not add any additional dwelling units

ROADS AND TRAFFIC: Poinsett Highway is a four-lane State-maintained Major Arterial and Old Buncombe Road is a two-lane State-maintained Minor Arterial road. The parcel is also bordered by the US-276 Access Ramp. The parcel has approximately 331 feet of frontage along the US-276 Access Ramp, approximately 938 feet of frontage along Poinsett Highway, and approximately 296 feet of frontage along Old Buncombe Road. The parcel is approximately 1.95 miles northwest of the intersection of Poinsett Highway and State Park Road. The property is along bus route 503; however, there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Poinsett Highway	0' E	18,400	17,400 -5.43%	24,200 +39.08%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are three schools located within a mile of the site: Duncan Chapel Elementary, Enoree Career Center, and First Evangelical Church School.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Commercial Center*. Areas with this Future Land Use designation are highway-oriented commercial centers that serve community-wide shopping and service needs. Primary uses for these areas include regional commercial, neighborhood commercial, office, and multifamily apartments, with small-scale apartment buildings, and civic and institutional facilities as secondary uses. Additionally, the gross density for these areas is expected to be between 6 to 12 units per acre.

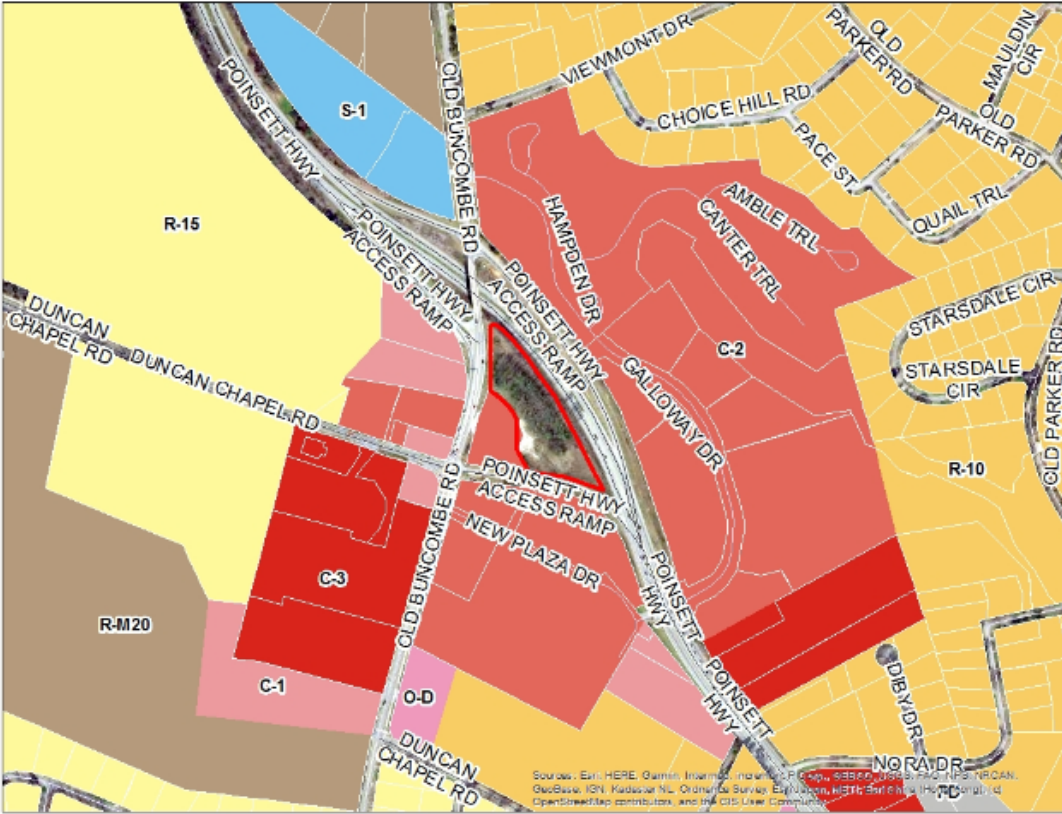
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STAFF RECOMMENDATION:

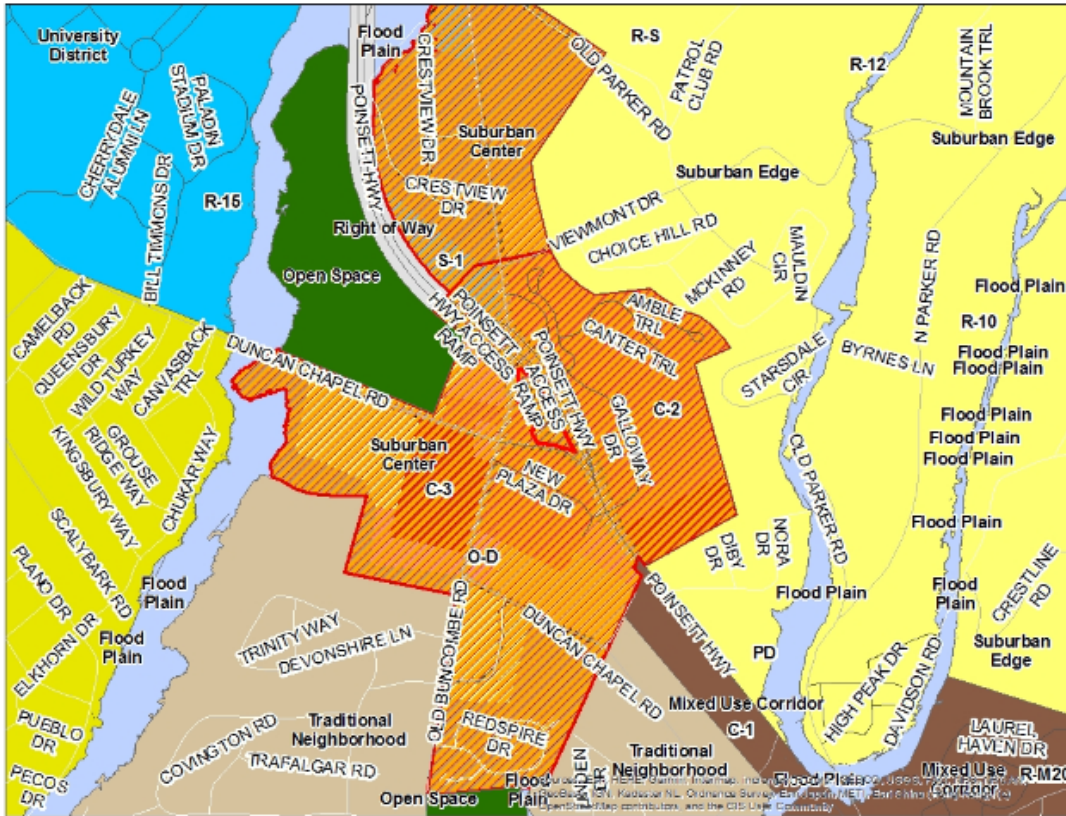
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Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



SC SUBURBAN COMMERCIAL CENTER

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