

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-110	Ron Clyde of Clyde Realty, LLC for Victor Gallego 637 Harrison Bridge Rd 0566020100802 R-S, Residential Suburban District to C-1, Commercial District	26	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> - Survey has been updated and provided to Staff - Two sides of the property have been impacted by road widening - Subject parcel is actually 1.93 acres - Rumors of a gas station are false - Adjacent property is R-S, Residential Suburban - Property is surrounded by a signalized intersection and the property would be best served as office and not residential - Had discussions with SCDOT on ingress/egress for a right-in on Neely Ferry Rd. and right-out only onto Harrison Bridge Rd. - Current owner has an emotional attachment and has no intention of clearing and would rather fit office uses where able <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Lives directly across the street from the subject parcel - Has not received any correspondence from the applicant regarding rezoning - There is no need for a zone change for this parcel and would rather see residential in this area and not have commercial push into this area at this time - Commercial use of the property is not consistent with the Greenville County Comprehensive Plan - The proposed office development would devalue the homes in this area - People could make an illegal turn into this development if it has a right-in access 2) Citizen <ul style="list-style-type: none"> - Lives directly across Harrison Bridge Rd. from subject parcel - Enjoy a residential environment - Subject property is surrounded by hundreds of residential dwelling parcels and the subject rezoning would devalue properties in this area - This intersection is already congested - This parcel was previously requested to rezone to commercial and due to the outpour of the opposition at that time the applicant withdrew their application 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Petition - 484</p>

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	<p>3) Citizen - Has an additional petition</p> <p>4) Citizen - Would not like to see a commercial development in this residential area - Discussed potential uses under the C-1, Commercial District - Does not want to see a potential gas station</p> <p>5) Citizen - This property is completely surrounded by residential development and does not want to see this parcel converted to commercial</p> <p>List of meetings with staff: 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>Suburban Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Brashier Middle College Charter High school. 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-S, Residential Suburban and is 2.1 acres of land located on Harrison Bridge Road, and is at the intersection of Neely Ferry Road and Harrison Bridge Road. The subject parcel has approximately 510 feet of frontage along Harrison Bridge Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is for Office Complex.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban; located along Harrison Bridge Road is a two-lane state-maintained collector road and Neely Ferry Road a two-lane state-maintained residential road. Staff is of the opinion that rezoning to C-1, Commercial is not appropriate for the area due to the intensity and proximity to single-family residential and the absence of any commercial zoning in the immediate area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial.</p>	



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

FROM: Brook Denny - Planner

RE: CZ-2021-110

APPLICANT: Ron Clyde of Clyde Realty, LLC for Victor Gallego

PROPERTY LOCATION: 637 Harrison Bridge Rd

PIN/TMS#(s): 0566020100802

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Office Complex

ACREAGE: 2.1

COUNCIL DISTRICT: 26 – Ballard

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There has been one previous rezoning request for this property, CZ-2009-010, from R-S, Residential Suburban to POD, Planned Office District which was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Vacant Land
South	R-15	Single-Family Residential
West	R-15, R-12	Church

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 *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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>2.1</i>	<i>3 units</i>
<i>Requested</i>	<i>C-1</i>	<i>12 units/acre</i>		<i>25 units</i>

A successful rezoning would allow for 22 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Harrison Bridge Road is a two-lane state-maintained collector road. The parcel has approximately 510 feet of frontage along Harrison Bridge Road. The parcel is at the intersection of Neely Ferry Road and Harrison Bridge Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no Traffic Counts in the immediate vicinity.

CULTURAL AND

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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: Brashier Middle College Charter Highschool.

CONCLUSION:

Due to the quick turnaround, Staff's Conclusion and Recommendation to be provided at a later date.

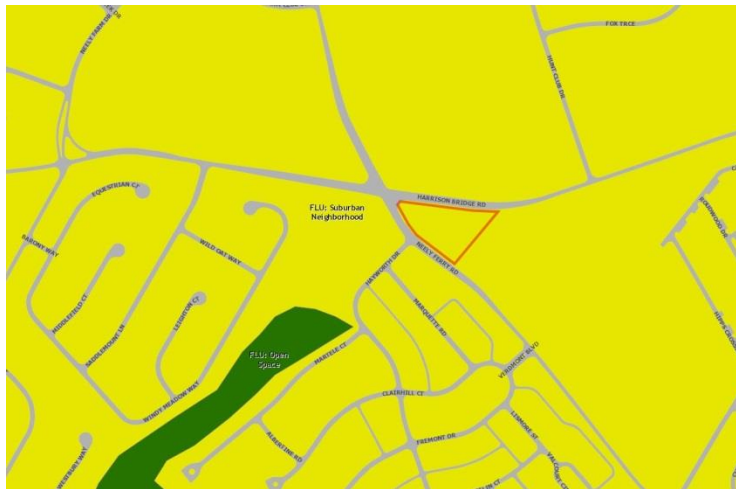
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map