

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-074	John M. Walker of Bell, Carrington, Price, & Gregg, LLC for Kallie, LLC Conestee Rd., Lakewood Dr., Mauldin Rd., & W. Butler Rd., Greenville, SC 29607 M013020100802 R-S, Residential Suburban District to S-1, Services District	24	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Metro has doubled employees and miles they operate just over the past few years Metro moved to their current location at SCTAC 5 years ago Would like to expand their facilities to accommodate the growth Proposed location is in a relatively central location to customers Will maintain as much as the natural perimeter as possible <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></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 17.3 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center & Suburban Neighborhood</i>. The subject property is not part of any area or community plans. Conestee Road is a two-to-three lane State-maintained Collector road. The parcel has approximately 430 feet of frontage along Conestee Road. Lakewood Drive is two-lane County-maintained Residential road. The parcel has approximately 600 feet of frontage along Lakewood Drive. Mauldin Road is a five-lane State-maintained Arterial road. The parcel has approximately 60 feet of frontage along Mauldin Road. West Butler Road is a five-to-six lane State-maintained Arterial road. The parcel has approximately 232 feet of frontage along West Butler Road. The parcel is located at the intersection of Conestee Road, Mauldin Road, and West Butler Road. The property is not along a bus route. There are sidewalks no sidewalks along the property. Floodplain is not currently present on the site. There are no known historic or cultural resources on the site. Lead Academy is located within one mile of the site. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing to develop MetroConnects' Office Headquarters. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Conestee Road, a two-to-three</p>					

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	<p>lane State-maintained Collector road, Lakewood Drive, a two-lane County-maintained Residential road, Mauldin Road, a five-lane State-maintained Arterial road, and West Butler Road, a five-to-six lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent the <u>Plan Greenville County Comprehensive Plan</u>, which designates a majority of the parcel as <i>Mixed Employment Center</i>. Additionally, the requested rezoning is consistent with Zoning Districts adjacent to the parcel.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>
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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge S-3200
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2023-074

APPLICANT: John M. Walker of Bell, Carrington, Price, & Gregg, LLC
for Kallie, LLC

PROPERTY LOCATION: Conestee Rd., Lakewood Dr., Mauldin Rd., & W. Butler
Rd., Greenville, SC 29607

PIN/TMS#(s): M013020100802

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: MetroConnects' Office Headquarters

ACREAGE: 17.3

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: This property was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been a previous rezoning request for S-1, Services District that included this parcel; Docket CZ-1987-086. The request was denied by County Council on November 3, 1987. Additionally, the current applicant had submitted previously, CZ-2023-066, but asked Staff to withdraw the application for more time to acquire documents. This rezoning request was withdrawn before Public Hearing.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S & S-1	Church & Industrial Park
East	R-S & S-1	Single-Family Residential, Service Use, & Vacant Land
South	R-S	Single-Family Residential & Vacant Land
West	R-S	Single-Family Residential, Church, & Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is accessible

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center & 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 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-S	1.7 units/acre	17.3	29 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: Conestee Road is a two-to-three lane State-maintained Collector road. The parcel has approximately 430 feet of frontage along Conestee

Road. Lakewood Drive is two-lane County-maintained Residential road. The parcel has approximately 600 feet of frontage along Lakewood Drive. Mauldin Road is a five-lane State-maintained Arterial road. The parcel has approximately 60 feet of frontage along Mauldin Road. West Butler Road is a five-to-six lane State-maintained Arterial road. The parcel has approximately 232 feet of frontage along West Butler Road. The parcel is located at the intersection of Conestee Road, Mauldin Road, and West Butler Road. The property is not along a bus route. There are sidewalks no sidewalks along the property.

