

Zoning Docket from July 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-050	Randel B. Jones of Log Cabin Enterprises, Inc. for Log Cabin Enterprises, Inc. 104 West Rd. G004000101100 R-12, Single-Family Residential District to C-3, Commercial District	18	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 17, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Purchased this property many years ago and believes that the property is better served as commercial and not residential <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures –</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 0.68 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. • West Road is a two-lane State-maintained Collector road. The parcel has approximately 125 feet of frontage along West Road. The parcel is approximately 0.04 miles northwest of the intersection of Hwy 14 and West Road. The property is not along a bus route and there are no sidewalks along the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing an office. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-12; Single-Family Residential is located along West Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not have an adverse impact on surrounding properties. Additionally, the requested rezoning would be consistent with surrounding zoning and uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					
GCPC	At the July 26, 2023 Planning Commission meeting, the Commission voted to approve the rezoning request to C-3, Commercial District.					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-050

APPLICANT: Randel B. Jones of Log Cabin Enterprises, Inc. for Log Cabin Enterprises, Inc.

PROPERTY LOCATION: 104 West Rd., Greer, SC 29650

PIN/TMS#(s): G004000101100

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Office

ACREAGE: 0.68

COUNCIL DISTRICT: 18 - Barnes

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in May 1970 as part of Area 1. There has been one other zoning request for this property, CZ-2023-040, requesting to rezone from R-12; Single-Family Residential to C-1; Commercial District, which was administratively withdrawn on May 31st, 2023. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	DRD (City of Greer)	Single-Family Attached Residential
East	C-1 (City of Greer)	Commercial Retail
South	C-2 (City of Greer)	Restaurant and Vacant Land
West	C-2	Church

WATER AVAILABILITY: Greer Commission of Public Works

SEWER AVAILABILITY: Greer Commission of Public Works

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 not a part of any area or community plans.

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-12	3.6 units/acre	0.68	2 units
Requested	C-3	16 units/acre		10 units

A successful rezoning would allow for 8 more dwelling units than is allowed under the current zoning.

After August 1st, 2023, the Zoning Density for C-2, Commercial District will change.

ROADS AND TRAFFIC:

West Road is a two-lane State-maintained Collector road. The parcel has approximately 125 feet of frontage along West Road. The parcel is approximately 0.04 miles northwest of the intersection of Hwy 14 and West Road. The property is not along a bus route and there are no

sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2018	2019	2021
West Road	1,073' NW	1,350	1,300 - 3.7%	1,450 +11.5%

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 located within one mile of the site.

CONCLUSION:

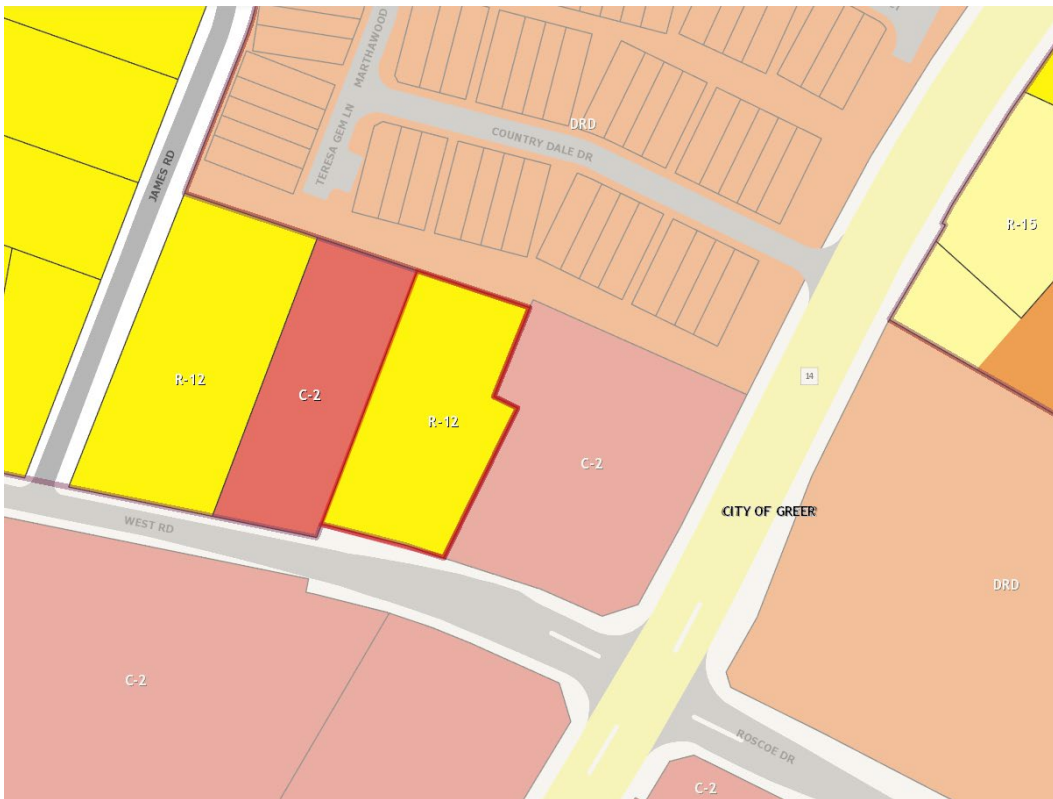
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STAFF RECOMMENDATION:

