

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-080	Zachary P. Grogan of Magnolia Property Group, LLC for Adam Ehlers 2 Elizabeth Dr., Greenville, SC 29615 Portion of P015090107000 R-20, Single-Family Residential District to C-2, Commercial District	22	Approval	Approval 11-15-23	Approval 12-4-23	
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"> 1. Applicant <ul style="list-style-type: none"> • Has a contract to purchase the subject portion of the parcel and the adjacent parcel for a redevelopment • Needs this portion to meet the requirements from the Zoning Ordinance and Land Development Regulations to accommodate the necessary driveway and buffer/screening 2. Citizen <ul style="list-style-type: none"> • In favor of the proposed development, but has concerns with the proposed exit on Elizabeth Dr. • Believes that the new traffic could cause issues • Would like for better traffic calming on Elizabeth Rd. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></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 .055 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. • Elizabeth Drive is a two-lane County-maintained local road. The parcel has approximately 23 feet of frontage along Elizabeth Drive. The parcel is approximately 0.07 miles southeast of the intersection of E. Lee Road and Wade Hampton Boulevard. The property is not along a bus route but there is a bus stop approximately .15 miles north. 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 located within a mile of the site. • The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing to a driveway and landscape buffer for adjacent Commercial use. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-20, Single-Family Residential District is located along Elizabeth Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2,</p>					

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	<p>Commercial District would not have an adverse impact on the surrounding area. Additionally, the creation of the proposed 15' foot landscape buffer adjacent to residential would be an increase in the buffer area currently provided.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.</p>
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Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-080

APPLICANT: Zachary P. Grogan of Magnolia Property Group, LLC for
Adams Ehlers

PROPERTY LOCATION: 2 Elizabeth Dr., Greenville, SC 29615

PIN/TMS#(s): Portion of P015090107000

EXISTING ZONING: R-20, Single-Family Residential District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Driveway and Landscape Buffer for adjacent
Commercial Use

ACREAGE: 0.055

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Vacant Commercial, Retail
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	C-2	Vacant Commercial, Retail

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 *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-20	2.2 units/acre	.055	0 units
Requested	C-2	16 units/acre		0 units

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

ROADS AND TRAFFIC:

Elizabeth Drive is a two-lane County-maintained local road. The parcel has approximately 23 feet of frontage along Elizabeth Drive. The parcel is approximately 0.07 miles southeast of the intersection of E. Lee Road and Wade Hampton Boulevard. The property is not along a bus route but there is a bus stop approximately .15 miles north. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

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 a mile of the site.

CONCLUSION:

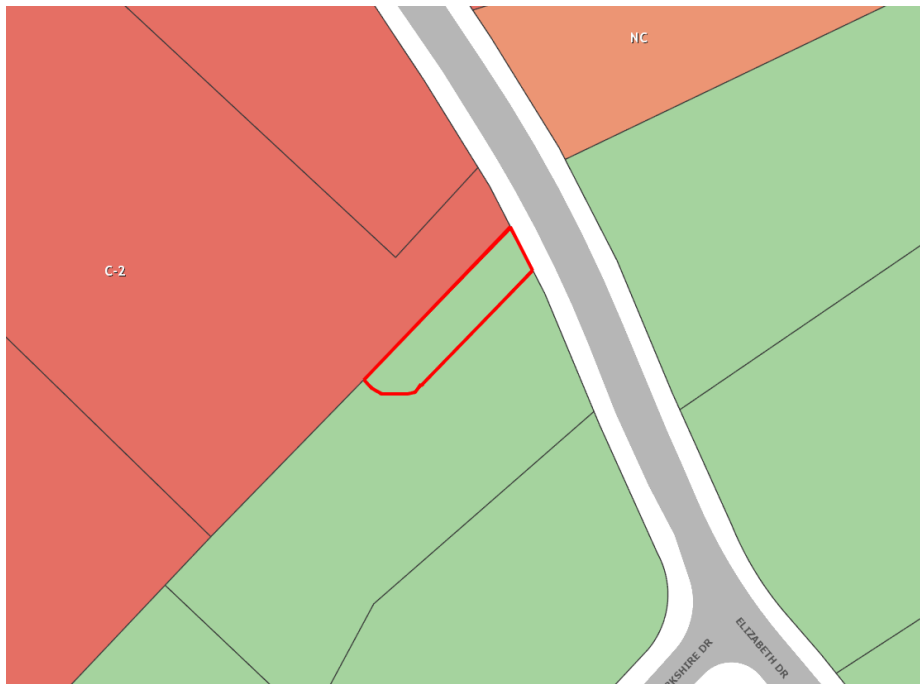
The subject parcel, zoned R-20, Single-Family Residential District is located along Elizabeth Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would not have an adverse impact on the surrounding area. Additionally, the creation of the proposed 15' foot landscape buffer adjacent to residential would be an increase in the buffer area currently provided.

