

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-057	Jesus A. Tamayo for Ramiro Rodriguez Cruz 311 Donaldson Rd., Greenville, SC 29605 0398000800200 R-10 to S-1, Services District	25	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Owner of a warehouse business • Currently have an office in another County and one on White Horse Rd. • Just north of the subject parcel are zoned commercial • There will be very limited traffic <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> Petition - 5</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 Plan Greenville County Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Donaldson Road is a two-lane State-maintained Collector road and the parcel has approximately 111 feet of frontage along Donaldson Road. Lucille Avenue is a two-lane County-maintained Residential road and the parcel has approximately 111 feet of frontage along Lucille Avenue. The property is approximately 0.34 miles away from Bus Route 507 at the intersection of Augusta Road and White Horse Road Extension. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site. • The subject parcel is zoned R-10, Single-Family Residential, and includes 1.07 acres along between Donaldson Road and Lucille Avenue. The parcel is located approximately 0.17 miles south of the intersection of Donaldson Road and White Horse Road Ext. The subject property has approximately 111 feet of frontage along Donaldson Road. The applicant is requesting to rezone the property to S-1, Services District. • The applicant states that the proposed land use is a warehouse. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned R-10, Single-Family Residential District is located along Donaldson Road, a two lane State-maintained Collector road. Staff is of the opinion that the requested rezoning to S-1, Services District does not align with the <u>Plan Greenville County Comprehensive Plan</u>, which designates this area for <i>Suburban Neighborhood</i>. Further, the surrounding land uses are all residential, with no service type uses in the immediate area. Staff also has concerns that some of the allowed uses in the S-1, Services District may have an adverse impact on the surrounding areas.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner

RE: CZ-2022-057

APPLICANT: Jesus A. Tamayo for Ramiro Rodriguez Cruz

PROPERTY LOCATION: 311 Donaldson Rd., Greenville, SC 29605

PIN/TMS#(s): 0398000800200

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Warehouse

ACREAGE: 1.07

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in May 1971 as part of Area 2. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-10	Vacant Land
South	R-10	Single-Family Residential, Vacant
West	R-10	Single-Family Residential, Vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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 part of the South Greenville Area Plan, where it is designated as *Suburban Residential*. **Please refer to the Future Land Use Map at the end of the document.**

ROADS AND TRAFFIC:

Donaldson Road is a two-lane State-maintained Collector road and the parcel has approximately 111 feet of frontage along Donaldson Road. Lucille Avenue is a two-lane County-maintained Residential road and the parcel has approximately 111 feet of frontage along Lucille Avenue. The property is approximately 0.34 miles away from Bus Route 507 at the intersection of Augusta Road and White Horse Road Extension. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Donaldson Road	2,171' S	4,200	5,300 +26.2%	6,700 +26.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site.

CONCLUSION:

