

Zoning Docket from April 15th, 2024 Public Hearing

Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none">• The subject property consists of approximately 10.53 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.• Jenkins Bridge Road is a two-lane County-maintained local road. The parcel has approximately 750 feet of frontage along Jenkins Bridge Road. Highway 418 is a two to three-lane State-maintained arterial road. The parcel has approximately 781 feet of frontage along Highway 418. Nash Mill Road is a one to two-lane County-maintained local road. The parcel has approximately 526 feet of frontage along Nash Mill Road. The parcel is approximately 0.78 miles northeast of the intersection of Highway 418 and Fairview Road. The property is not along a bus route. 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 a Commercial Strip Center with ABC Liquor Sales. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along Jenkins Bridge Road, a two-lane County-maintained local road, Highway 418, a two to three-lane State-maintained arterial road, and Nash Mill Road, a one to two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District is not consistent with the <u>Plan Greenville County</u> Comprehensive plan which designates the parcel as <i>Suburban Neighborhood</i>.</p> <p>Based on this reason, staff recommends denial 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: Kelsey Mulherin, Planner II

RE: CZ-2024-026

APPLICANT: Tim Wayne Satterfield for HJT Enterprises, LLC

PROPERTY LOCATION: 303 Jenkins Bridge Rd., HWY 418, & Nash Mill Rd.,
Fountain Inn, SC 29644

PIN/TMS#(s): 0567010103317

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Commercial Strip Center with ABC Liquor Sales

ACREAGE: 10.53

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban District in December 1994 as part of Area 10. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Unfinished Single-Family Dwelling, Accessory Building, & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Single-Family Residential
South	Unzoned	Commercial & Warehouse
West	R-S & S-1	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer not available

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-S	1.2 units/acre	10.53*	12 units
Requested	C-2	16 units/acre		134 units*

*A successful rezoning would allow for 122 more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance. 20% of the total acreage must be allocated to a nonresidential use as part of a Mixed-Use Development.

ROADS AND TRAFFIC:

Jenkins Bridge Road is a two-lane County-maintained local road. The parcel has approximately 750 feet of frontage along Jenkins Bridge Road. Highway 418 is a two to three-lane State-maintained arterial road. The parcel has approximately 781 feet of frontage along Highway 418. Nash Mill Road is a one to two-lane County-maintained local road. The parcel has approximately 526 feet of frontage along Nash Mill Road. The parcel is approximately 0.78 miles northeast of the

intersection of Highway 418 and Fairview Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2019	2021	2022
HWY 418	21,306' W	9,300	9,500 +2.15%	8,800 -7.36%

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:

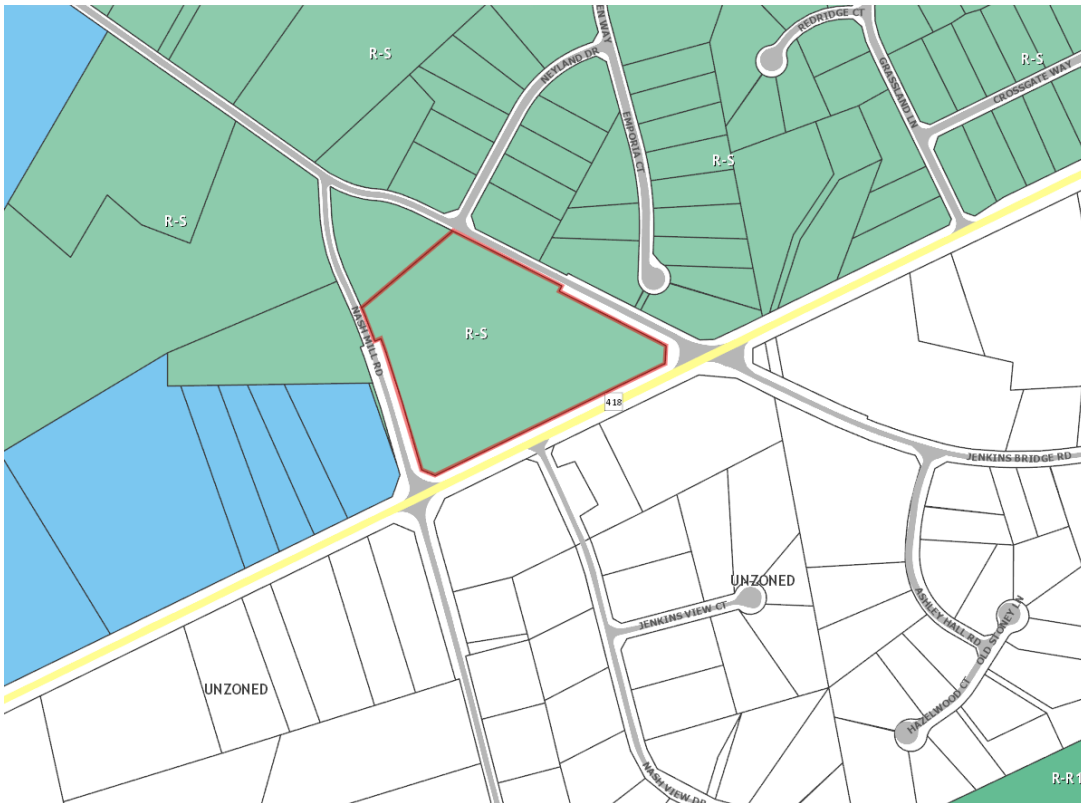
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STAFF RECOMMENDATION:

