

**Zoning Docket from February 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-17	Joel Wesley McCrary 5201 Wade Hampton Boulevard and Skyline Way T009050105300 S-1, Services District to C-2, Commercial District	18	Approval	Approval 2/24/21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Owner of existing fireworks store</li> <li>• Business has been in place for many years</li> <li>• Wants to expand retail sales within the building footprint, so rezoning is needed</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: 12-29-20</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Pleasant View Christian Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned S-1, Services and is 1.8 acres of land located on Wade Hampton Boulevard, and is approximately 0.12 miles west of the intersection of Fairview Road and Wade Hampton Boulevard. The subject parcel has approximately 158 feet of frontage along Wade Hampton Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Fireworks Sales.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned S-1, Services, is located along Wade Hampton Boulevard, a State-maintained arterial road, and Skyline Way, a County-maintained collector road, both which contain a mix of residential and commercial uses and zoning designations. A successful rezoning to C-2, Commercial would align with the zoning classifications found along this section of Wade Hampton Boulevard and bring an existing legal non-conforming parcel into conformity.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					



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

**FROM:** Brook Denny –Planner

**RE:** CZ-2021-17

**APPLICANT:** Joel Wesley McCrary

**PROPERTY LOCATION:** 5201 Wade Hampton Boulevard and Skyline Way

**PIN/TMS#(s):** T009050105300

**EXISTING ZONING:** S-1, Services District

**REQUESTED ZONING:** C-2, Commercial District

**PROPOSED LAND USE:** Fireworks Sales

**ACREAGE:** 1.8

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** This parcel was originally zoned C-2, Commercial in May 1970 as part of Area 1. In 1992, CZ-1992-009, the property was rezoned to S-1, Services. There have been no other rezoning requests.

**EXISTING LAND USE:** Commercial Building

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	C-3	Vacant Land
South	C-2/S-1 & C-3	Retail
West	C-2	Retail Center

**WATER AVAILABILITY:** CPW

**SEWER AVAILABILITY:** Taylors Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community 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	S-1	0 units/acre	1.8	0 units
Requested	C-2	16 units/acre		28 units

A successful rezoning would allow for 28 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Wade Hampton Boulevard is a six-lane State-maintained Arterial and Skyline Way is a two-lane County-maintained Residential Road. The parcel has approximately 158 feet of frontage along Wade Hampton Boulevard and has approximately 287 feet of frontage along Skyline Way. The parcel is approximately 0.12 miles west of the intersection of Fairview Road and Wade Hampton Boulevard. The property is not along a bus route, and no sidewalks exist along the subject property.

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Wade Hampton Blvd	3,281' NE	31,400	29,500 -6%	40,200 +28%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not 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: Pleasant View Christian Academy.

**CONCLUSION:**

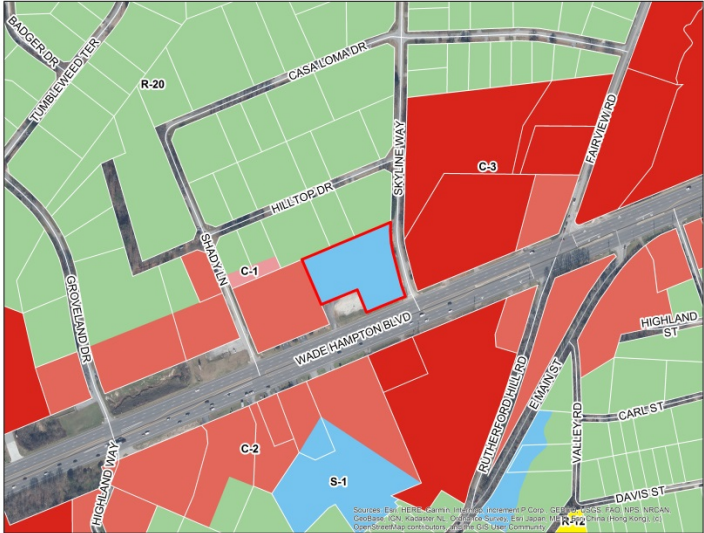
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**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.



Aerial Photography, 2020



Zoning Map