STAFF RECOMMENDATION:

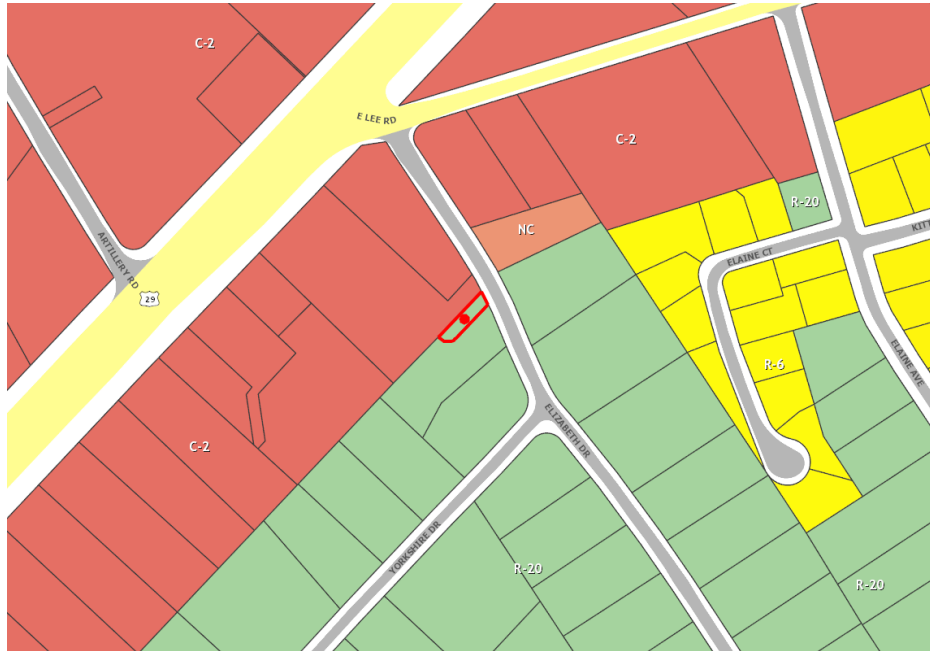
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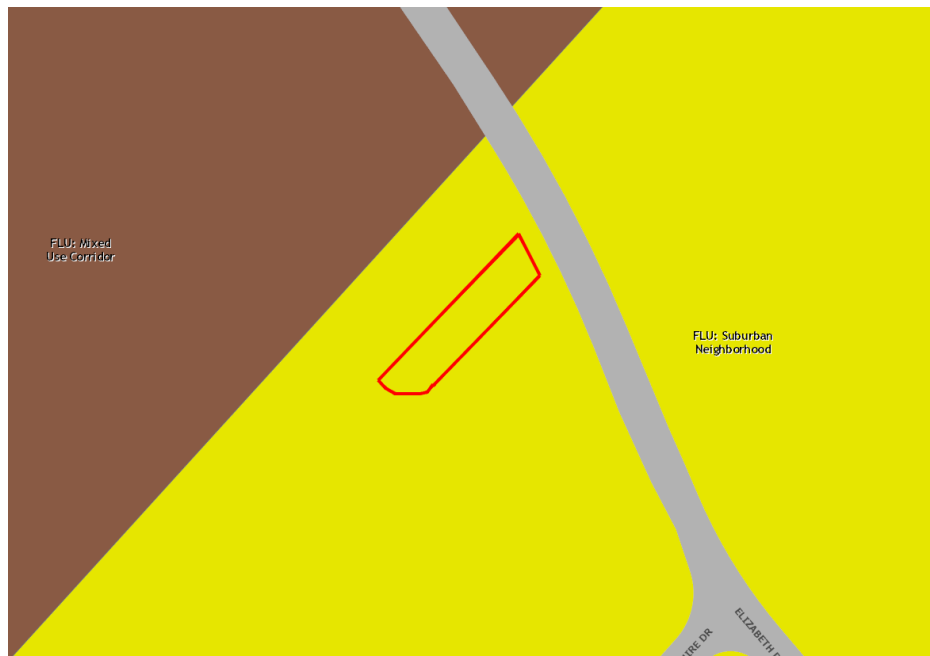
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map