

Zoning Docket from May 15th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-036	Michael Rivers Cape of Realtylink, LLC for Donaldson Resources, LLC Hwy 25 & Donaldson Rd. Portion of 0407000100800 C-2, Commercial District to S-1, Services District	25	Approval	Approval 5/24/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 15th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Use and zone is consistent with adjacent parcels <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 9.988 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Commercial</i>. • Hwy 25 (Augusta Road) is a four to five-lane, State-maintained arterial road. The portion of the parcel has approximately 642 feet of frontage along Hwy 25. Donaldson Road is a two to three-lane State-maintained collector road. The portion of the parcel has approximately 929 feet of frontage along Donaldson Road. The parcel is located on the intersection of Hwy 25 (Augusta Road) and Donaldson Road. The property is not along a bus route. 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 applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing Flex space and/or warehousing. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject portion of the parcel zoned C-2, Commercial District is located along Hwy 25 (Augusta Road), a four to five-lane State-maintained arterial road and Donaldson Road, a two to three-lane State maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and the zoning of the parcels to the north. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-036

APPLICANT: Michael Rivers Cape of Realtylink, LLC for Donaldson Resources, LLC

PROPERTY LOCATION: Hwy 25 & Donaldson Rd., Greenville, SC 29605

PIN/TMS#(s): Portion of 0407000100800

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Flex space and/or Warehouse

ACREAGE: 9.988

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-MA, Multifamily Residential District in May 1971 as part of Area 2. Previous rezoning request, Docket CZ-1989-030, requested to rezone from R-MA, Multifamily Residential District to C-2, Commercial District which was approved May 2nd, 1989. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Warehouse & Storage
East	I-1	Vacant Land
South	I-1 & C-2	Commercial Business
West	C-2 & S-1	Vacant Land & Warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Not currently accessible

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 *Commercial*. **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	C-2	16 units/acre	9.988	159 units
Requested	S-1	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Hwy 25 (Augusta Road) is a four to five-lane State-maintained arterial road. The portion of the parcel has approximately 642 feet of frontage along Hwy 25. Donaldson Road is a two to three-lane State-maintained collector road. The portion of the parcel has approximately 929 feet of frontage along Donaldson Road. The parcel is located on the

intersection of Hwy 25 (Augusta Road) and Donaldson Road. The property is not along a bus route. There are no sidewalks along the parcel.

Location of Traffic Count	Distance to Site	2018	2019	2021
Augusta Road	6,323' S	20,800	21,200 +1.9%	20,500 -3.3%

CULTURAL AND ENVIRONMENTAL:

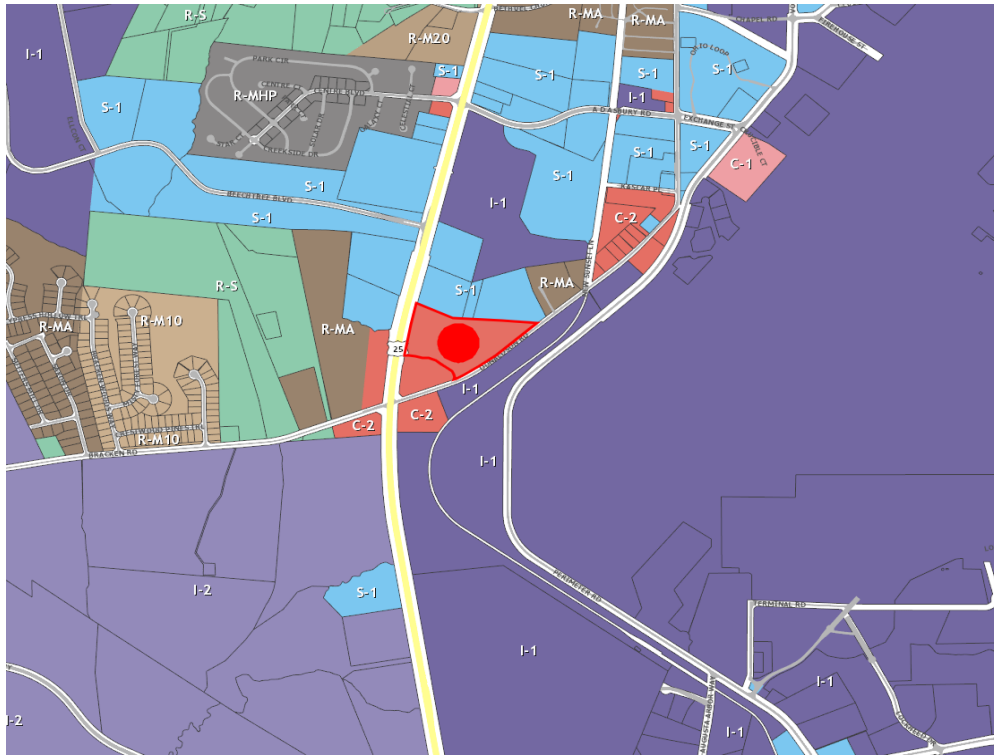
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site.

CONCLUSION:

The subject portion of the parcel zoned C-2, Commercial District is located along Hwy 25 (Augusta Road), a four to five-lane State-maintained arterial road and Donaldson Road, a two to three-lane State maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and the zoning of the parcels to the north. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.

STAFF RECOMMENDATION:

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



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map