

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-16	Christopher Laney of Southern Investment & Development for DSP Holdings, LLC New Easley Highway (Highway 123) 0239040100500 S-1, Services District to C-3, Commercial District	23	Approval	Approval 2/24/21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant – Engineer <ul style="list-style-type: none"> • Property has been vacant for some time • Has spoken to Riverdale Community about use and received support • First with Riverdale-Tanglewood Community Plan which calls for Commercial • Will be starting Traffic Impact Study process soon 2) Applicant <ul style="list-style-type: none"> • Wants to meet Comprehensive Plan • C-3, Commercial was the best fit 3) Resident <ul style="list-style-type: none"> • Met with applicants • Wants to enhance the entrance to Greenville • Project is a “slam dunk” • Sent information to neighbors, got no negative feedback <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 1 – Letter</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>Rural Corridor</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Tangle-wood Middle School. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and is 34.70 acres of land located on New Easley Highway, and is approximately 1.04 miles west of the intersection of White Horse Road and New Easley Highway. The subject parcel has approximately 1,628 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along New Easley Highway, a State-maintained Arterial Road which has a high level of access and connectivity to the Greater Greenville Area. Staff is of the opinion that a successful rezoning to C-3, Commercial would permit residential development, achieving the applicant’s goal, while facilitating future growth in an area which is primarily</p>					

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	<p>characterized as vacant land.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>
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Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny–Planner

RE: CZ-2021-16

APPLICANT: Christopher Laney of Southern Investment &
Development for DSP Holdings, LLC

PROPERTY LOCATION: New Easley Highway (Highway 123)

PIN/TMS#(s): 0239040100500

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 34.70

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of area 4A. In 1999, CZ-1999-20, the property was rezoned to S-1, Services. In 2005, CZ-2005-004, a portion of the property was rezoned to R-M, Multifamily Residential. Additionally, CZ-2005-048, a portion of the property requested rezoning to S-1, the docket was withdrawn. In 2011, CZ-2011-018, the property was rezoned from R-M20 to S-1.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Quarry
East	S-1	Church
South	PD	Vacant land
West	R-S & S-1	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Riverdale-Tanglewood area plan.

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	S-1	0 units/acre	34.70	0 units
Requested	C-3	16 units/acre		555 units

A successful rezoning would allow for 555 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

New Easley Hwy is a four-lane State-maintained collector road. The parcel has approximately 1,628 feet of frontage along New Easley Hwy. The parcel is approximately 1.04 miles west of the intersection of White Horse Road and New Easley Hwy. The property is not along a bus route, and no sidewalk exists along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	1,121' W	20,900	19,700 -6%	22,100 +6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Tangle-wood Middle School.

CONCLUSION:

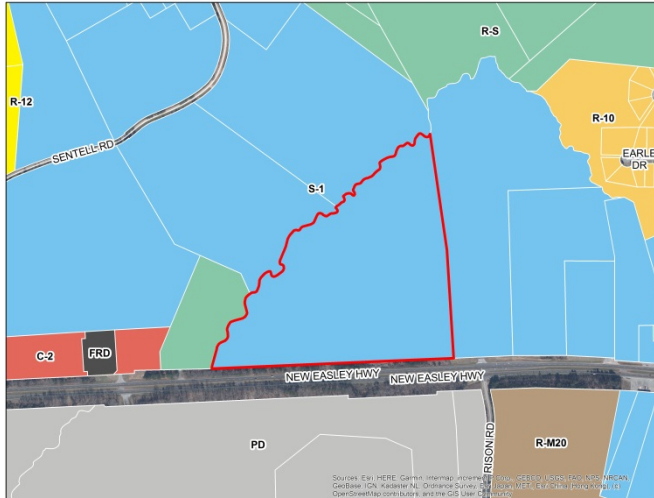
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STAFF RECOMMENDATION:

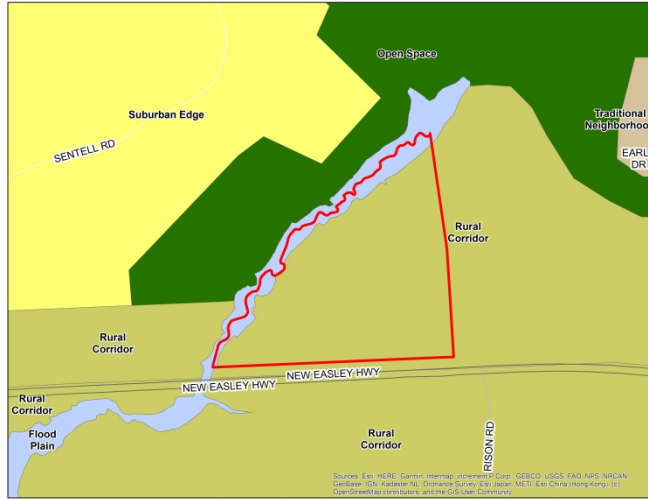
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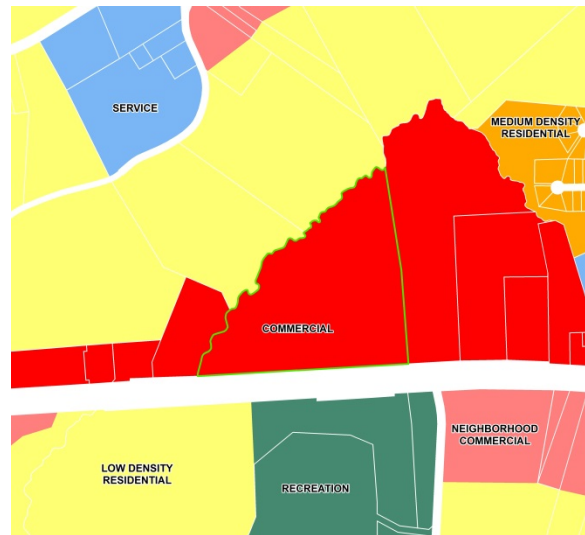
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale Tangle-Wood, Future Land Use Map