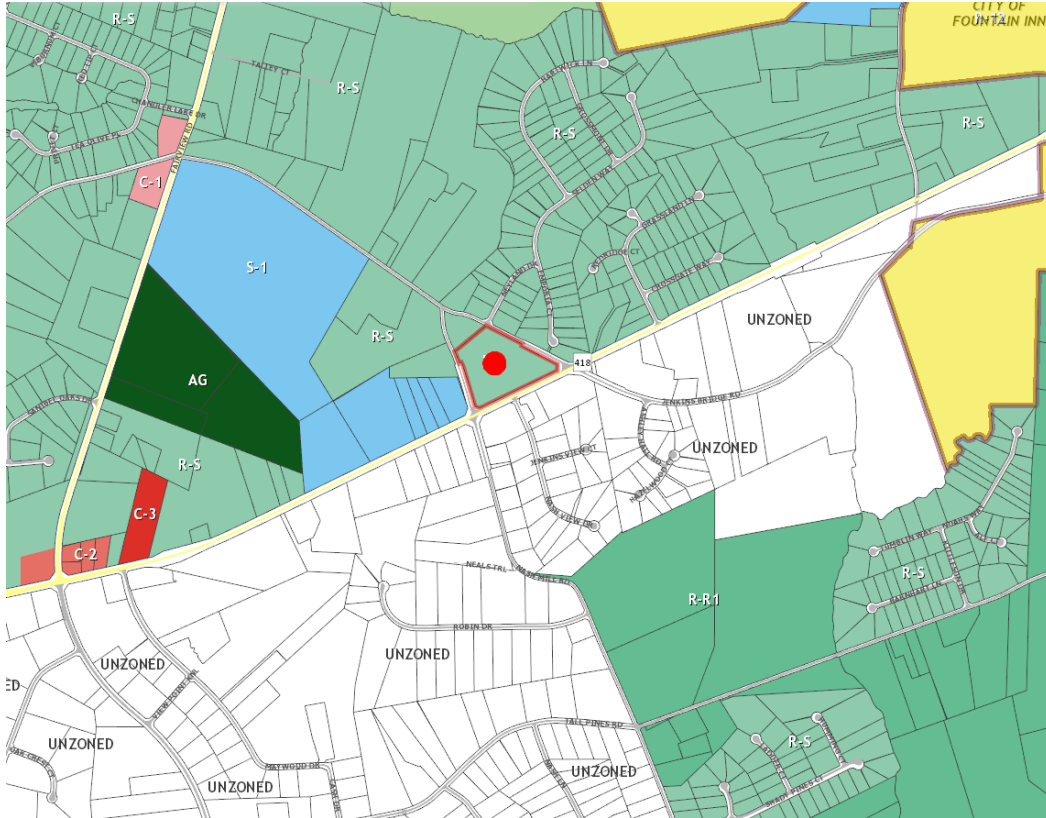
Based on this reason, staff recommends denial of the requested rezoning to C-2, Commercial District.



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map