

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-037	Zach D. Johnson, P.E. of Gray Engineering Consultants, Inc. for Y & M Properties, LLC Locust Hill Rd., Greer, SC 29651 T019000201401 & T019000201402 R-S, Residential Suburban District to C-1, Commercial District	18	Approval			
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"> • The intent is for a nursery and garden center for convenience for the surrounding area • There are several different types of zoning within this area with C-3, Commercial immediately adjacent • The property flows from the road to the rear and any stormwater concerns will be maintained on site • Located on a SCDOT owned road and a County owned road • Future Land Use indicates this as Suburban Neighborhood and if developed as such, could cause an adverse impact on this area and community <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Lives behind the subject parcels • C-1, Commercial opens the door for a wide variety of uses and has no guarantee that the proposed use will be developed • The subject parcels were originally zoned R-S, Residential Suburban to protect the residential in the area • Traffic between Wade Hampton and the Spinx on Hwy. 290 is extremely difficult and there have been several accidents in this immediate area which cause traffic to go through the residential area behind the subject parcels • There are already local nurseries in the area • Currently have noise pollution with the use in the C-3 adjacent parcel and would not like any other commercial activity • Should provide no more traffic than a residential use would have • Feel as if the residential properties in the area are being devalued <p>2) Citizen</p> <ul style="list-style-type: none"> • Has concerns with the property being rezoned to C-1, Commercial District due to all the permitted uses in this zone • There is not the existing infrastructure to develop this property as a commercial development <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: Letter – 3</p>

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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>Suburban Neighborhood</i>.• Locust Hill Rd. is a two-lane State-maintained Collector road. Lakeview Cir. is a two-lane County-maintained Local Rd. The parcel has approximately 420 feet of frontage along Locust Hill Rd. The property has approximately 358 feet of frontage along Lakeview Cir. The parcel is approximately 0.49 miles southwest of the intersection of Locust Hill Rd. and N. Highway 101. The property is not along a bus route. There are also no sidewalks in the area.• Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.• The subject property is zoned R-S, Residential Suburban and is 7.65 acres of land located on Locust Hill Rd and Lakeview Cir. The applicant is requesting to rezone the property to C-1, Commercial.• The applicant states that the proposed land use is for a nursery and greenhouse. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels zoned R-S, Residential Suburban are located along Locust Hill Rd., a two-lane State-maintained collector road and Lakeview Cir. a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to C-1, Commercial District is appropriate due to its location adjacent to additional commercially zoned property, as well as its location along Locust Hill Rd.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-037

APPLICANT: Zach D. Johnson, P.E. of Gray Engineering Consultants,
Inc. for Y & M Properties, LLC

PROPERTY LOCATION: Locust Hill Rd., Greer, SC 29651

PIN/TMS#(s): T019000201401 & T019000201402

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Nursery and Greenhouse

ACREAGE: 7.65

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been one rezoning request for this property, CZ-2021-11, requesting to rezone from R-S, Residential Suburban District to R-M12, Multifamily Residential District which was denied.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residences
East	R-S	Church and Single-Family Residences
South	Unzoned	Single-Family Residences
West	C-3	Grocery Store

WATER AVAILABILITY: No Water

SEWER AVAILABILITY: No Sewer

PLAN GREENVILLE COUNTY

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

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	R-S	1.2 units/acre	7.65	9 units
Requested	C-1	12 units/acre		91 units

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

ROADS AND TRAFFIC:

Locust Hill Rd. is a two-lane State-maintained Collector road. Lakeview Cir. is a two-lane County-maintained Local Rd. The parcel has approximately 420 feet of frontage along Locust Hill Rd. The property has approximately 358 feet of frontage along Lakeview Cir. The parcel is approximately 0.49 miles southwest of the intersection of Locust Hill Rd. and N. Highway 101. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2015	2018	2020
Locust Hill Rd.	1,494' NW	14,600	14,600 +0.0%	15,000 +0.027%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.

CONCLUSION:

The subject parcels zoned R-S, Residential Suburban are located along Locust Hill Rd., a two-lane State-maintained collector road and Lakeview Cir. a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to C-1, Commercial District is appropriate due to its location adjacent to additional commercially zoned property, as well as its location along Locust Hill Rd.

