

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-031	George Thomas Mantekas 2492 New Easley Highway, Greenville, SC 29611 0240030102703 S-1, Services District to C-2, Commercial District	23	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Recently was contacted by a company that sells residential utility sheds wanting to expand to Greenville • Sheds have windows, doors and some have small porches • Need to rezone from S-1 to C-2 to allow retail sales <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Corridor</i> and <i>Traditional Neighborhood</i>. • New Easley Highway is a four-lane State-maintained arterial road. The parcel has approximately 224 feet of frontage along New Easley Highway. The parcel is approximately 0.44 miles west of the intersection of New Easley Highway and White Horse Road. The property is not along a bus route and there are no sidewalks. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Tabernacle Baptist College is located 0.7 miles from the site. • The subject parcel is zoned S-1, Services District and is 5 acres of land located at 2492 New Easley Highway, and is approximately 0.44 miles west of the intersection of New Easley Highway and White Horse Road. The subject property has approximately 224 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to C-2, Commercial District. • The applicant states that the proposed land use is a Retail Business. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned S-1, Services District is located along New Easley Highway, a four-lane State-maintained arterial road. The <u>Plan Greenville County</u> Comprehensive Plan designates the future land use of this parcel as <i>Rural Corridor</i> and <i>Traditional Neighborhood</i>. The <u>Riverdale/Tanglewood</u> Community Plan designates the future land use of this parcel as <i>Service</i>. Staff is of the opinion that the requested rezoning does not align with existing plans and would permit uses that may have an adverse impact on the existing surrounding properties.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner

RE: CZ-2022-031

APPLICANT: George Thomas Mantekas

PROPERTY LOCATION: 2492 New Easley Highway, Greenville, SC 29611

PIN/TMS#(s): 0240030102703

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Retail Business

ACREAGE: 5

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This property was originally zoned R-M, Multifamily Residential in June 1973 as part of Area 4A. There has been one previous rezoning request for this parcel from R-M to S-1, Services District in 1997 as part of Docket CZ-1997-035. The request was approved.

EXISTING LAND USE: **Non-permitted** Retail Business

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	S-1	Body Shop, Mini-Warehouse
South	C-2	Automotive Service Facility, Mobile Home Park
West	S-1	Industrial Business

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Corridor and Traditional Neighborhood*. **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 Riverdale/Tanglewood Community Plan, where it is designated as *Service*. **Please refer to the Riverdale/Tanglewood Community Plan Future Land Use Map at the end of the document.**

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>		5.16	
Requested	C-2	16 units/acre		82.56 units

A successful rezoning would allow for 82 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

New Easley Highway is a four-lane State-maintained arterial road. The parcel has approximately 224 feet of frontage along New Easley Highway. The parcel is approximately 0.44 miles west of the intersection of New Easley Highway and White Horse Road. The property is not along a bus route and there are no sidewalks.

Location of Traffic Count	Distance to Site	2013	2016	2019
New Easley Highway	0.36 Miles W	16,700	21,800 +17.9%	22,100 +13.19%

CULTURAL AND ENVIRONMENTAL:

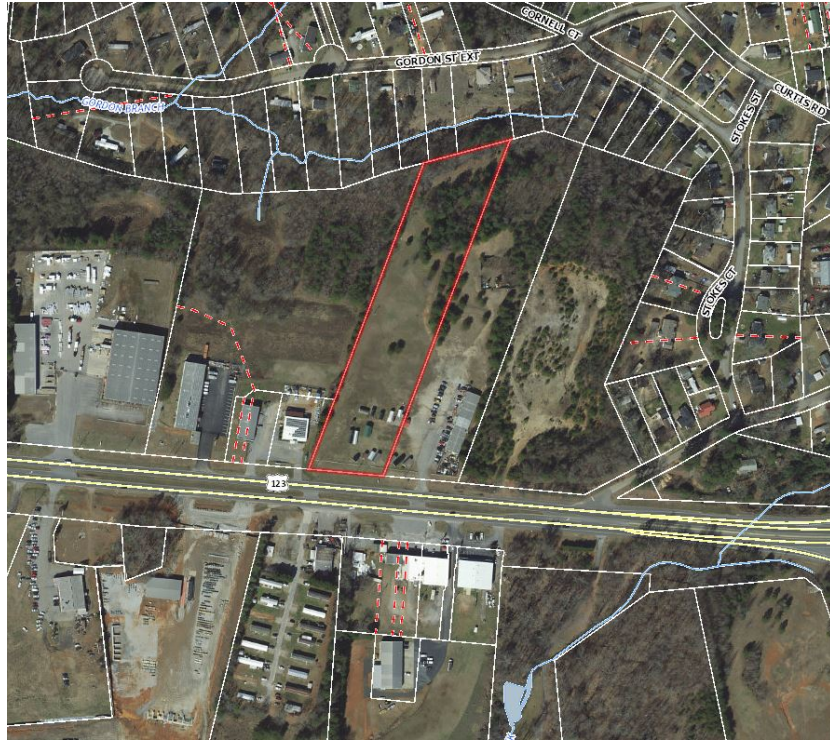
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Tabernacle Baptist College is located 0.7 miles from the site.

