

Zoning Docket from March 18th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-018	Mitchell C. Jaffe of Culinary Facilities of Georgia for THF Holdco II, LLC 6040 Ponders Ct., Independence Blvd., & Interstate 85-South, Greenville, SC 29615 Portion of 0547020102008 O-D, Office District to S-1, Services District	22	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Acquired the parcel in 2023 and would like to use the building for a commercial kitchen operation. • The property is split-zoned and would like to rezone the portion in question to match the rest of the S-1, Services District zone • Will be using the existing building, but needs the portion of the subject property to be able to use it for ingress/egress <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 1.847 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i>. The subject property is not part of any area or community plans. • Ponders Court is a two-lane County-maintained local road. The parcel has approximately 298 feet of frontage along Ponders Court. Independence Boulevard is a two-lane State-maintained local road. The parcel has approximately 269 feet of frontage along Independence Boulevard. Interstate 85-South is a State-maintained highway. The parcel has approximately 687 feet of frontage along Interstate 85-South. The parcel is approximately 0.09 miles southwest of the intersection of Independence Boulevard and Roper Mountain Road. The property is not along a bus route and there are no sidewalks located directly along the parcel. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Southern Wesleyan University 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 ingress, egress, & associated parking for a commercial kitchen. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned O-D, Office District, is located along Ponders Court, a two-lane County-maintained local road, Independence Boulevard, a two-lane State-maintained local road, and Interstate 85-South, a State-maintained highway. Staff is of the opinion that a successful rezoning to S-1, Services</p>					

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	<p>District is consistent with the <u>Plan Greenville County Comprehensive Plan</u> which designates the parcel as <i>Mixed Employment Center</i>. Additionally, the requested zoning district is consistent with adjacent parcels on the South side of Independence Boulevard.</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
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-018

APPLICANT: Mitchel C. Jaffe of Culinary Facilities of Georgia for THF Holdco II, LLC

PROPERTY LOCATION: 6040 Ponders Ct., Independence Blvd., & Interstate 85-South, Greenville, SC 29615

PIN/TMS#(s): Portion of 0547020102008

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Ingress, egress & associated parking for commercial kitchen

ACREAGE: 1.847

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: The subject portion of the parcel was originally zoned R-20, Single-Family Residential District in May 1970 as part of Area 1. There have been 2 previous rezoning requests; Docket CZ-1997-017, requesting R-20, Single-Family Residential District to S-1, Services District was approved as amended to O-D, Office District. CZ-2003-081, requesting O-D, Office District to S-1, Services District, was withdrawn by the applicant in November of 2003. There have been no other rezoning requests pertaining to the subject portion of the parcel.

EXISTING LAND USE: Gated Access & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential, Vacant Land
East	O-D	Vacant Land
South	S-1	Industrial
West	S-1	Industrial

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **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	O-D	0 units/acre	1.847	0 units
Requested	S-1	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Ponders Court is a two-lane County-maintained local road. The parcel has approximately 298 feet of frontage along Ponders Court. Independence Boulevard is a two-lane State-maintained local road. The parcel has approximately 269 feet of frontage along Independence

Boulevard. Interstate 85-South is a State-maintained highway. The parcel has approximately 687 feet of frontage along Interstate 85-South. The parcel is approximately 0.09 miles southwest of the intersection of Independence Boulevard and Roper Mountain Road. The property is not along a bus route and there are no sidewalks located directly along the parcel.

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. Southern Wesleyan University is located within one mile of the site.

CONCLUSION:

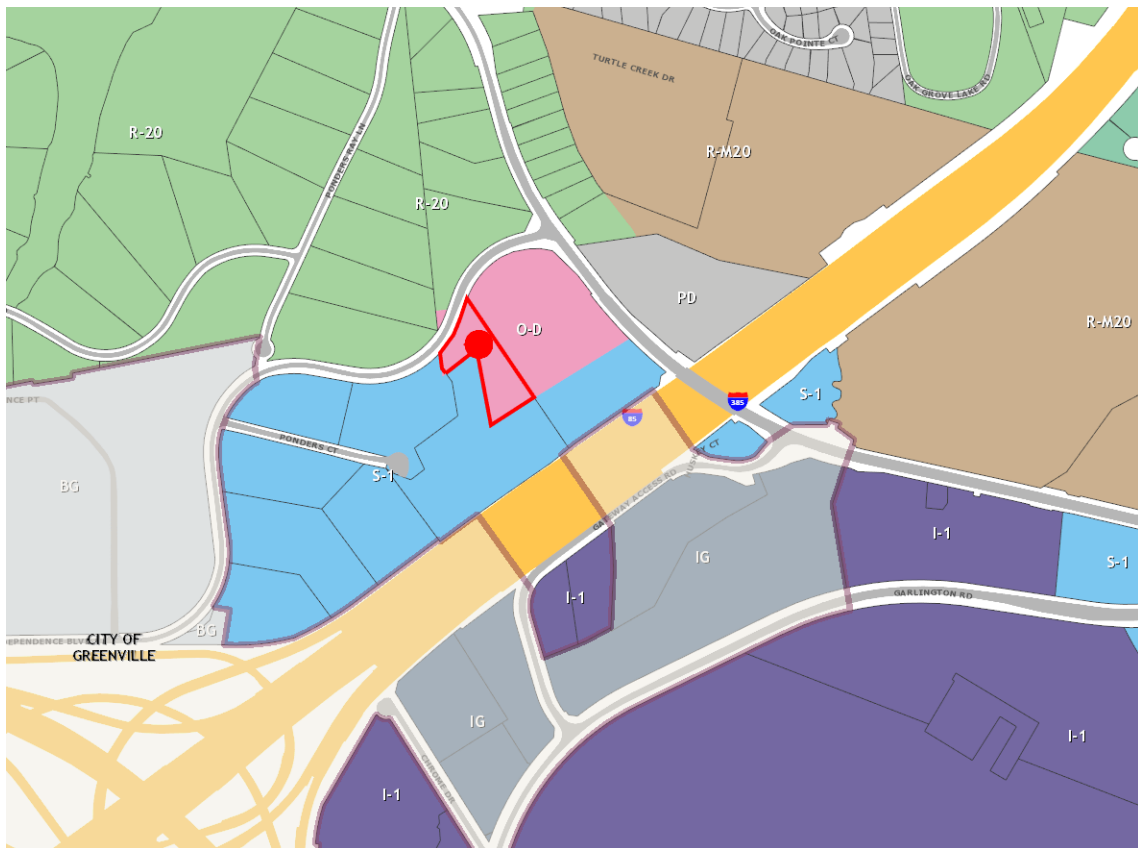
The subject parcel, zoned O-D, Office District, is located along Ponders Court, a two-lane County-maintained local road, Independence Boulevard, a two-lane State-maintained local road, and Interstate 85-South, a State-maintained highway. Staff is of the opinion that a successful rezoning to S-1, Services District is consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Mixed Employment Center*. Additionally, the requested zoning district is consistent with adjacent parcels on the South side of Independence Boulevard.

STAFF RECOMMENDATION:

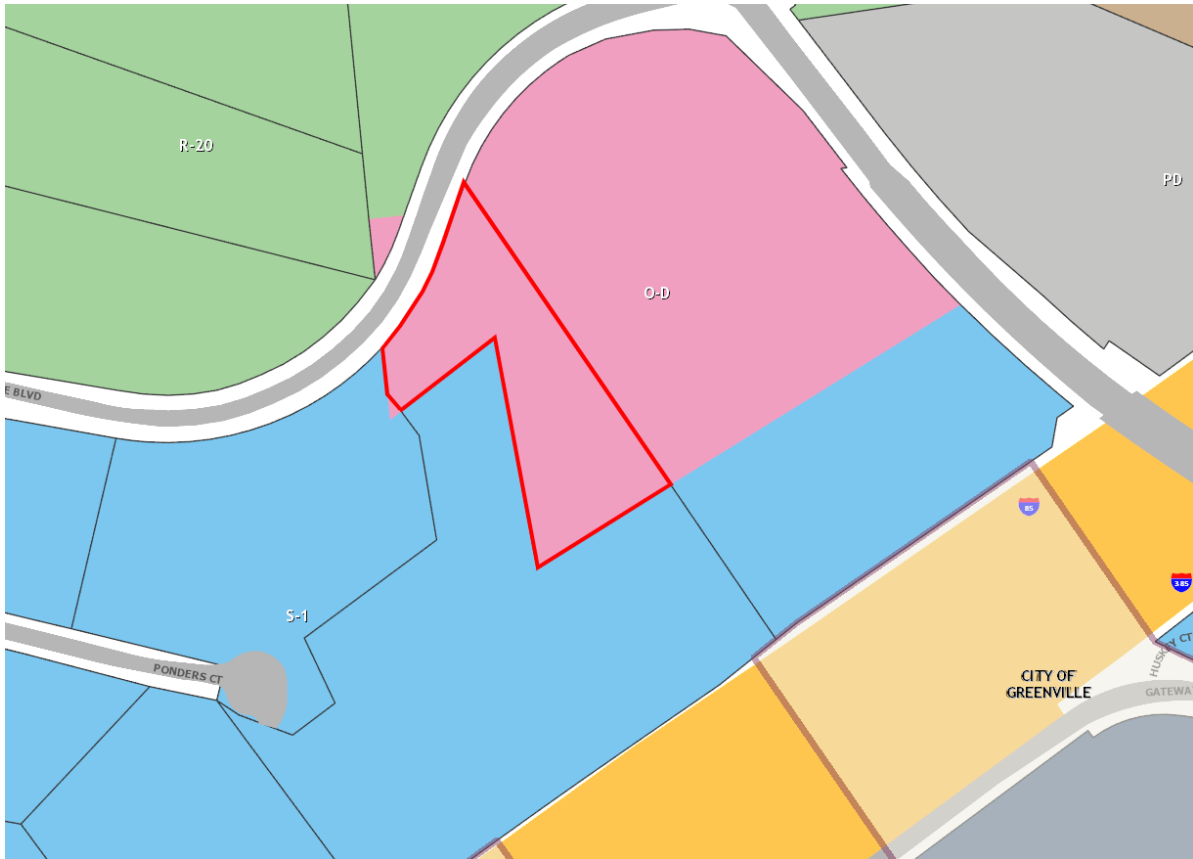
Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.



Aerial Photography, 2023



Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map