

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-114	Andrew Mills Harrill of Lee & Associates for Tung Van Co of Tf1 Property, LLC 3028 Wade Hampton Blvd. T030000600200 (Portion) R-12, Single-Family Residential District to C-2, Commercial District	20	Approval	Approval		
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> <ul style="list-style-type: none"> 1) Applicant's agent <ul style="list-style-type: none"> - The property is split zoned and wants to clear that up - There will be no access behind the subject parcel from the residential street <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>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 Use Corridor</i>. Floodplain is not present on site. There are no schools located within one mile of the site. The property is along a bus route, Route 508 and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 0.11 acres of land located at 3028 Wade Hampton Boulevard. The portion of the subject parcel has 0 feet of frontage along Wade Hampton Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for an automobile service facility.</p> <p>CONCLUSION</p> <p>The subject portion of a parcel zoned R-12, Single-family Residential is located along Wade Hampton Blvd a six-lane State-maintained Arterial road. Staff is of the opinion that the requested zoning of C-2, Commercial is appropriate due to the existence of multiple parcels adjacent to the property that also have C-2, Commercial zoning. The rezoning request will also remove a split-zone issue on the overall parcel.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					



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

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-114

APPLICANT: Andrew Mills Harrill of Lee & Associates for Tung Van
Co of Tf1 Property, LLC

PROPERTY LOCATION: 3028 Wade Hampton Blvd.

PIN/TMS#(s): T030000600200 (Portion)

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Automobile Service Facility

ACREAGE: 0.11

COUNCIL DISTRICT: 20 – Shaw

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ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in May 1970 as part of Area 1. There have been no previous rezoning requests for this property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Vacant Land
East	C-2	Office
South	R-12	Single-Family Residential
West	C-2	Restaurants, office, and retail

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 *Mixed Use Corridor*. **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	R-12	3.6 units/acre	0.11	0 units
Requested	C-2	16 units/acre		1 unit

A successful rezoning would allow for 1 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Wade Hampton Blvd. is a six-lane State-maintained arterial road. The portion of a parcel has 0 feet of frontage along Wade Hampton Blvd. The parcel is approximately 0.59 miles northeast of the intersection of Wade Hampton Blvd. and E. Lee Rd. The property is also along a bus route, Route 508. There are also no sidewalks in the area.

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Location of Traffic Count	Distance to Site	2011	2014	2019
Wade Hampton Blvd.	4,145' W	32,900	31,400 -4.55%	38,400 +22.3%

CULTURAL AND ENVIRONMENTAL:

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

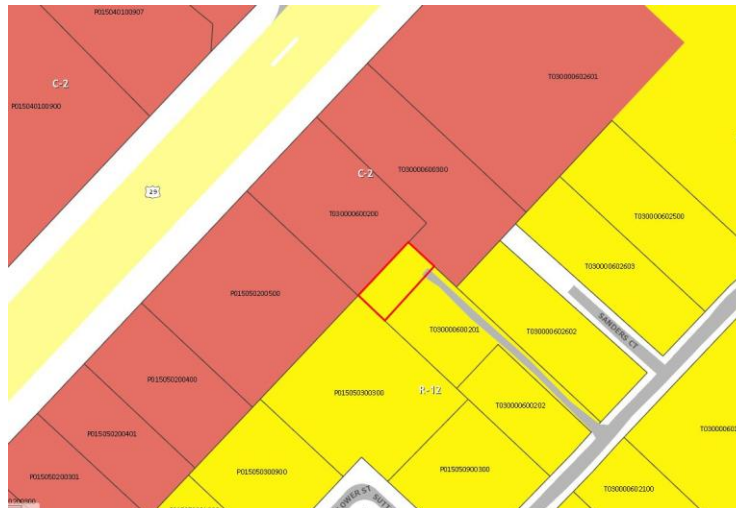
CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

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Aerial Photography, 2021



Zoning Map

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Plan Greenville County, Future Land Use Map