

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-111	Marvin W. Willimon of Mike Willimon Towing, Inc. for James Brockman with Greenville Civic Center Real Estate 1406 Cedar Lane Road B011000101201 C-2, Commercial District to S-1, Services District	19	Denial	Approval 11-17-21	Hold 12-6-21	
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"> - Wants to rezone to S-1, Services - Has been approved for \$2 million to redevelop this property - Currently, the property is an eye sore - Towing service that is currently contracted with the Sheriff's Office - Wants to expand business and needs a larger property - Cars do not stay on the premises - All employees have to have a 10 year background check - Will close by 7 p.m. - Will have a new roof put on the building - Will landscape and fence the parcel <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Concerned with safety issues that are currently happening and does not want to see a junkyard entering the residential subdivision behind the subject parcel 2) Citizen <ul style="list-style-type: none"> - Lives in the residential development behind the subject parcel - Does not want to see this type of use entering into their subdivision <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: Letter – 4 Petition – 37</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 are three schools located within one mile of the site: Monaview Elementary, Berea Elementary, Lakeview Middle School. The property is also along a bus route, Route 506 and there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned C-2, Commercial and is 2.9 acres of land located on Cedar Lane Road, and is at the intersection of Cedar Lane Road and Orchid Drive. The subject parcel has approximately 231 feet of frontage along Cedar Lane Road and 551 along Orchid Drive. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for Towing Business with Storage.</p> <p>CONCLUSION</p> <p>The subject parcel zoned C-2, Commercial and is located along Cedar Lane Road a two-lane state-maintained arterial road, and Orchid Drive, a two-lane county-maintained residential road. Staff is of</p>					

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	<p>the opinion that rezoning to S-1, Services is not appropriate for the area due to the adjacent Single-Family Residential. Further, staff believes that the existing zoning of C-2, Commercial is an appropriate zoning classification for this area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.</p>
GCPC	<p>At the November 17, 2021 Planning Commission meeting, the Commission voted to approve the applicant's request to rezone the property to S-1, Services due to other similarly zoned parcels and potential to clean up the site during the proposed development.</p>



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-111

APPLICANT: Marvin W. Willimon of Mike Willimon Towing, Inc. for
James Brockman with Greenville Civic Center Real
Estate

PROPERTY LOCATION: 1406 Cedar Lane Rd

PIN/TMS#(s): B011000101201

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Towing Business w/ storage

ACREAGE: 2.9

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned C-2, Commercial in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Commercial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2, R-10	Single-Family Residential, Commercial
East	C-2	Commercial
South	C-2, S-1	Commercial, Warehousing
West	C-2	Vacant Land, Auto Sales

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 *Suburban Neighborhood*. **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 an area or community plans, Berea Community Plan where it is designated as *Commercial/Office*.

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-2	16 units/acre	2.9	46 units
Requested	S-1	N/A		0 units

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

ROADS AND TRAFFIC:

Cedar Lane Road is a six-lane state-maintained arterial road, and Orchid Drive is a two-lane county-maintained residential road. The parcel has approximately 231 feet of frontage along Cedar Lane Road, and approximately 551 feet of frontage along Orchid Drive. The parcel is at the intersection of Orchid Drive and Cedar Lane Road. The property is along a bus route, Route 506. There are also sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2017	2019
Cedar Lane Road	7,446' W	18,100	15,800 -12.7%	16,000 -11.6%

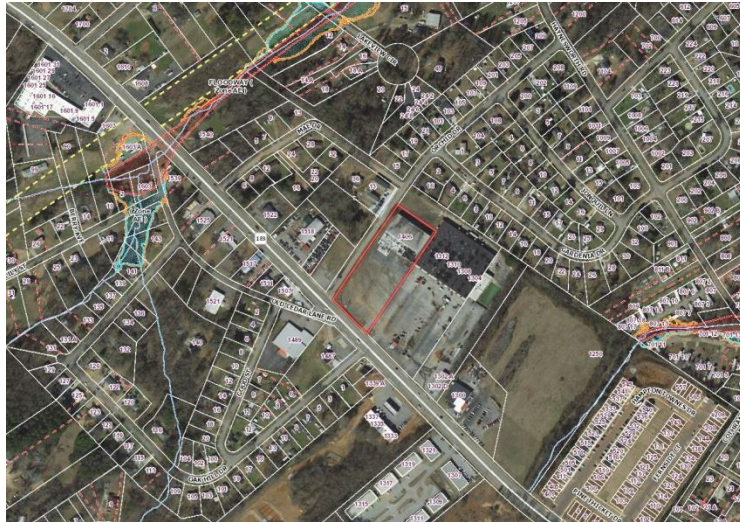
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Monaview Elementary, Berea Elementary, Lakeview Middle.

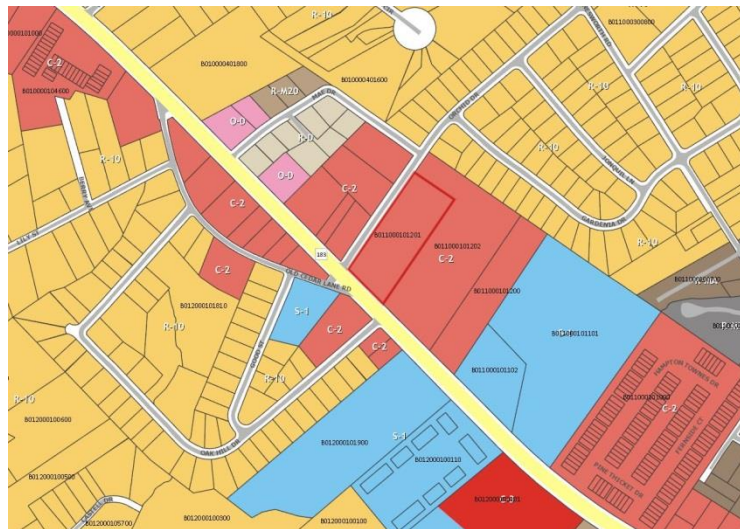
CONCLUSION:

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

STAFF RECOMMENDATION:



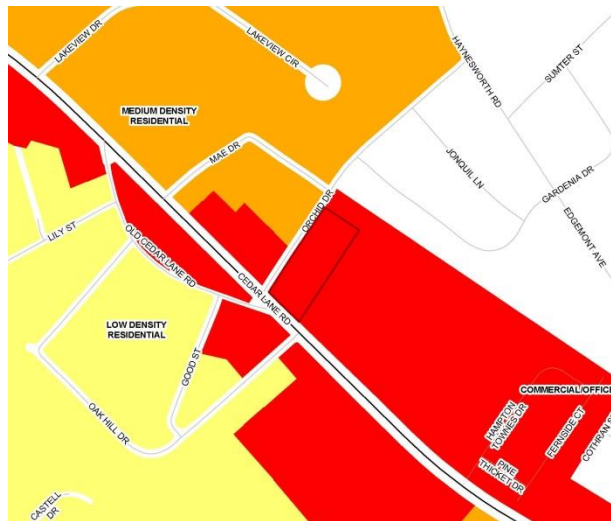
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map