

Zoning Docket from May 20th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-029	Guadalupe Villar for 106 Camden Dr, LLC 106 Camden Dr., Greenville, SC 29673 Portion of WG06020100400 R-7.5, Single-Family Residential District to S-1, Services District	26				
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • 2. Church Representative <ul style="list-style-type: none"> • <p><u>Speakers Against:</u></p> <p>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 portion of the parcel consists of approximately 0.171 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 part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. • Camden Drive is a two-lane County-maintained local road. The parcel has approximately 146 feet of frontage along Camden Drive. The portion of the parcel requesting rezoning does not have any frontage along Camden Drive. The parcel is approximately 0.07 miles east of the intersection of Camden Drive and Piedmont Highway (SC-20). The property is not along a bus route. There are no sidewalks located along the property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Grove Elementary 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 a Day Care Center. <p>CONCLUSION and RECOMMENDATION:</p> <p><i>Due to the compressed schedule this month, the conclusion and staff recommendation will be presented at the Planning Commission meeting on May 22nd, 2024.</i></p>					



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: Kelsey Mulherin, Planner II

RE: CZ-2024-029

APPLICANT: Guadalupe Villar for 106 Camden Dr, LLC

PROPERTY LOCATION: 106 Camden Dr., Piedmont, SC 29673

PIN/TMS#(s): Portion of WG06020100400

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Day Care Center

ACREAGE: 0.171

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: This parcel was originally zoned R-7.5, Single-Family Residential District and S-1, Service District in May, 1971 as part of Area 2. There have been three previous rezoning requests; Docket CZ-1972-113 requested rezoning from R-7.5, Single-Family Residential District to S-1, Services District & R-M, Residential Multifamily was believed to be denied. Docket CZ-1999-007, requested rezoning from R-7.5, Single-Family Residential District to S-1, Services District was approved as amended to include a portion of the parcel requested, containing approximately .75 acres. Docket CZ-2024-011 requested rezoning for the remaining portion of the parcel from R-7.5, Single-Family Residential District to S-1, Services District was administratively withdrawn on January 5th due to an incomplete application.

EXISTING LAND USE: Day Care Center & Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 & R-7.5	Warehouse/Industrial & Single-Family Residential
East	R-7.5	Single-Family Residential
South	S-1	Industrial
West	S-1	Warehouse/Industrial

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 *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 part of the South Greenville Area Plan, where it is designated as *Suburban Residential*. **Please refer to the Future Land Use Map at the end of the document. **

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-7.5	5.8 units/acre	.171	0 units
Requested	S-1	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Camden Drive is a two-lane County-maintained local road. The parcel has approximately 146 feet of frontage along Camden Drive. The portion of the parcel requesting rezoning does not have any frontage along Camden Drive. The parcel is approximately 0.07 miles east of the intersection of Camden Drive and Piedmont Highway (SC-20). The property is not along a bus route. There are no sidewalks located along the property.

There are no traffic counts located along Camden Drive.

CULTURAL AND ENVIRONMENTAL:

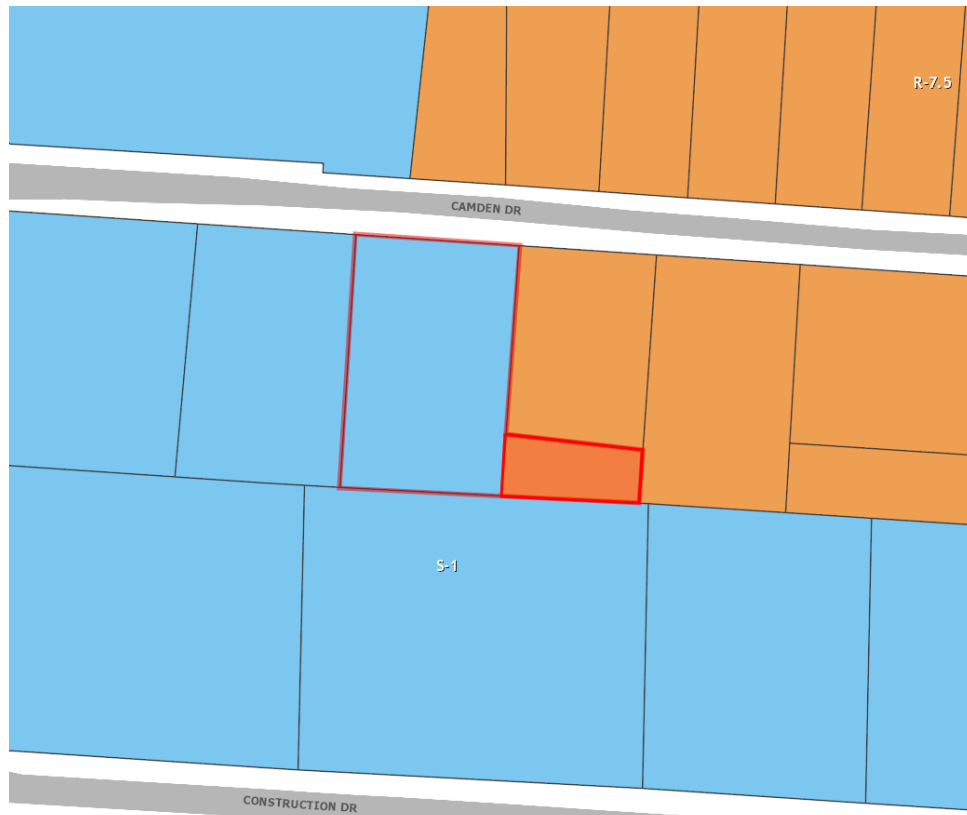
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Grove Elementary is located within one mile of the site.

