

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-046	Aaron Semenach of Mountain Creek Real Estate for Mountain Creek Real Estate, LLC 4101 Old Buncombe Rd., Greenville, SC 29617 0424000301700 (portion) S-1, Services District to C-1, Commercial District	19	Approval	Approval 5-25-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Currently does not have a tenant, but would like to have a tenant for retail and similar uses <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></p> <p>None</p> <p><u>Against:</u></p> <p>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>Transitional Corridor</i>. Old Buncombe Rd. is a three-lane State-maintained arterial road. Sulphur Springs Rd. is a five-lane State-maintained collector road. The parcel has approximately 67 feet of frontage along Old Buncombe, and approximately 119 feet of frontage along Sulphur Springs Rd. The parcel is approximately 0.93 miles northwest of the intersection of N. Franklin Rd. and W. Blue Ridge Dr. The property is along a bus route, Route 506. There are also sidewalks in the area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Northwest Crescent Child Development Center. The subject property is zoned S-1, Services District and is 0.176 acres of land located on Old Buncombe Rd. and Sulphur Springs Rd. The applicant is requesting to rezone the property to C-1, Commercial District. The applicant states that the proposed land use is for Retail. <p>CONCLUSION and RECOMMENDATION</p> <p>The property is located at the intersection of Old Buncombe Rd, a three-lane State-maintained arterial rd. and Sulphur Springs Rd, a five-lane State-maintained collector rd. Staff is of the opinion that the requested zoning of C-1, Commercial aligns with the Plan Greenville County Comprehensive Plan. Additionally, the requested zoning fits with the other land uses and zoning districts found on the other three corners of the intersection.</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-2022-046

APPLICANT: Aaron Semenach of Mountain Creek Real Estate for
Mountain Creek Real Estate, LLC

PROPERTY LOCATION: 4101 Old Buncombe Rd., Greenville, SC 29617

PIN/TMS#(s): 0424000301700 (portion)

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Retail

ACREAGE: 0.176

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned S-1, Services in April 1972 as part of Area 3. There has been one previous rezoning request for this parcel, CZ-1996-104, from S-1, Services to C-1N, which was withdrawn.

EXISTING LAND USE: Vacant Commercial Business

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Single-Family Residence
East	C-1	Retail
South	C-1	Retail
West	S-1	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*.
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	S-1	0 units/acre	0.176	0 units
Requested	C-1	12 units/acre		2 units

A successful rezoning would allow for 2 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Buncombe Rd. is a three-lane State-maintained arterial road. Sulphur Springs Rd. is a five-lane State-maintained collector road. The parcel has approximately 67 feet of frontage along Old Buncombe, and approximately 119 feet of frontage along Sulphur Springs Rd. The parcel is approximately 0.93 miles northwest of the intersection of N. Franklin Rd. and W. Blue Ridge Dr. The property is along a bus route, Route 506. There are also sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Sulphur Springs	3,276' W	10,500	11,500 +9.52%	10,800 -6.08%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Northwest Crescent Child Development Center.

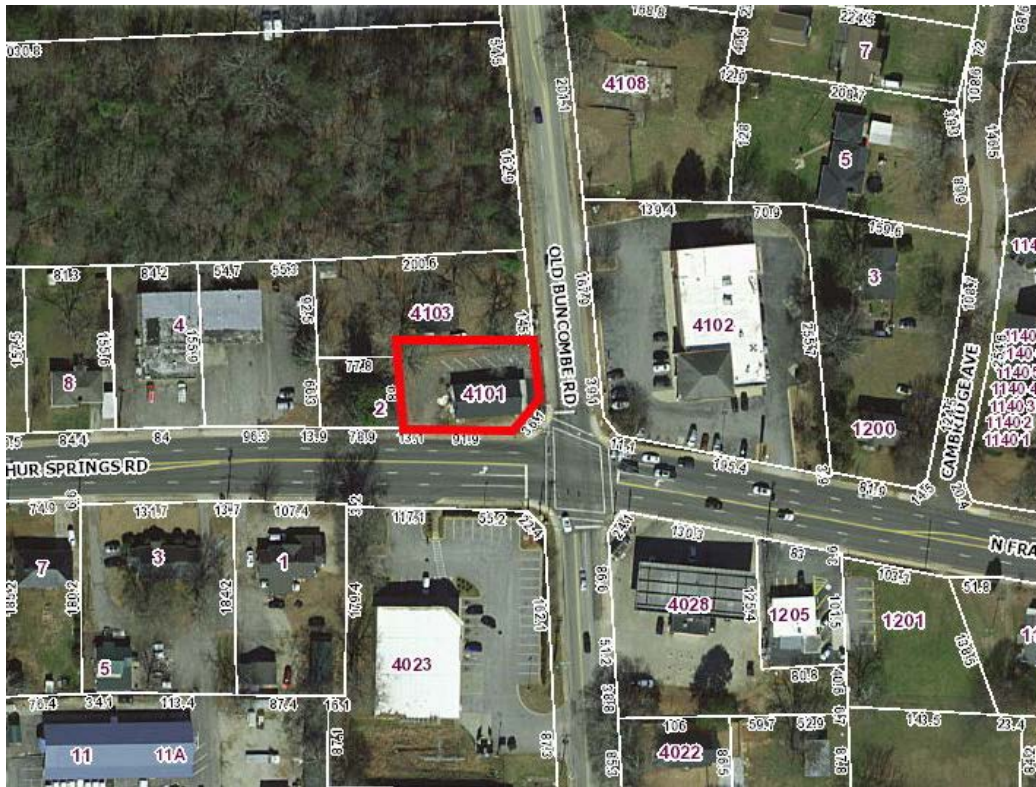
CONCLUSION:

