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. | | | | | |
| | Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC 2310 Anderson Rd. 0250000101806 & 0250000101807 I-1, Industrial District to S-1, Services Some of the general comments m January 10, 2022 were: Speakers For: 1) Applicant • Purchased proper • Site has water and 2) Applicant • Wants to turn vac money to the area Speakers Against: None List of meetings with staff: None ANALYSIS The subject property is part of designated as <i>Industrial</i> . Floodpla mile of the site: Welcome Elemen School. The property is along Bus I SUMMARY The subject parcel is zoned I-1, Ind (Hwy. 81) and is approximately 0. Rd. (Hwy. 25). The parcel has appr requesting to rezone the property The applicant states that the property The subject parcel zoned I-1, Ind Arterial Road. Staff is of the op operate an auto sales business allowable uses in the S-1, Services | ApplicantDIST.Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC 2310 Anderson Rd. 0250000101806 & 0250000101807 I-1, Industrial District to S-1, Services25Some of the general comments made by Si January 10, 2022 were: Speakers For: 1) Applicant • Purchased property to prov • Site has water and sewer 2) Applicant • Wants to turn vacant land i money to the areaSpeakers Against: None• Wants to turn vacant land i money to the areaSpeakers Against: None• Wants taff: NoneList of meetings with staff: None•ANALYSIS The subject property is part of the Pla designated as Industrial. Floodplain is not mile of the site: Welcome Elementary, Holl School. The property is along Bus Route 504SUMMARY The subject parcel is zoned I-1, Industrial D (Hwy. 81) and is approximately 0.45 miles Rd. (Hwy. 25). The parcel has approximately requesting to rezone the property to S-1, Set The applicant states that the proposed land CONCLUSION The subject parcel zoned I-1, Industrial is I Arterial Road. Staff is of the opinion that operate an auto sales business on the state allowable uses in the S-1, Services district, we shall be a state struct the proposed land toperate an auto sales business on the state struct the proposed land toperate an auto sales business on the state structure and states that the proposed land toperate an auto sales business on the state structure and states that the proposed land toperate an auto sales business on the state structure and states that the proposed land toperate an auto sales business on the state structure and states that the proposed land toperate an auto sales business on the state structure and states that the proposed land toperate an auto sales bus | ApplicantDIST.REC.Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLCApproval2310 Anderson Rd. 0250000101806 & 025000010180725Approval1-1, Industrial District to S-1, Services25ApprovalSome of the general comments made by Speakers at the January 10, 2022 were: Speakers For: 1) Applicant • Purchased property to provide a car lot • Site has water and sewer 2) Applicant • Wants to turn vacant land into a busines: money to the areaSpeakers Against: NoneList of meetings with staff: NoneANALYSIS The subject property is part of the Plan Greenville designated as Industrial. Floodplain is not present on t mile of the site: Welcome Elementary, Hollis Academy, School. The property is along Bus Route 504. There are aSUMMARY | ApplicantDIST.REC.REC.Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC 2310 Anderson Rd. 0250000101806 & 0250000101807 1-1, Industrial District to S-1, Services25ApprovalSome of the general comments made by Speakers at the Public Heat January 10, 2022 were: Speakers For: 1) Applicant • Purchased property to provide a car lot • Site has water and sewer 2) Applicant • Wants to turn vacant land into a business to provide money to the areaSpeakers Against: NoneList of meetings with staff: NoneANALYSIS The subject property is part of the Plan Greenville County Co designated as Industrial. Floodplain is not present on the site. Fou mile of the site: Welcome Elementary, Hollis Academy, Tabernacle I School. The property is along Bus Route 504. There are sidewalks in the SUMMARYThe subject prozent is zoned I-1, Industrial District and is 1.523 acress (Hwy, 81) and is approximately 0.45 miles east of the intersection of Rd. (Hwy. 25). The parcel has approximately 440 feet of frontage ald requesting to rezone the property to S-1, Services.The subject parcel is zoned I-1, Industrial District and is 1.523 acress (Hwy, 81) and is approximately 0.45 miles east of the intersection of Rd. (Hwy. 25). The parcel has approximately 440 feet of frontage ald requesting to rezone the property to S-1, Services.The subject parcel zoned I-1, Industrial is located along Anderson I Arterial Road. Staff is of the opinion that the requested rezonir operate an auto sales business on the subject property. This p allowable uses in the S-1, Services district, would not adversely impa | ApplicantDIST.REC. |



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 |
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| 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. |
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| 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 |

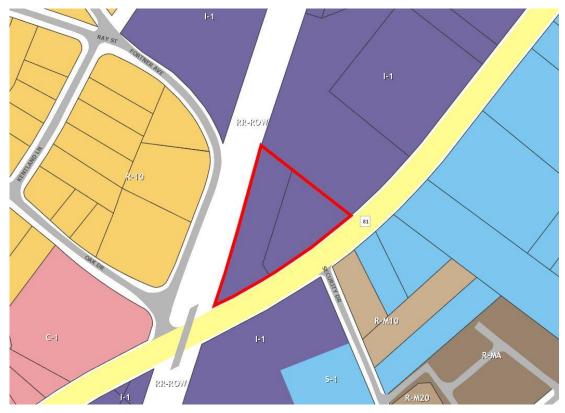
business on the subject property. This proposed use, along with other allowable uses in the S-1, Services district, would not adversely impact the surrounding area.

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