CONCLUSION:

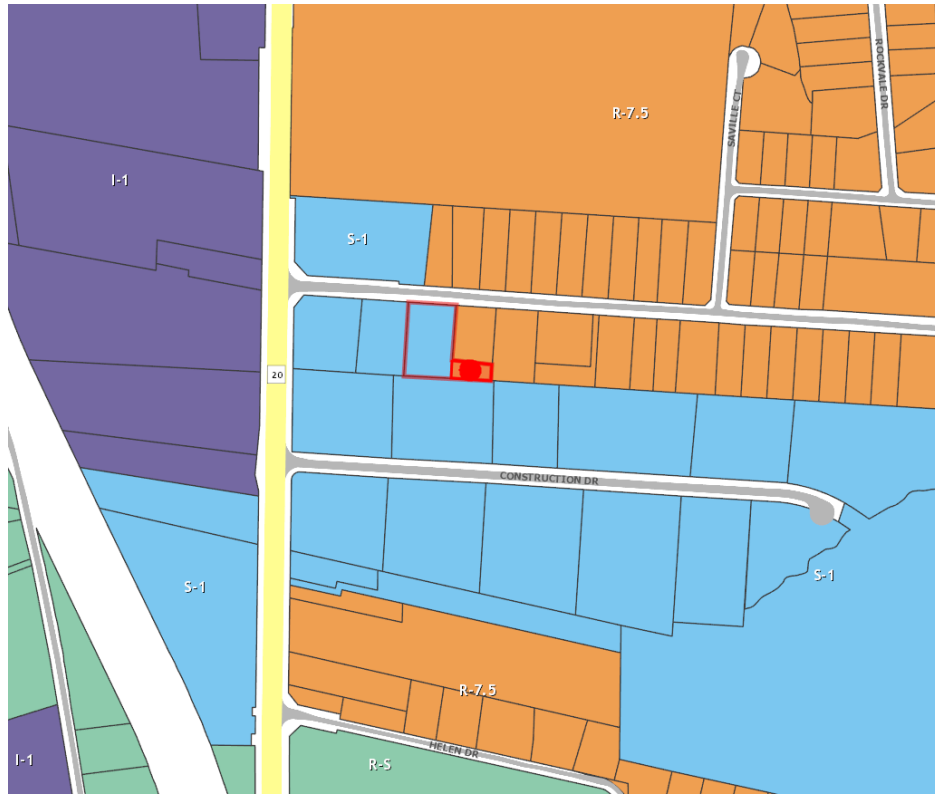
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Aerial Photography, 2023



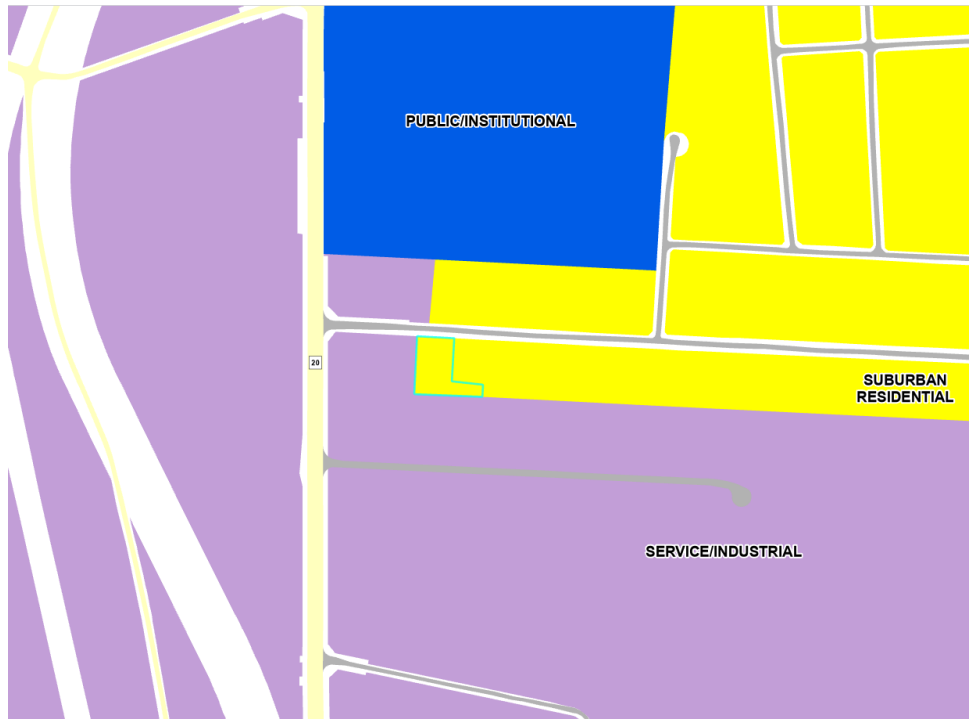
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map