CONCLUSION:

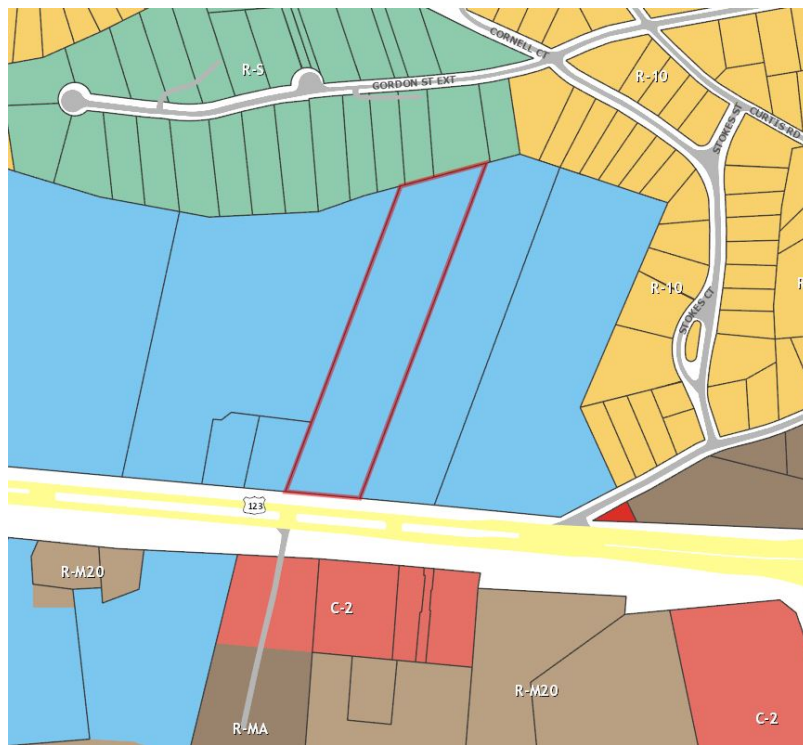
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STAFF RECOMMENDATION:

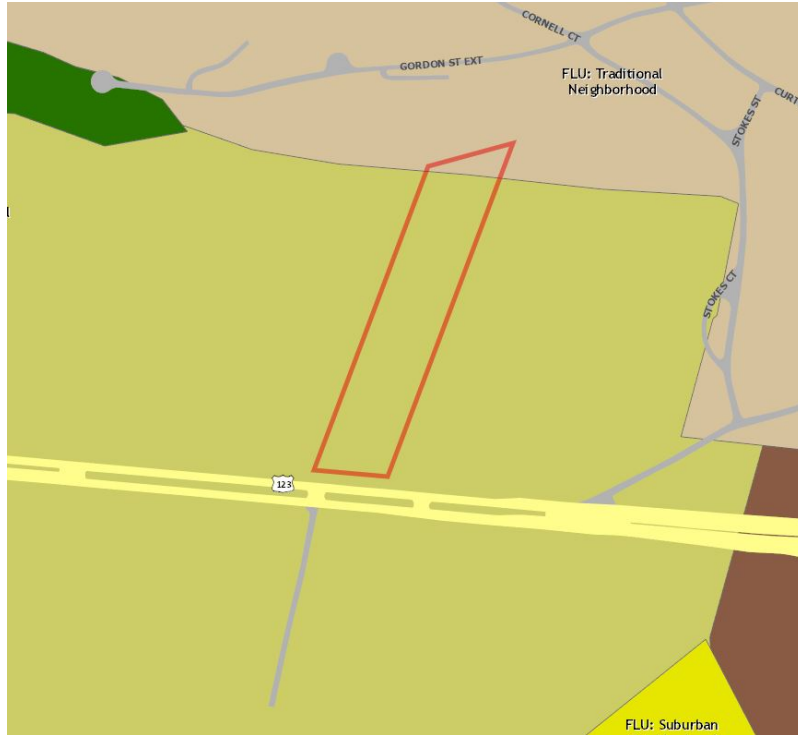
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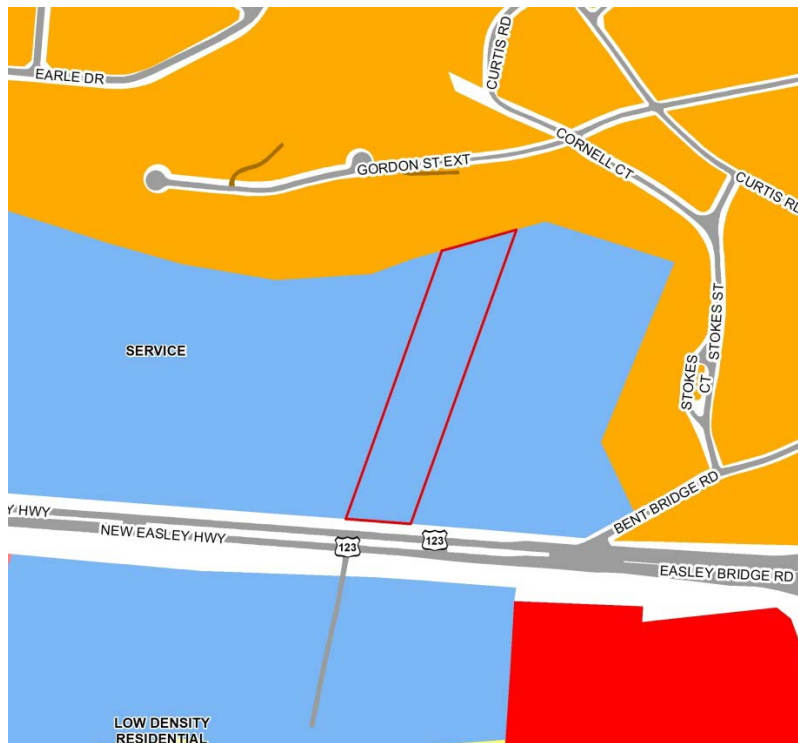
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale/Tanglewood Community Plan, Future Land Use Map