

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-119	Alexander Zuendt of Zuendt Engineering, LLC for Krut Patel of VGO Holdings, LLC 1333, 1335 and 1337 Cedar Lane Rd B012000101900 S-1, Services District to C-3, Commercial District	19	Approval	Approval 11-17-21	Hold 11-17-21	
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> <p>1) Applicant</p> <ul style="list-style-type: none"> - Past rezone of this parcel to S-1, Services does not align with their proposed use of the potential residential development <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 Use Corridor</i>. The subject property is also part of the Berea Community Plan, where it is designated as <i>Commercial/Office</i> and <i>Low Density Residential</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Monaview Elementary and Berea Elementary. The property is not along any bus routes. There are sidewalks along Cedar Lane Rd.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and is 7.64 acres of land located on Cedar Lane Rd. and is approximately 0.8 miles east of the intersection of Hunts Bridge Rd and Cedar Lane Rd. The parcel has approximately 331 feet of frontage along Cedar Lane Rd. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is a mixed-use development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Cedar Lane Road, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this area and would provide housing options not allowed under the current zoning.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-119

APPLICANT: Alexander Zuendt of Zuendt Engineering, LLC for Krut Patel of VGO Holdings, LLC

PROPERTY LOCATION: 1333, 1335 and 1337 Cedar Lane Road

PIN/TMS#(s): B012000101900

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-3, Commercial

PROPOSED LAND USE: Mixed-Use Development

ACREAGE: 7.64

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-M20, Multifamily Residential and R-10, Single-Family Residential in April 1972 as part of Area 3. There have been four previous rezoning requests for this property: CZ-2012-18 from R-M20, Multifamily Residential and R-10, Single-Family Residential to C-3, Commercial and R-10, Single-Family Residential which was approved; CZ-2017-60 from C-3, Commercial and R-10, Single-Family Residential to S-1, Services which was approved; CZ-2021-37 from S-1, Services to PD, Planned Development which was withdrawn; and CZ-2021-67 from S-1, Services to PD, Planned Development which was withdrawn.

EXISTING LAND USE: Convenience store

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Used tire shop
East	C-2, S-1	Retail, gym
South	S-1, R-10	Business park
West	R-10	Residential vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea 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 part of the Berea Community Plan, where it is designated as *Commercial/Office* and *Low Density 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	S-1	0 units/acre	7.64	0 units
Requested	C-3	16 units/acre		122 units

A successful rezoning would allow for 122 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Cedar Lane Road is a four-lane State-maintained arterial road. The parcel has approximately 331 feet of frontage along Cedar Lane Road.

The parcel is approximately 0.8 miles east of the intersection of Hunts Bridge Road and Cedar Lane Road. The property is not along a bus route. There are sidewalks along Cedar Lane Road.

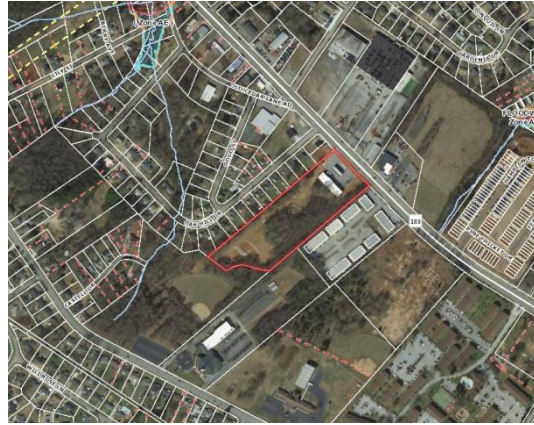
Location of Traffic Count	Distance to Site	2011	2014	2019
Cedar Lane Rd	6,555' E	18,100	17,600 -2.8%	16,000 -10.0%

CULTURAL AND ENVIRONMENTAL:

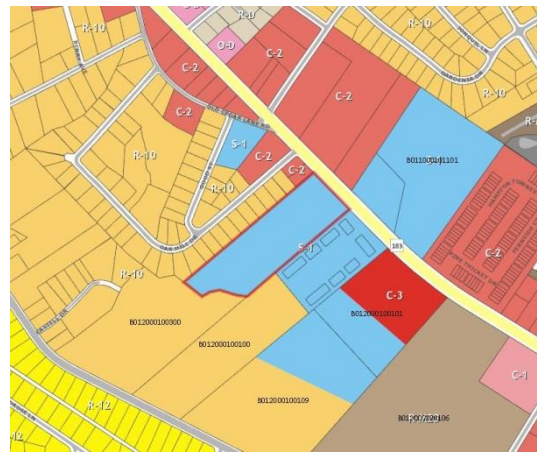
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Monaview Elementary and Berea Elementary.

CONCLUSION:

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



Aerial Photography, 2021



Zoning Map



Berea Community Plan, Future Land Use Map



Plan Greenville County, Future Land Use Map