Location of Traffic Count	Distance to Site	2018	2019	2021
W. Butler Road	1,359' S	28,900	29,400 +1.7%	25,500 -13.3%
Conestee Road		5,300	5,200 -1.9%	5,400 +3.8%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

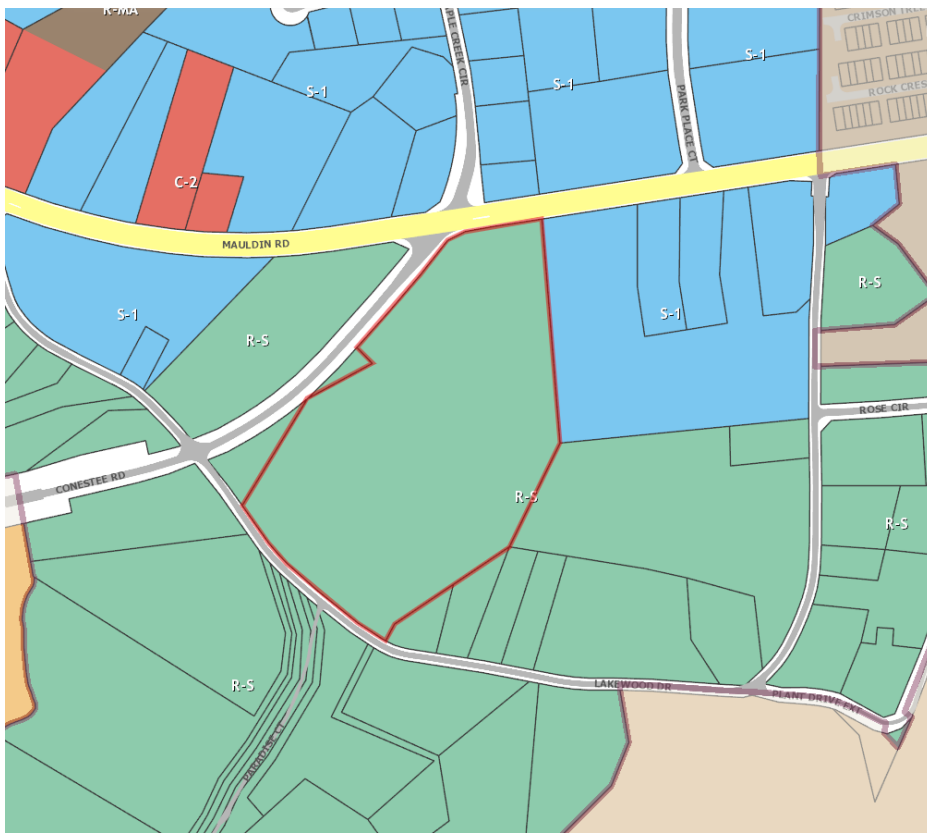
The subject parcel zoned R-S, Residential Suburban is located along Conestee Road, a two-to-three lane State-maintained Collector road, Lakewood Drive, a two-lane County-maintained Residential road, Mauldin Road, a five-lane State-maintained Arterial road, and West Butler Road, a five-to-six lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent the Plan Greenville County Comprehensive Plan, which designates a majority of the parcel as *Mixed Employment Center*. Additionally, the requested rezoning is consistent with Zoning Districts adjacent to the parcel.

STAFF RECOMMENDATION:

