

Zoning Docket from August 15, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC 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	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Already have a gas station and would like to provide a liquor store • Has had several customers asked to put in an ABC Liquor Store 2) Citizen <ul style="list-style-type: none"> • Works next door to the subject parcel • Community is building up in that area and agrees that this would serve the community 3) Citizen <ul style="list-style-type: none"> • Known the business owners for a long time • Believes that they have worked to build a reputation in this areas • This area is growing and does not see the proposed rezoning to be a detriment to the community 4) Citizen <ul style="list-style-type: none"> • Supports the business owner and the requested rezoning <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> Petition - 275</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 <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. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned C-3, Commercial District is located on Augusta Road, a five-lane State-maintained arterial road. The Plan Greenville County Comprehensive Plan designates the future land</p>					

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	<p>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.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>
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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

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Not in a sewer district

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County 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	C-3	16 units/acre	0.609	9
Requested	C-2	16 units/acre		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 +29.3%	18,100 +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 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.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map