

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-32	M. Cindy Wilson of M. Cindy Wilson, B.I.C. for Janice Holliday-Chandler 9185 Augusta Road 0596030102302 R-R3, Rural Residential District to C-3, Commercial District	26	Denial	Approval 4-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently on August Rd. in Pelzer, but needs a larger property for expansion • Property used to be a commercial use • Very low impact commercial use for utility trailer sales • Regular business hours and no evening operation • Met with surrounding single-family residential property owners <p><u>Speakers Against:</u></p> <p>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>Rural</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Ellen Woodside Elementary. 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 R-R3, Rural Residential and is 2.90 acres of land located on Augusta Road, and is approximately 1 miles north of the intersection of Augusta Road and Highway 418. The subject parcel has approximately 300 feet of frontage along Augusta Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Retail/Mercantile.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-R3, Rural Residential, is located along Augusta Road, a State-maintained arterial road which features a mixture of Residential, Vacant Land, and Commercial uses. A successful rezoning to C-3, Commercial would allow for uses intended for non-residential areas and along major thoroughfares. While staff realizes this parcel fronts Highway 25, staff is of the opinion that the uses allowed in C-3, Commercial are too intensive for this residential area and do not align with the future land use designation of this area, Rural.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning C-3, Commercial.</p>					
GCPC	<p>At the April 28, 2021 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for C-3, Commercial due to the nature of the business proposed, the frontage along HWY 25, and C-3 present just one block north of the parcel.</p>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson, Zoning Administrator

RE: CZ-2021-32

APPLICANT: M. Cindy Wilson of M. Cindy Wilson B.I.C. for Janice Holliday Chandler

PROPERTY LOCATION: 9185 Augusta Road

PIN/TMS#(s): 0596030102302

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Retail/Mercantile

ACREAGE: 2.90

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There have been no prior rezoning requests for this parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Trucking company with office
East	R-R3	Vacant wooded land
South	R-R3	Single-family residences
West	Unzoned	Single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is a part of the South Greenville Area Plan and is designated as *Rural Preservation*.

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	R-R3	1 unit/3 acres	2.90	0 units
Requested	C-3	16 units/acre		46 units

The applicant is not proposing a residential development; however, a successful rezoning would allow for 46 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Augusta Road (Highway 25) is a 5-lane State-maintained arterial road. The parcel has approximately 361 feet of frontage along Augusta Road and approximately 300 feet of frontage along Red Hawk Lane, which is a private drive. The parcel is approximately 1 mile north of the intersection of Augusta Road and Highway 418. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

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: Ellen Woodside Elementary.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential, is located along Augusta Road, a State-maintained arterial road which features a mixture of Residential, Vacant Land, and Commercial uses. A successful rezoning to C-3, Commercial would allow for uses intended for non-residential areas and along major thoroughfares. While staff realizes this parcel fronts Highway 25, staff is of the opinion that the uses allowed in C-3, Commercial are too intensive for this residential area and do not align with the future land use designation of this area, Rural.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning C-3, Commercial.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map