

Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-024	Mark Farris of Strategic Consulting Solutions, LLC for Swampytown LLC 1420 Hampton Ave. Ext., Greenville, SC 29601 0149001001600 R-M20, Multifamily Residential District to S-1, Services District	23	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"> • A proposed development will be constructed on the subject parcel and adjacent parcels • This will be able to allow the Swamp Rabbit Café to utilize the site for their commercial kitchens to serve their main location • Property lies within the Comprehensive Plan under the Mixed-Use Corridor Future Land Use 2. Business Owners <ul style="list-style-type: none"> • Would like to expand their venture of the Swamp Rabbit Café to help benefit local farmers • Would like to rehab the existing warehouse on site to house storage for their business • Adjoining landowners support their rezoning • Believes that this endeavor will provide 40 new jobs <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – 27</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 .422 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. The subject property is not part of any area or community plans. • Hampton Avenue Extension is a two-lane State-maintained collector road. The property has approximately 70 feet of frontage along Hampton Avenue Extension. The property is approximately 0.26 miles southeast of the intersection of Hampton Avenue Extension and Cedar Lane Road (HWY 183). The property is not along a bus route, but there is a sidewalk on the opposite side of Hampton Avenue Extension. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Legacy Early College Washington Campus, Legacy Early College Bramlett Campus, Legacy Early College Parker Campus, and Monaview Elementary are located within a mile of the site. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a Warehousing & Commercial Kitchen. 					

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CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-M20, Multifamily Residential District is located along Hampton Avenue Extension, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan, which designates the property as Mixed-Use Corridor and allows for a blend of residential and commercial uses. Based on historical imagery, it also appears that the property has already been commercial in nature spanning nearly 2 decades.

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



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-2024-024

APPLICANT: Mark Farris of Strategic Consulting Solutions, LLC for
Swampytown LLC

PROPERTY LOCATION: 1420 Hampton Ave. Ext., Greenville, SC 29601

PIN/TMS#(s): 0149001001600

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Warehousing & Commercial Kitchen

ACREAGE: 0.422

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: This parcel was originally zoned R-M, Multifamily Residential District in April, 1972 as part of Area 3. There have been no prior rezoning requests for the parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1, R-M20	Warehousing, Single-Family Residential, Vacant Land
East	R-M20	Vacant Land
South	R-M20, FRD	Multifamily Residential
West	S-1, RC-3	Warehousing, Multifamily Residential

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 *Mixed-Use 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	R-M20	20 units/acre	0.422	8 units
Requested	S-1	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Hampton Avenue Extension is a two-lane State-maintained collector road. The property has approximately 70 feet of frontage along Hampton Avenue Extension. The property is approximately 0.26 miles southeast of the intersection of Hampton Avenue Extension and Cedar Lane Road (HWY 183). The property is not along a bus route, but there is a sidewalk on the opposite side of Hampton Avenue Extension.

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. Legacy Early College Washington Campus, Legacy Early College Bramlett Campus, Legacy Early College Parker Campus, and Monaview Elementary are located within a mile of the site.

CONCLUSION:

