

Zoning Docket from June 14, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-51	Stuart McAlister for Business Park Properties, LLC Standing Springs Road, Fork Shoals Road, and Business Park Court 0420000101203, 0420000101600, 0420000101604, and 0420000101605 S-1, Services District to C-2, Commercial District	25	Approval	Approval 6-23-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone the property to C-2 to allow for a single-family residential development. <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 Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. 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: Conestee Baptist Day School.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and consists of 12.86 acres of land located on Standing Springs Road, Fork Shoals Road, and Business Park Court, and is approximately 0.08 miles south of the intersection of Fork Shoals Road and Conestee Road. The subject parcel has approximately 487 feet of frontage along Standing Springs Road, 749 feet of frontage along Fork Shoals Road, and 458 feet of frontage along Business Park Court. The applicant is requesting to rezone the property to C-2, Commercial District.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Standing Springs Road and Fork Shoals Road, both two-lane State-maintained collector roads, and Business Park Court, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would allow for housing opportunities not allowed under the current zoning and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-51

APPLICANT: Stuart McAlister for Business Park Properties, LLC

PROPERTY LOCATION: Standing Springs Road, Fork Shoals Road, and Business Park Court

PIN/TMS#(s): 0420000101203, 0420000101600, 0420000101604, 0420000101605

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 12.86

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: Parcels 0420000101203, 0420000101604, and 0420000101605 were originally zoned S-1, Services in May 1971 as part of Area 2; TMN 0420000101600 was originally zoned C-2, Commercial in May 1971 as part of Area 2. There has been one successful rezoning request for a portion of TMN 0420000101600: CZ-2019-18 from C-2, Commercial to S-1, Services.

EXISTING LAND USE: Commercial vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Vacant land, mobile home, single-family residential
East	S-1	Auto service facility
South	S-1	Single-Family Residential, utility
West	S-1	Body shop, single-family residential, vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **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	12.86	0 units
Requested	C-2	7.3 units/acre		94 units

A successful rezoning would allow for 94 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Standing Springs Road and Fork Shoals Road are both two-lane State-maintained collector roads. Business Park Court is a two-lane County-maintained collector road. The parcel has approximately 487 feet of frontage along Standing Springs Road, 749 feet of frontage along Fork Shoals Road, and 458 feet of frontage along Business Park Court. The parcel is approximately 0.08 miles south of the intersection of Fork Shoals Road and Conestee Road. The property is not along a bus route.

There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fork Shoals Road	573' S	7,300	6,800 -7.3%	8,800 +29.4%

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: Conestee Baptist Day School.

CONCLUSION:

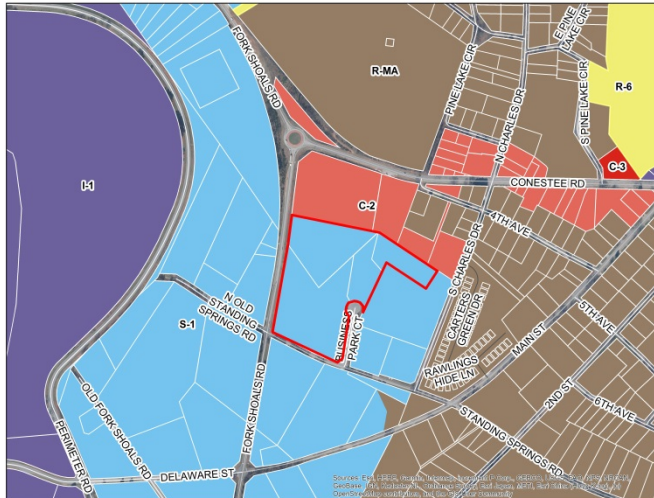
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STAFF RECOMMENDATION:

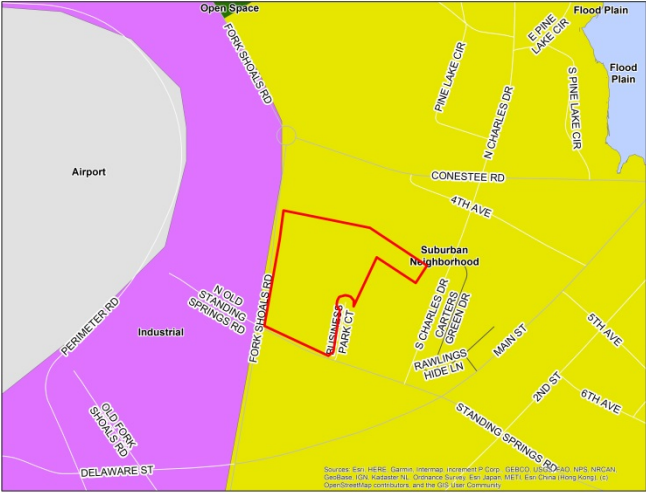
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Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map