

**Zoning Docket from August 15, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-069	Rick Cauthen of Coldwell Banker Commercial for International Properties, LLC 251 Cesame St., Piedmont, SC 29673 0601010100602 R-S, Residential Suburban District to I-2, Industrial District	25	Approval	Approval 8-24-22		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Represents the I-2 zoned property to the west that the parcel in question will be part of</li> <li>• Not sure why it was not included in the original rezoning of the property to the west</li> <li>• Would like to help with their development</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. It is also part of the South Greenville Area Plan, where it is designated as <i>Business &amp; Light Manufacturing Park</i>.</li> <li>• Cesame Street Dr. is a private drive off of Augusta Road. The parcel is land-locked and has no frontage. The parcel is approximately 0.19 miles northwest of the intersection of Augusta Road and Sterling Grove Road. The property is not along a bus route. There are no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the site.</li> <li>• The applicant is requesting to rezone the property to I-2, Industrial District. The applicant is proposing industrial use.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban is located off Cesame St., a private drive. Staff is of the opinion that a successful rezoning to I-2, Industrial is consistent with the zoning of adjacent parcels and the Future Land Use Map in the <u>Plan Greenville County</u> Comprehensive Plan.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to I-2, Industrial District.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-069

**APPLICANT:** Rick Cauthen of Coldwell Banker Commercial for  
International Properties, LLC

**PROPERTY LOCATION:** 251 Cesame St., Piedmont, SC 29673

**PIN/TMS#(s):** 0601010100602

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** I-2, Industrial District

**PROPOSED LAND USE:** Industrial

**ACREAGE:** 0.78

**COUNCIL DISTRICT:** 25 - Fant

**ZONING HISTORY:** The subject portion of a parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-2	Vacant land
East	C-2	Vacant land
South	I-2	Vacant land
West	I-2	Vacant land

**WATER AVAILABILITY:** Not available

**SEWER AVAILABILITY:** Metro District – Not currently available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. \*\*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 *Business & Light Manufacturing Park*. \*\*Please refer to the 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
Current	R-S	1.7 units/acre	0.78	1 unit
Requested	I-2	N/A		0 units

A successful rezoning would not allow for more dwelling units than allowed under the current zoning.

**ROADS AND TRAFFIC:**

Cesame Street Dr. is a private drive off of Augusta Road. The parcel is land-locked and has no frontage. The parcel is approximately 0.19 miles northwest of the intersection of Augusta Road and Sterling Grove Road. The property is not along a bus route. There are no sidewalks in the area.

*There are no traffic counts in the immediate area.*

**CULTURAL AND ENVIRONMENTAL:**

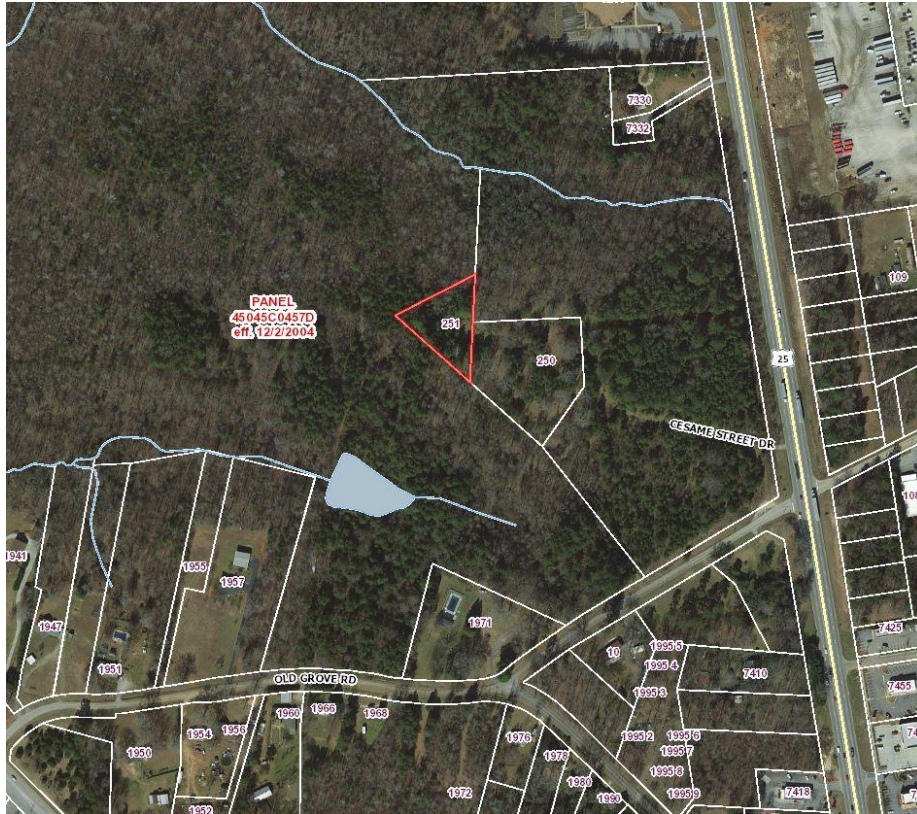
Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within one mile of the site.

