

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-102	Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne W Georgia Rd and Fork Shoals Rd 0584020100600 (portion) R-S, Residential Suburban District to C-3, Commercial District	28	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Initially thought about residential in this area, but then realized that commercial uses would provide opportunities for the residential that is under construction and being proposed • There will be interconnectivity with adjacent commercial parcels 2) Citizen <ul style="list-style-type: none"> • Family has owned the land in question for 200 years and have decided to release some for development <p><u>Speakers Against:</u> 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 Living</i>. The subject property is also part of the South Greenville Area Plan, where it is designated as <i>Transitional Residential</i>. Floodplain is present on the site. There is one school located within one mile of the site: Brashier Middle College Charter School. The property is 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-S, Residential Suburban and is 11.89 acres of land located on W. Georgia Rd. and Fork Shoals Rd. and is approximately 0.18 miles north and 0.14 miles west of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 423 feet of frontage along W. Georgia Rd and 772 feet of frontage along Fork Shoals Rd. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is commercial.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that though there is commercial zoning at the intersection of these two thoroughfares, a successful rezoning to C-3, Commercial would further extend commercial development along these predominantly residential roads.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.</p>					



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

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-102

APPLICANT: Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne

PROPERTY LOCATION: West Georgia Road and Fork Shoals Road

PIN/TMS#(s): 0584020100600 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Commercial

ACREAGE: 11.89

COUNCIL DISTRICT: 28 – Tripp

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There has been one rezoning request for a portion of this parcel: CZ-20016-18, from R-S, Residential Suburban, to C-1, Commercial, which was approved and has since been subdivided from the original parcel.

EXISTING LAND USE: Agriculture, Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S, R-12	Vacant land
East	R-MA, R-7.5, C-3	Single-Family Residential, Mini-Warehousing
South	R-S, R-R1	Agriculture, Single-Family Residential, Junkyard
West	R-R1	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 *Rural Living*. **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 South Greenville Area Plan, where it is designated as *Transitional Residential*.

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	1.7 units/acre	11.89	20 units
Requested	C-3	16 units/acre		190 units

A successful rezoning would allow for 176 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

West Georgia Road is a two-lane State-maintained arterial road. Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 423 feet of frontage along West Georgia Road and 772 feet of frontage along Fork Shoals Road. The parcel is approximately 0.18 miles north and 0.14 miles west of the intersection of West Georgia Road and Fork Shoals 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
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Fork Shoals Rd	918' S	5,400	4,300 -20.3%	5,700 +32.6%
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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: Brashier Middle College Charter School.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that though there is commercial zoning at the intersection of these two thoroughfares, a successful rezoning to C-3, Commercial would further extend commercial development along these predominantly residential roads.

STAFF RECOMMENDATION:

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

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Aerial Photography, 2021



Zoning Map



South Greenville Area Plan, Future Land Use Map

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Plan Greenville County, Future Land Use Map