

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-004	Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC 2310 Anderson Rd. 0250000101806 & 0250000101807 I-1, Industrial District to S-1, Services	25	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Purchased property to provide a car lot • Site has water and sewer 2) Applicant <ul style="list-style-type: none"> • Wants to turn vacant land into a business to provide jobs and money to the area <p><u>Speakers Against:</u> 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>Industrial</i>. Floodplain is not present on the site. Four schools are located within one mile of the site: Welcome Elementary, Hollis Academy, Tabernacle Baptist School, and Carolina High School. The property is along Bus Route 504. There are sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned I-1, Industrial District and is 1.523 acres of land located on Anderson Rd. (Hwy. 81) and is approximately 0.45 miles east of the intersection of Anderson Rd. and White Horse Rd. (Hwy. 25). The parcel has approximately 440 feet of frontage along Anderson Rd. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is an auto sale business.</p> <p>CONCLUSION</p> <p>The subject parcel zoned I-1, Industrial is located along Anderson Rd., a five-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning would allow the applicant to operate an auto sales business on the subject property. This proposed use, along with other allowable uses in the S-1, Services district, would not adversely impact the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-004

APPLICANT: Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC

PROPERTY LOCATION: 2310 Anderson Rd. Greenville, SC 29611

PIN/TMS#(s): 0250000101806 & 0250000101807

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Auto Sales

ACREAGE: 1.523

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: This property was originally zoned I-1, Industrial in June 1973 as part of Area 4-A. There have been no other rezoning requests for these parcels.

EXISTING LAND USE: Vacant Land and Utility Building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Warehouse
East	R-M10 and S-1	Single-Family Residence and Automotive Service
South	I-1	Manufactured Home Park
West	R-10 and C-1	Single-Family Residence and Vacant Convenience Store

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer – Sewer availability is unknown at this time

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **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.

ROADS AND TRAFFIC:

Anderson Rd (Highway 81) is a five-lane State-maintained Arterial road. The parcel has approximately 440 feet of frontage along Anderson Rd. The parcel is approximately 0.45 miles east of the intersection of Anderson Rd and White Horse Rd (Highway 25). The property is along a bus route, Route 504. There are also sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Anderson Rd (Highway 81)	0' S	13,800	14,000 +1.44%	14,800 +5.71%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Welcome Elementary, Hollis Academy, Tabernacle Baptist School, and Carolina High School.

CONCLUSION:

The subject parcel zoned I-1, Industrial is located along Anderson Rd., a five-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning would allow the applicant to operate an auto sales

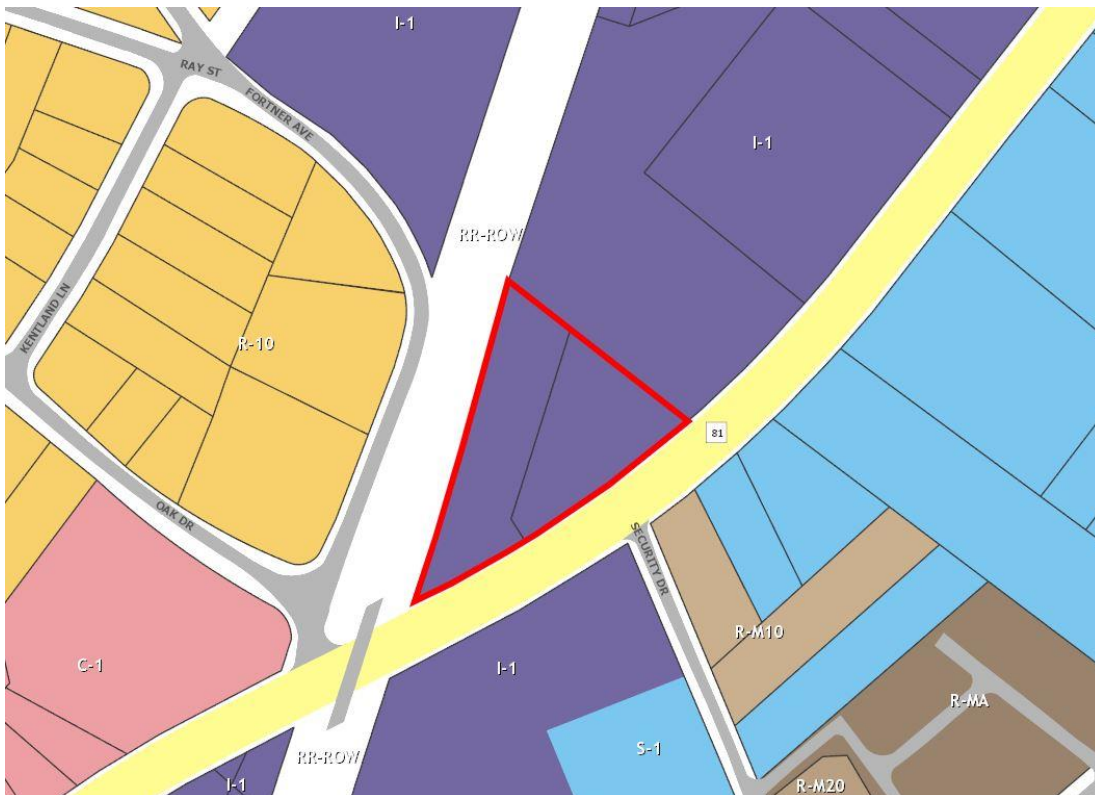
business on the subject property. This proposed use, along with other allowable uses in the S-1, Services district, would not adversely impact the surrounding area.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map