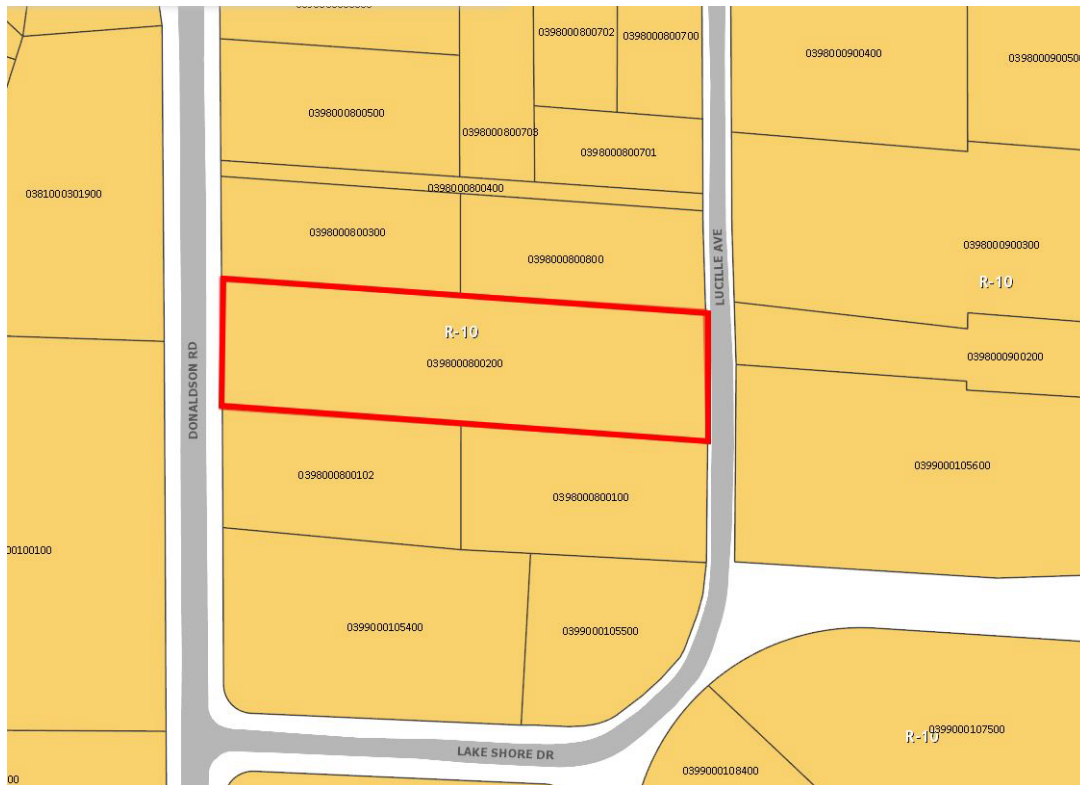
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STAFF**RECOMMENDATION:**

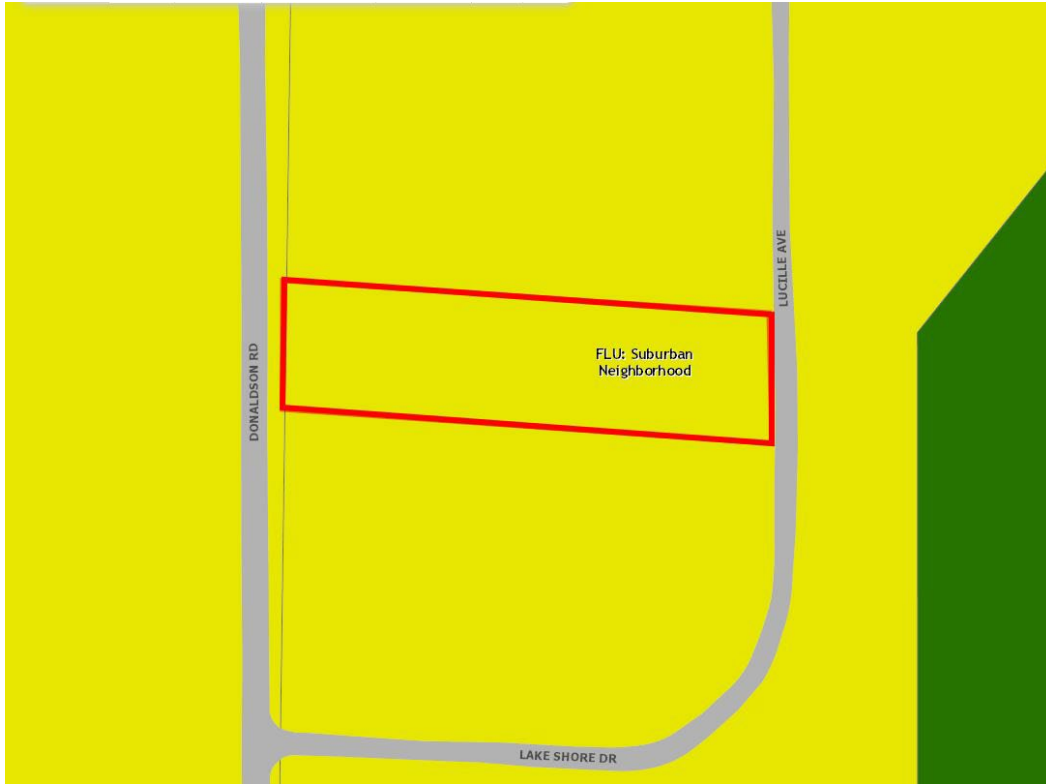
Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map