**CONCLUSION:**

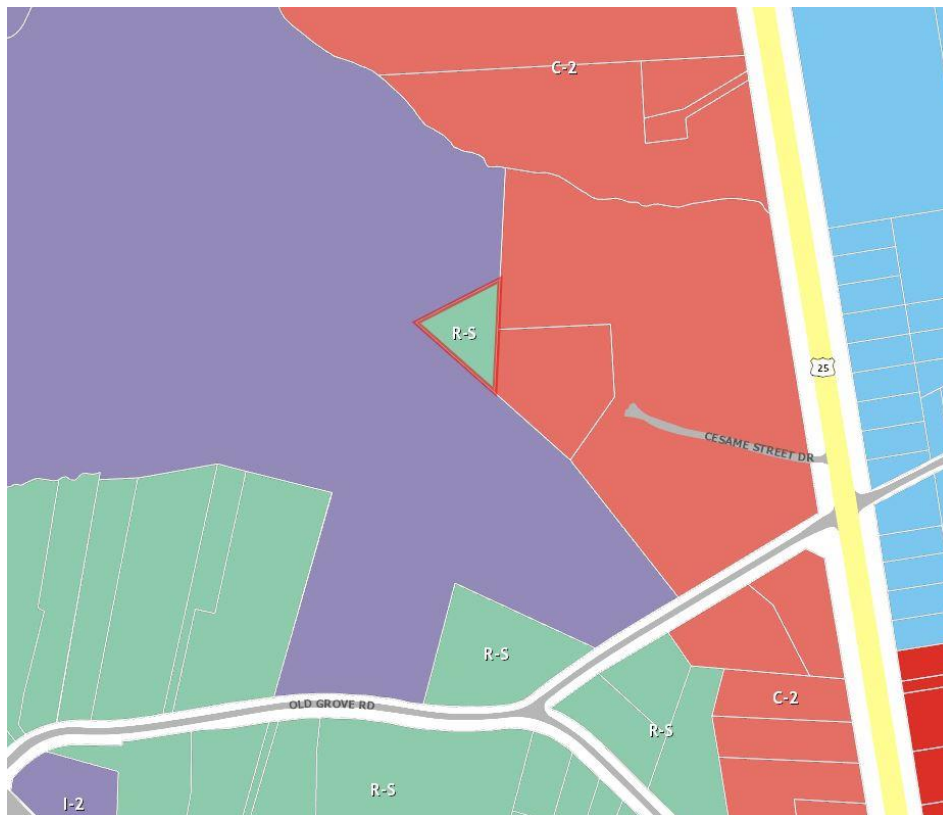
The subject parcel, zoned R-S, Residential Suburban is located off Cesame St., a private drive. Staff is of the opinion that a successful rezoning to I-2, Industrial is consistent with the zoning of adjacent parcels and the Future Land Use Map in the Plan Greenville County Comprehensive Plan.

**STAFF****RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to I-2, Industrial.



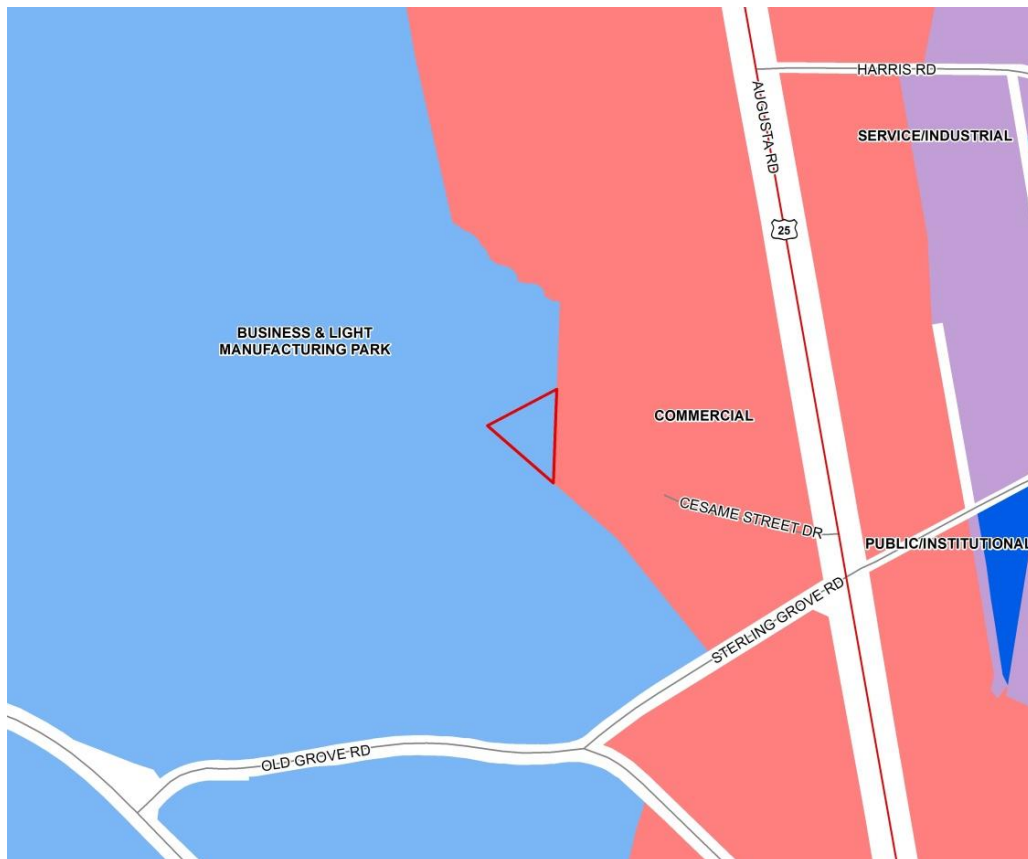
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map