Zoning Docket from August 15, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-071	Akash R. Patel for Jay Ambe 1, LLC 8811 Augusta Rd., Pelzer, SC 29669 0603030100600 C-3, Commercial District to C-2, Commercial District	26	Approval	Approval 8-24-22		
Public Comments	Some of the general comments m	ade by S	peakers at th	ne Public Hea	aring on	Petition/Letter
	August 15, 2022 were: <u>Speakers For:</u> 1) Applicant • Already have a gas store • Has had several cu 2) Citizen • Works next door t • Community is buil would serve the cu 3) Citizen • Known the busine • Believes that they areas • This area is growin be a detriment to 4) Citizen • Supports the busin <u>Speakers Against:</u> None List of meetings with staff: None	s station a ustomers o the sub ding up in ommunit ss owner have wo ng and do the comr	and would lik asked to put oject parcel n that area ar y s for a long ti rked to build bes not see th nunity	e to provide in an ABC Li nd agrees tha me a reputation e proposed	a liquor quor Store at this n in this rezoning to	For: Petition - 275 Against: None
Staff Report	 Below are the facts pertaining to this docket: The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Commercial</i> and <i>Transitional</i>. Augusta Road is a five-lane State-maintained arterial road. The parcel has approximately 156 feet of frontage along Augusta Road. The parcel is approximately 0.36 miles north of the intersection of Augusta Road and Garrison Road. The property is not along a bus route and 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. There are no schools within one mile of the site. The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a liquor store. CONCLUSION and RECOMMENDATION The subject parcel zoned C-3, Commercial District is located on Augusta Road, a five-lane Statemaintained arterial road. The Plan Greenville County Comprehensive Plan designates the future land 					

use of this parcel as Rural Living. The South Greenville Area Plan designates the future land use of this parcel as Commercial and Transitional. Staff is of the opinion that a successful rezoning aligns with existing plans and would not have an adverse impact on the area.
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.



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 II
RE:	CZ-2022-071
APPLICANT:	Akash R. Patel for Jay Ambe 1, LLC
PROPERTY LOCATION:	8811 Augusta Rd., Pelzer, SC 29669
PIN/TMS#(s):	0603030100600
EXISTING ZONING:	C-3, Commercial District
REQUESTED ZONING:	C-2, Commercial District
PROPOSED LAND USE:	Liquor Store
ACREAGE:	0.609
COUNCIL DISTRICT:	26 – Ballard

ZONING HISTORY: This property was originally zoned C-3, Commercial District, in August 2000 as part of Area 14. There have been no previous rezoning requests.

EXISTING LAND USE:	Gas station and convenience store
EXISTING LAND USE.	Gas station and convenience store

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	Mixed Commercial
East	R-20	Vacant
South	C-3	Outdoor Sales
West	Unzoned	Agricultural

SEWER AVAILABILITY: Not in a sewer district

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Rural Living*. **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 Commercial and Transitional. **Please refer to the South Greenville Area 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
Current	С-3	16 units/acre	0.600	9
Requested	C-2	16 units/acre	0.609	9

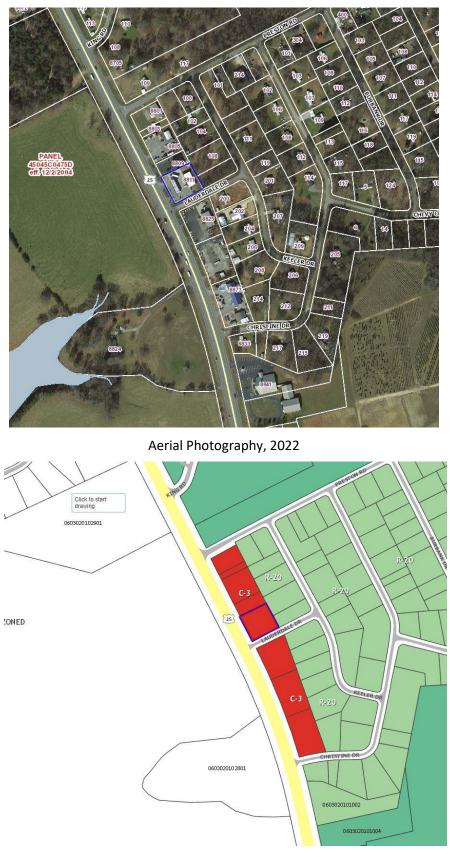
A successful rezoning would allow for 0 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Augusta Road is a five-lane State-maintained arterial road. The parcel has approximately 156 feet of frontage along Augusta Road. The parcel is approximately 0.36 miles north of the intersection of Augusta Road and Garrison Road. The property is not along a bus route and there are no sidewalks in the area.

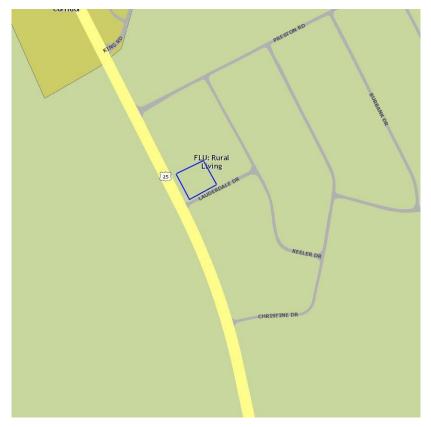
Location of Traffic Count	Distance to Site	2013	2016	2019
Augusta Road	0.36 Miles W	14,000	18,100	18,100
			+29.3%	+0%

CULTURAL AND ENVIRONMENTAL:	Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within one mile of the site.
CONCLUSION:	The subject parcel zoned C-3, Commercial District is located on Augusta Road, a five-lane State-maintained arterial road. The <u>Plan Greenville</u> <u>County</u> Comprehensive Plan designates the future land use of this parcel as <i>Rural Living</i> . The <u>South Greenville Area Plan</u> designates the future land use of this parcel as <i>Commercial</i> and <i>Transitional</i> . Staff is of the opinion that a successful rezoning aligns with existing plans and would not have an adverse impact on the area.
STAFF RECOMMENDATION:	Based on these reasons, staff recommends approval of the requested

rezoning to C-2, Commercial.



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map