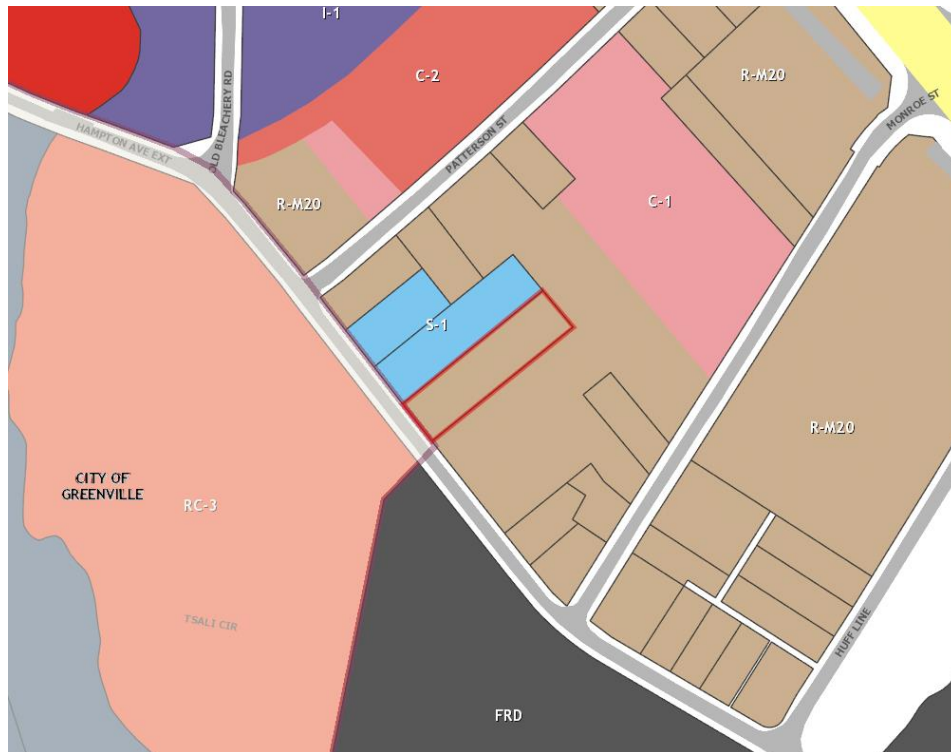
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STAFF**RECOMMENDATION:**

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



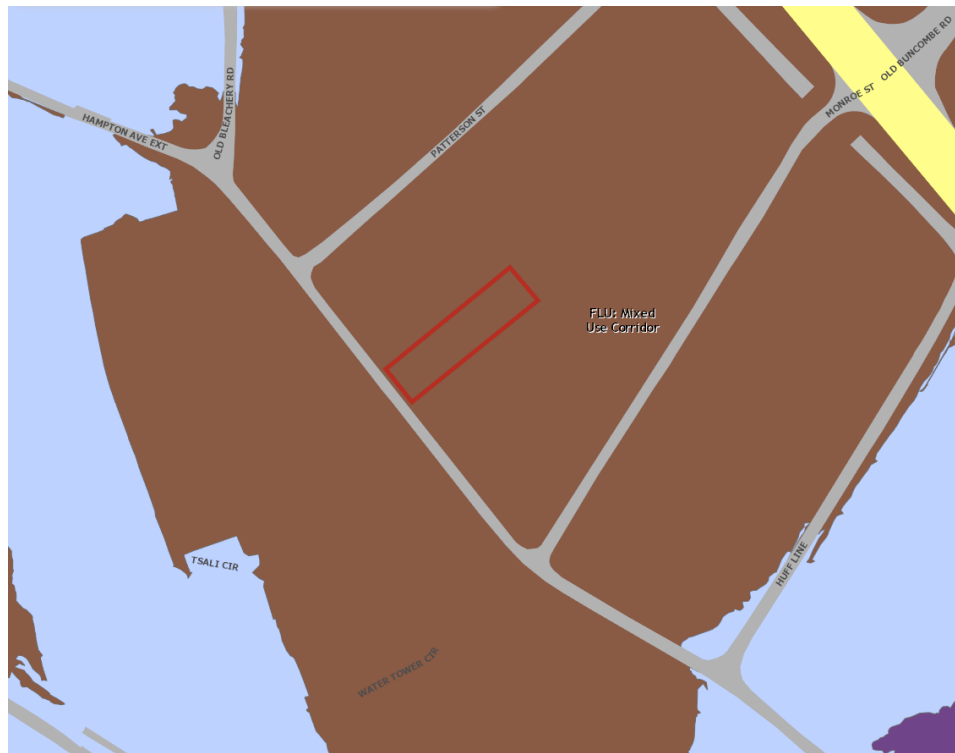
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map