

**Zoning Docket from September 20, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-82	Seph Wunder of Adelphos Capital Management, LLC for Billy M. Woods Sterling Grove Rd and Augusta Rd (US Hwy 25 S) 0601010100700 and 0601010100702 R-S, Residential Suburban District to C-2, Commercial District	26	Approval	Approval 9-22-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Property owner currently zones two adjacent C-2 parcels</li> <li>Wants to rezone for restaurant and retail.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. Floodplain is not present on the overall site. No schools are located within one mile of the site. 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 property is zoned R-S, Residential Suburban District and is 2.38 acres of land located on Sterling Grove Rd and Augusta Rd., and is approximately 0.47 miles north of the intersection of Augusta Rd and Interstate 185. The subject property has approximately 337 feet of frontage along Augusta Rd and approximately 442 feet of frontage along Sterling Grove Rd. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for retail, restaurant, and office.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban is located along Sterling Grove Road, a two-lane state-maintained Collector road, and Augusta Road, a five-lane state-maintained Arterial road. Staff is of the opinion that the subject property's location along an Arterial and its close proximity to other similar uses and zoning districts makes this an appropriate location for the requested zoning of C-2, Commercial.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

**Zoning Docket from September 20, 2021 Public Hearing**

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-82

**APPLICANT:** Seph Wunder of Adelphos Capital Management, LLC  
for Billy M. Woods

**PROPERTY LOCATION:** Sterling Grove Rd and Augusta Rd (US Hwy 25 S)

**PIN/TMS#(s):** 0601010100700 and 0601010100702

**EXISTING ZONING:** R-S, Residential Suburban District

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

**PROPOSED LAND USE:** Retail, Restaurant, and Office

**ACREAGE:** 2.38

**COUNCIL DISTRICT:** 26 – Ballard

**Zoning Docket from September 20, 2021 Public Hearing**

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no previous rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 and I-1	Vacant wooded land
East	C-3 and S-1	Restaurant and vacant wooded land
South	C-2 and R-S	Single-family residential
West	R-S	Single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – No Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. \*\*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, where it is designated as *Commercial*.

**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-S	1.2 units/acre	2.38	2 units
Requested	C-2	16 units/acre		38 units

A successful rezoning would allow for 36 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Augusta Rd is a 5-lane State-maintained Arterial road. Sterling Grove Rd is a 2-lane State-maintained Residential Local road. The parcel has approximately 337 feet of frontage along Augusta Road, and approximately 442 feet of frontage along Sterling Grove Road. The parcel is approximately 0.47 miles north of the intersection of Augusta Rd and Interstate 185. The property is not along a bus route. There are also no sidewalks in the area.

**Zoning Docket from September 20, 2021 Public Hearing**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Augusta Road	583' N	19,600	20,000 +2.04%	21,200 +6.0%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.

**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban is located along Sterling Grove Road, a two-lane state-maintained Collector road, and Augusta Road, a five-lane state-maintained Arterial road. Staff is of the opinion that the subject property's location along an Arterial and its close proximity to other similar uses and zoning districts makes this an appropriate location for the requested zoning of C-2, Commercial.

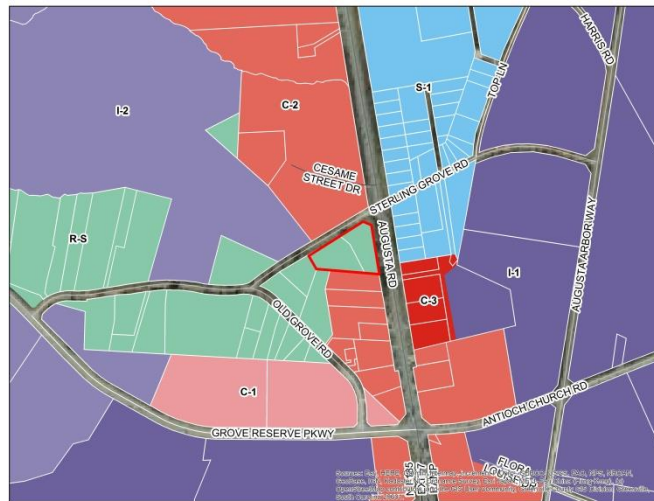
**STAFF RECOMMENDATION:**

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

# Zoning Docket from September 20, 2021 Public Hearing

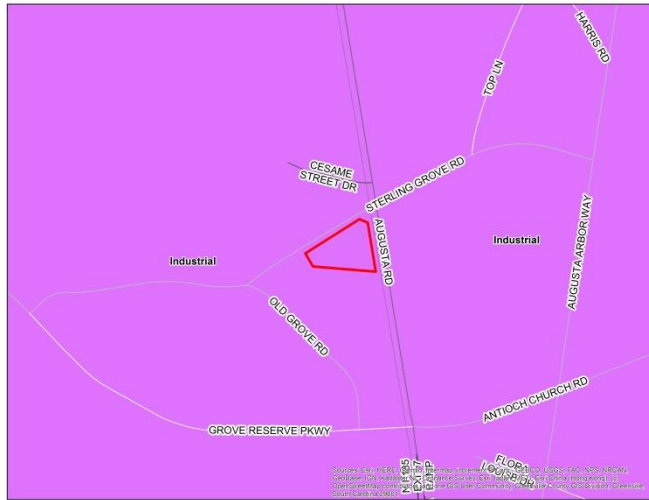


Aerial Photography, 2021

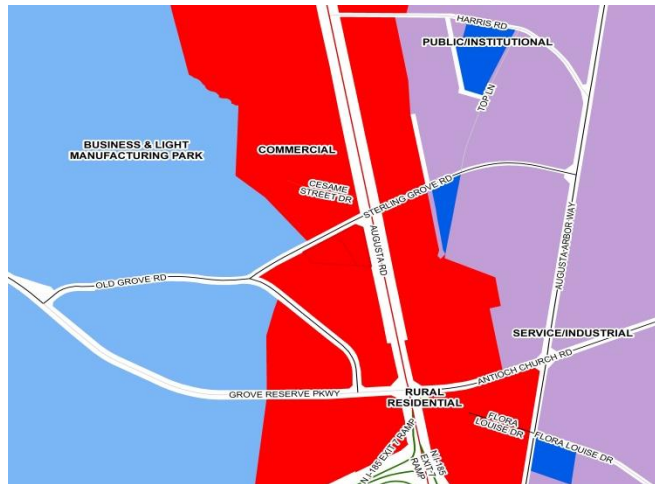


Zoning Map

# Zoning Docket from September 20, 2021 Public Hearing



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map