## Zoning Docket from January 10, 2022 Public Hearing

Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
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			
Some of the general comments made by Speakers at the Public Hearing on Petition/Letter   January 10, 2022 were: For:   Speakers For: None   1) Applicant Purchased property to provide a car lot   • Site has water and sewer Against:   2) Applicant None   • Wants to turn vacant land into a business to provide jobs and money to the area   Speakers Against: None					
ANALYSISThe subject property is part of the Plan Greenville CountyComprehensive Plan, where it isdesignated as Industrial. Floodplain is not present on the site. Four schools are located within onemile of the site: Welcome Elementary, Hollis Academy, Tabernacle Baptist School, and Carolina HighSchool. The property is along Bus Route 504. There are sidewalks in the area.SUMMARYThe 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 HorseRd. (Hwy. 25). The parcel has approximately 440 feet of frontage along Anderson Rd. The applicant isrequesting to rezone the property to S-1, Services.The applicant states that the proposed land use is an auto sale business.CONCLUSIONThe subject parcel zoned I-1, Industrial is located along Anderson Rd., a five-lane State maintainedArterial Road. Staff is of the opinion that the requested rezoning would allow the applicant tooperate an auto sales business on the subject property. This proposed use, along with otherallowable uses in the S-1, Services district, would not adversely impact the surrounding area.					
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Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite 4100 Greenville, SC 29601 Office: 864.467.7425 Fax: 864.467.7164

то:	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	Direction	Zoning	Land Use		
CHARACTERISTICS:	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:	Greer	ville Water			
	0.001				
SEWER AVAILABILITY:	Parke	Parker Sewer – Sewer availability is unknown at this time			
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	Comp	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i> . **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:	The p The p Ander	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	14,800
			+1.44%	+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

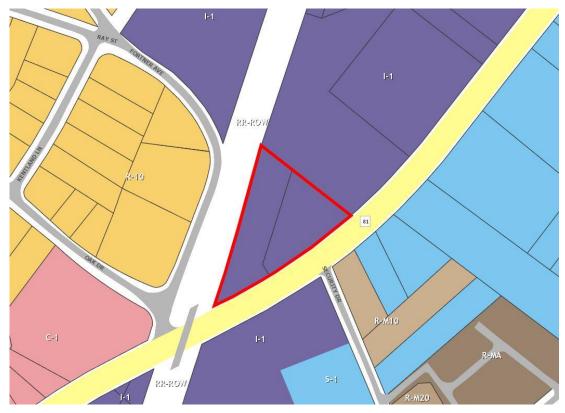
business on the subject property. This proposed use, along with other allowable uses in the S-1, Services district, would not adversely impact the surrounding area.

## STAFF RECOMMENDATION:

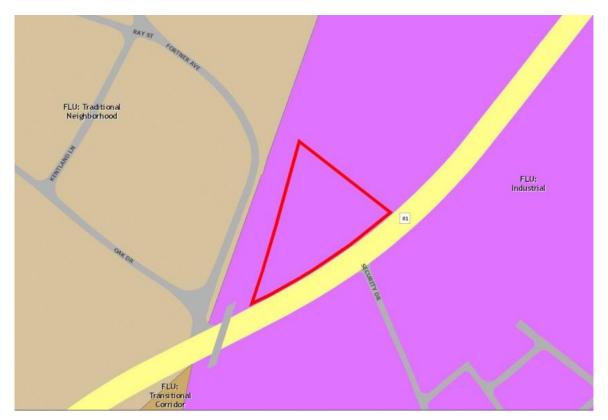
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map