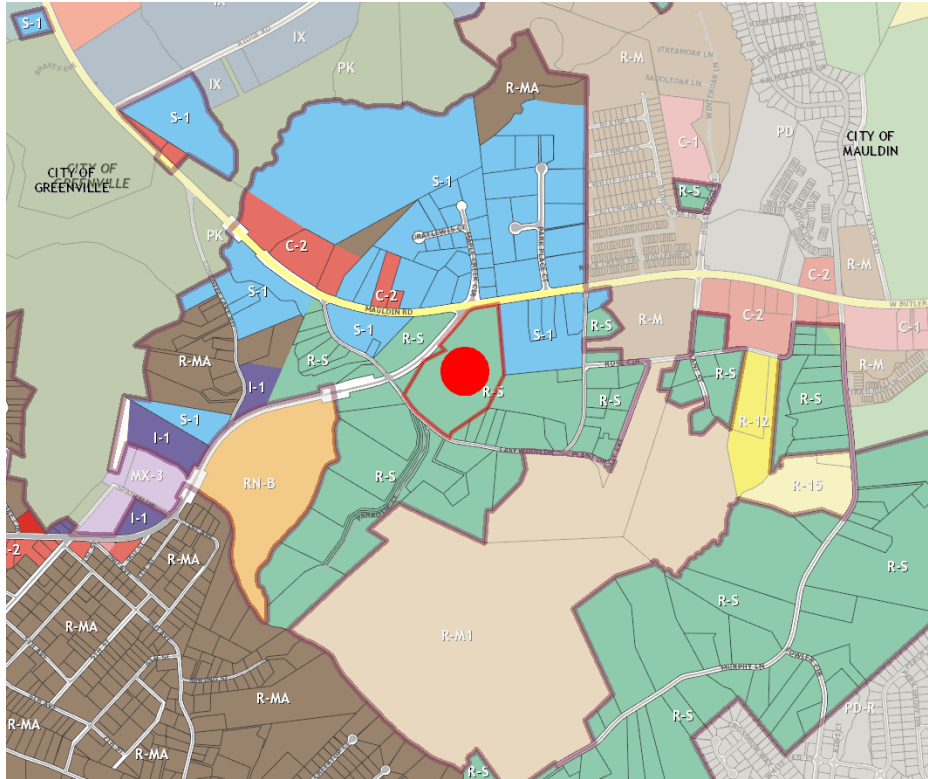
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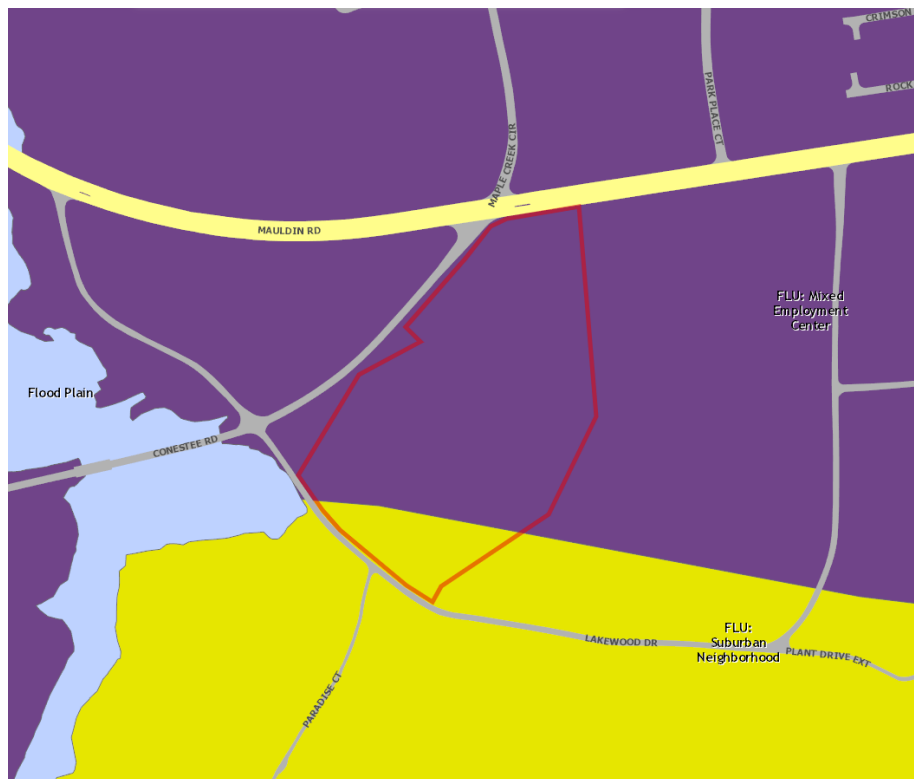
Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map