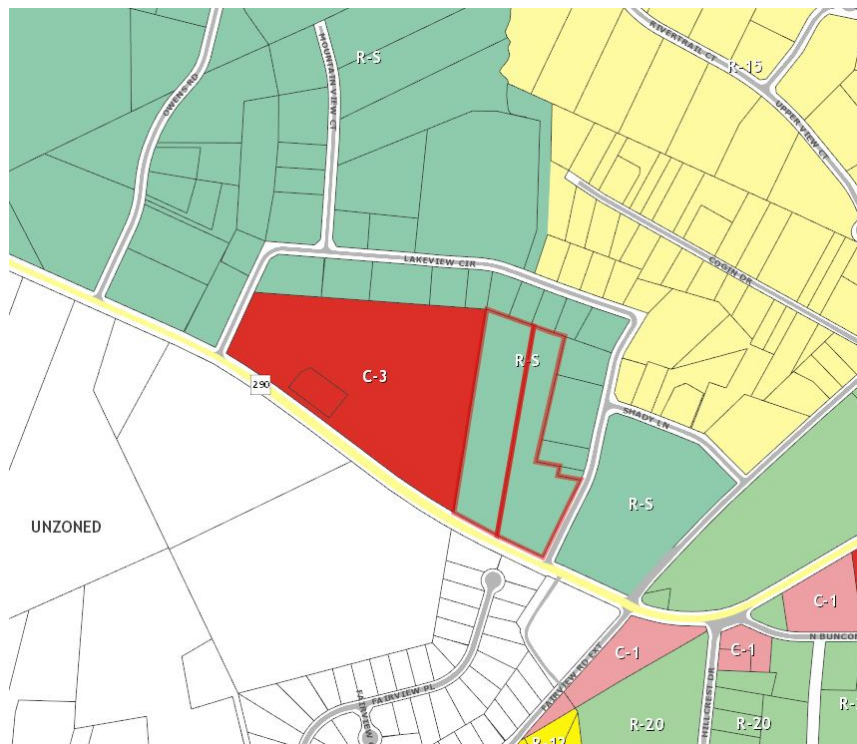
STAFF

RECOMMENDATION:

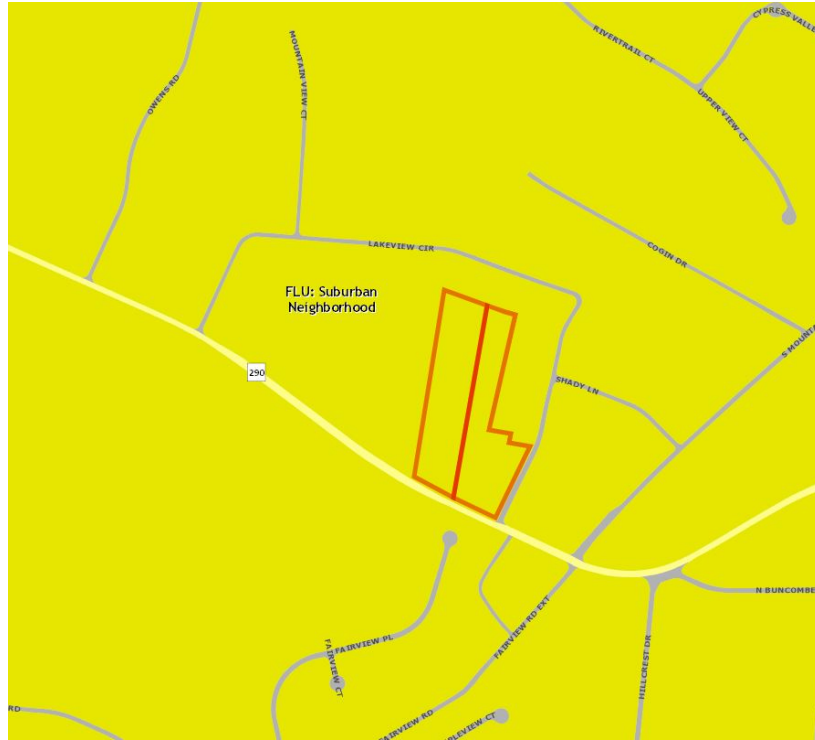
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map