The property is located at the intersection of Old Buncombe Rd, a three-lane State-maintained arterial rd. and Sulphur Springs Rd, a five-lane State-maintained collector rd. Staff is of the opinion that the requested zoning of C-1, Commercial aligns with the Plan Greenville County Comprehensive Plan. Additionally, the requested zoning fits with the other land uses and zoning districts found on the other three corners of the intersection.

STAFF

RECOMMENDATION:

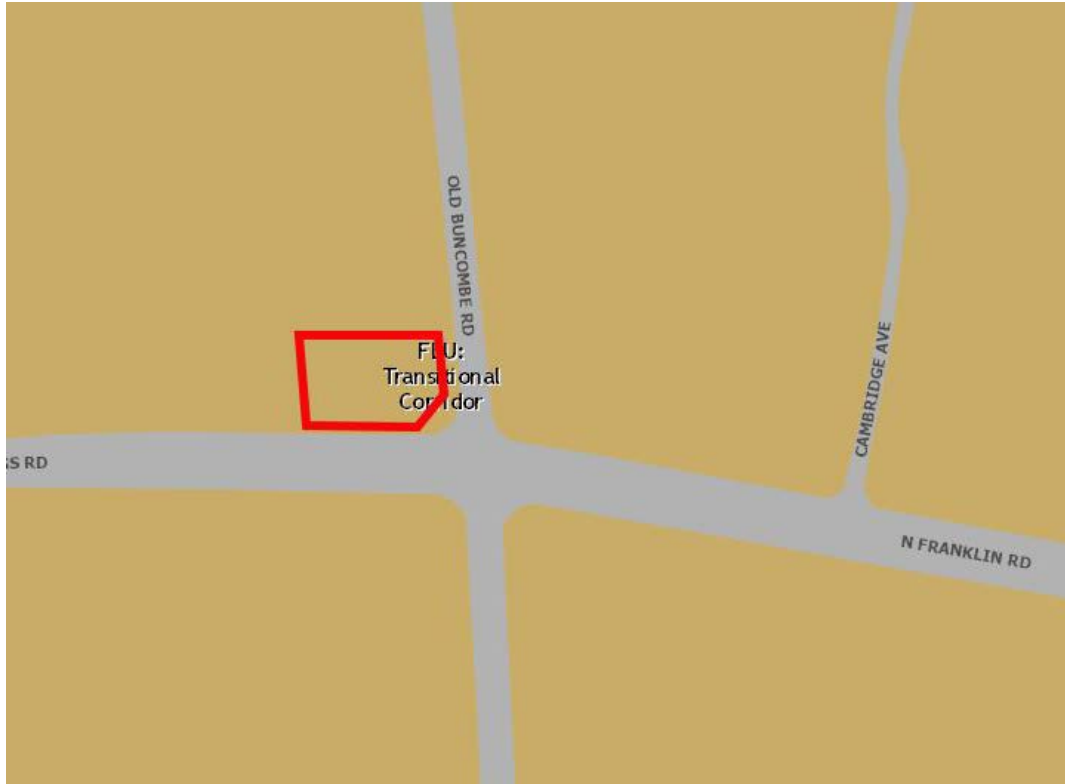
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map