

Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-023	Suzanne Ridgway Childs of Childs Architecture, LLC for Saad Dunbar Exchange, LLC 1203, 1207, & 1209 Grove Rd., Greenville, SC 29605 Portion of WG01010401600 O-D, Office District to C-2, Commercial District	24	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Parcel is currently split-zoned and would like to rezone the portion that is O-D, Office District to the C-2, Commercial District • Recently purchased this acreage to have better maneuverability on the site to reoccupy the structure on the property <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 .083 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is not part of any area or community plans. • Grove Road (HWY 20) is a two-lane State-maintained arterial road. The property has approximately 12 feet of frontage along Grove Road. The property is approximately 0.57 miles north of the intersection of Grove Road (HWY 20) and White Horse Road (HWY 25). There is a bus stop approximately 0.17 miles away at the intersection of Grove Road and I-185. There are no sidewalks in the immediate area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. The Greenville Child Development Center is located within a mile of the site. • The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Mini-Warehousing. <p>CONCLUSION and RECOMMENDATION: The subject parcel, zoned O-D, Office District is located along Grove Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with <u>the Plan Greenville County</u> Comprehensive Plan which designates the property as Transitional Corridor and specifies ‘Commercial’ as a primary use. Staff also feels that this rezoning would not have a negative impact on the surrounding area.</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
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-023

APPLICANT: Suzanne Ridgway Childs of Childs Architecture, LLC for
Saad Dunbar Exchange, LLC

PROPERTY LOCATION: 1203, 1207, and 1209 Grove Rd., Greenville, SC 29605

PIN/TMS#(s): Portion of WG01010401600

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Mini-Warehousing

ACREAGE: 0.083

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The portion of a parcel was originally zoned R-12, Single-Family Residential District in May, 1971 as part of Area 2. The property was rezoned to O-D, Office District as part of rezoning docket CZ-2011-001. There have been no other rezoning requests for the property.

EXISTING LAND USE: Medical Office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	O-D	Medical Office
East	HWY 185, R-10	Highway, Single-Family Residential
South	C-2	Auto Sales
West	R-12	Manufactured Home Park

WATER AVAILABILITY: Greenville Water – Annexation Covenant Required

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 *Transitional Corridor*. **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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	O-D	0 units/acre	0.083	0 units
Requested	C-2	16 units/acre	(0.066)*	1 units

*Only 80% of a commercial property may be used for residential in a mixed-use development.

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Grove Road (HWY 20) is a two-lane State-maintained arterial road. The property has approximately 12 feet of frontage along Grove Road. The property is approximately 0.57 miles north of the intersection of Grove Road (HWY 20) and White Horse Road (HWY 25). There is a bus stop approximately 0.17 miles away at the intersection of Grove Road and I-185. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
Grove Road	1,800'	12,900'	11,100' -14%	12,700' +14.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. The Greenville Child Development Center is located within a mile of the site.

CONCLUSION:

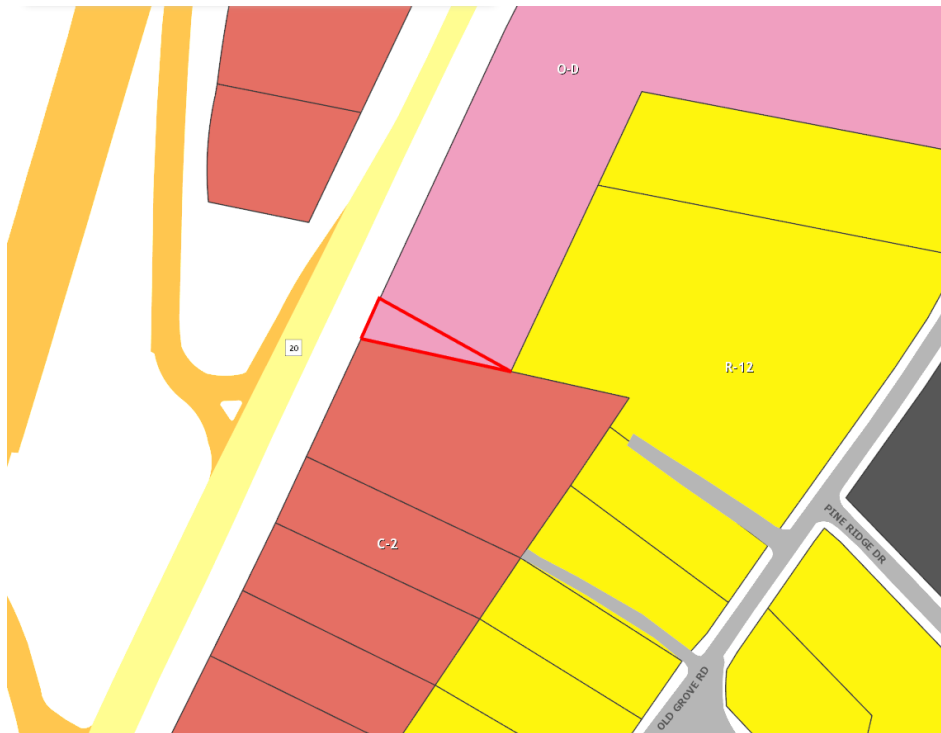
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STAFF RECOMMENDATION:

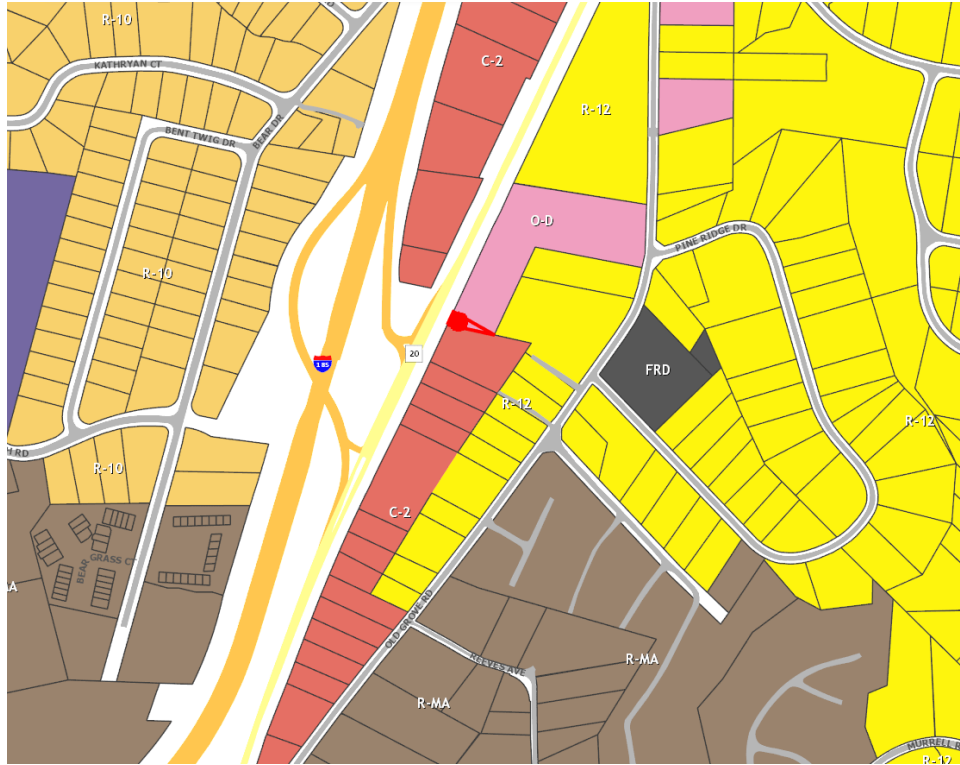
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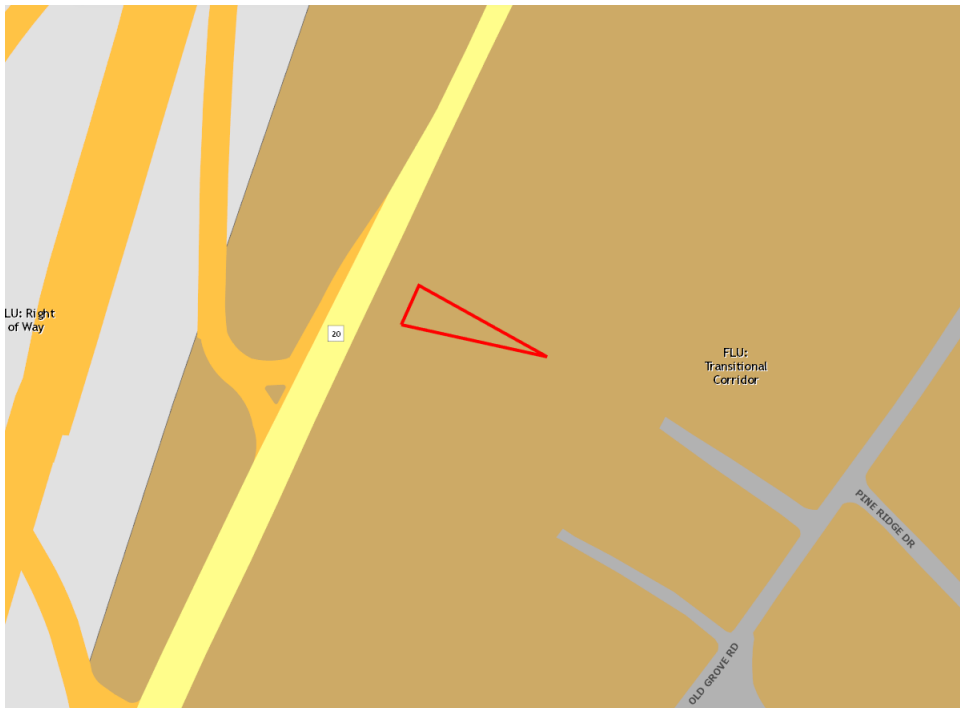
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map