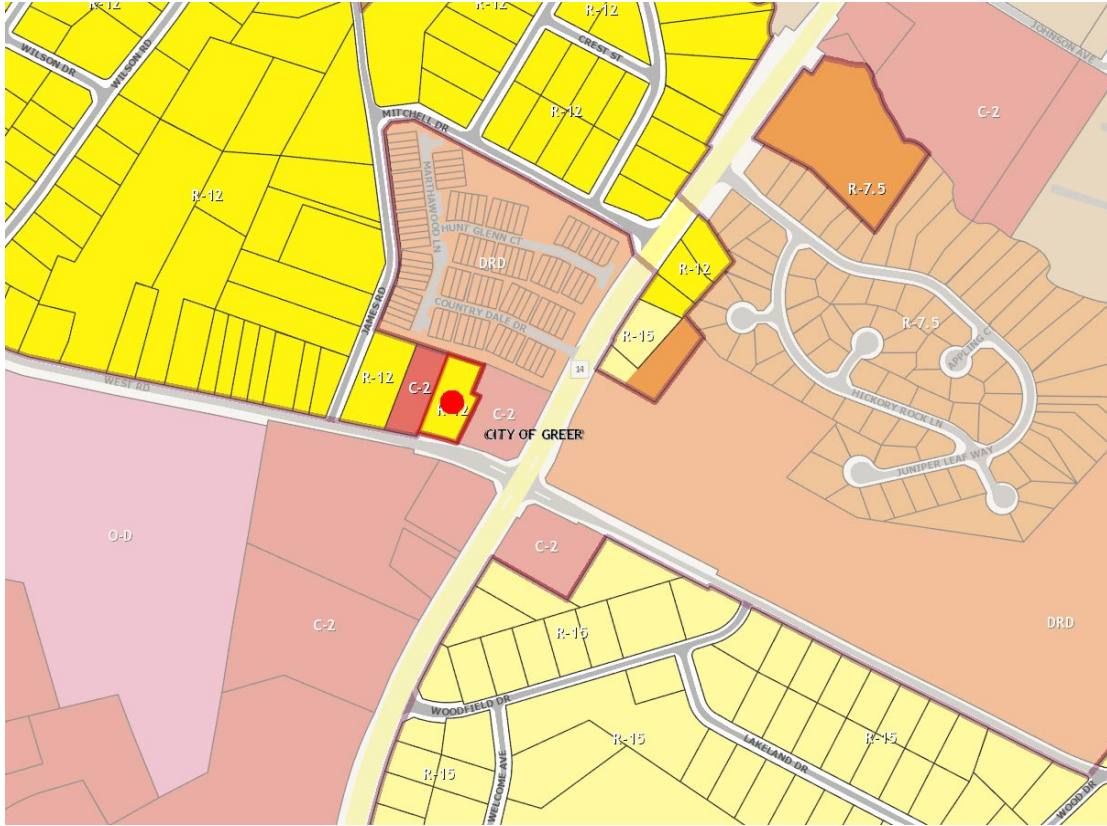
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map