

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-97	Nick Franchina of Palmetto State Capital for Linden Hall Development, LLC and 10 Star Fitness of Greenville, Inc. 3093 S Hwy 14 0530040100405 C-3, Commercial District to C-2, Commercial District	21	Approval			
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> <p>1) Applicant</p> <ul style="list-style-type: none"> • This site used to house the Bloom shopping store • Would like to expand their use opportunities that are allowed under C-2, Commercial <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>Mixed Employment Center</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Oakview 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 C-3, Commercial District and is 6.735 acres of land located at 3093 S. Hwy. 14, and is approximately 0.07 miles north-east of the intersection of Batesville Road and SC Hwy 14. The subject parcel has approximately 463 feet of frontage along S Hwy. 14. 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 commercial uses.</p> <p>CONCLUSION</p> <p>The subject parcel zoned C-3, Commercial, located along S Hwy 14 is a Four-lane State-maintained Arterial Road. Staff is of the opinion that rezoning to C-2, Commercial is appropriate for the area and will not have an adverse impact on this commercial corridor.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					



Zoning Docket from October 18, 2021 Public Hearing

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-97

APPLICANT: Nick Franchina of Palmetto State Capital for Linden Hall Development, LLC and 10 Star Fitness of Greenville, Inc.

PROPERTY LOCATION: 3093 S Hwy 14

PIN/TMS#(s): 0530040100405

EXISTING ZONING: C-3, Commercial District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Commercial/Alcohol Sales

ACREAGE: 6.735

COUNCIL DISTRICT: 21 – Harrison

Zoning Docket from October 18, 2021 Public Hearing

ZONING HISTORY: This parcel was originally zoned I-1, Industrial in June 1991 as part of Area 7. There has been one successful rezoning request for this property, CZ-2006-011, from I-1, Industrial to C-3, Commercial. There have been no other rezoning requests.

EXISTING LAND USE: Retail Center

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Retail w/ Warehousing
East	PD	Vacant Land
South	PD	Retail
West	C-3, I-1	Retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **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	C-3	16 units/acre	6.735	107 units
Requested	C-2	16 units/acre		107 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: SC Hwy 14 is a Four-lane State-maintained Arterial road. The parcel has approximately 463 feet of frontage along SC Hwy 14. The parcel is approximately 0.07 miles north-east of the intersection of Batesville Road and SC Hwy 14. The property is not along a bus route. There are also sidewalks in the area.

Zoning Docket from October 18, 2021 Public Hearing

Location of Traffic Count	Distance to Site	2011	2014	2019
SC Hwy 14	6,687' NE	12,100	10,800 -10.7%	17,700 +31.6%

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: Oakview Elementary

CONCLUSION:

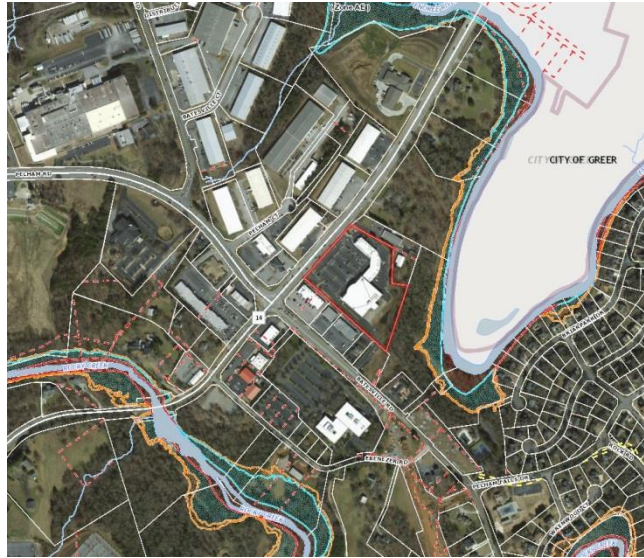
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STAFF

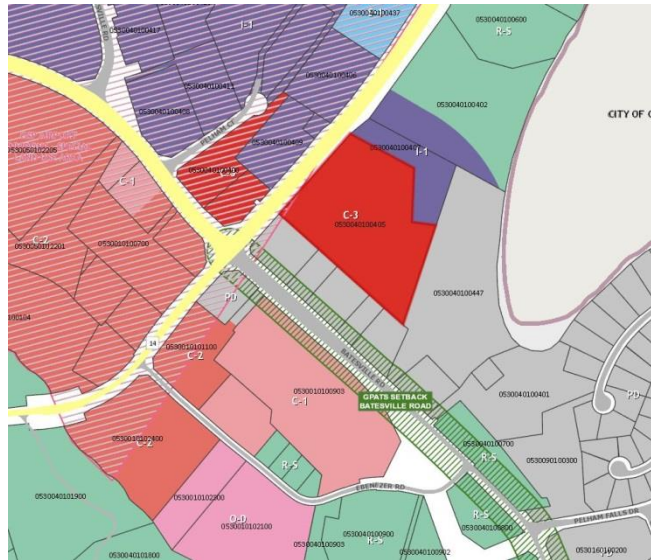
RECOMMENDATION:

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

Zoning Docket from October 18, 2021 Public Hearing

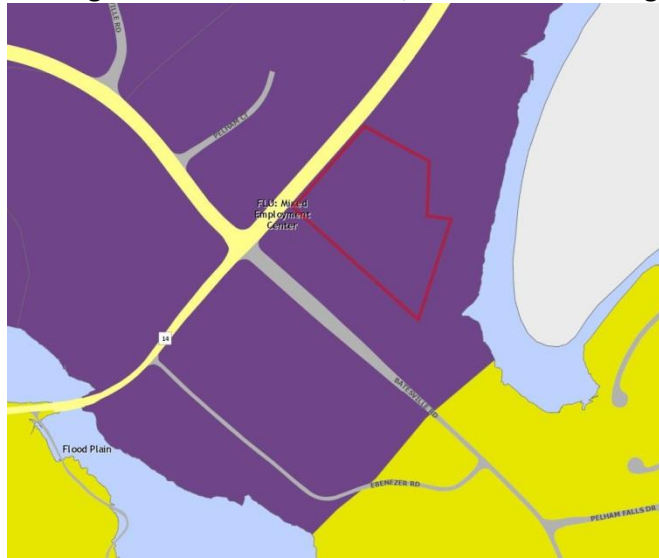


Aerial Photography, 2021



Zoning Map

Zoning Docket from October 18, 2021 Public Hearing



Plan Greenville County, Future Land Use Map