

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-06	Sook Young Yoon of Kelly Company, Inc. for Kelly Company, Inc. 2176 E. Coleman Road 0534010100916 O-D, Office District to C-1, Commercial District	21	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently, the Korean Center and a real estate office are on the property • Wants to put a small Beauty Salon in the existing garage on the property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There are also no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned O-D, Office District is 0.91 acres of property located on E. Coleman Road. The subject property is approximately 0.05 miles northeast of the intersection of S Batesville Road and E. Coleman Road. The parcel has approximately 207 feet of frontage along E. Coleman Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is for a Cultural Center Office, a Real Estate Office, and a Beauty Salon.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned O-D, Office District, is located along E. Coleman Rd., a State-maintained Minor Collector road. This property is also located adjacent to several properties with commercial zoning districts and land uses. Staff is of the opinion that the requested rezoning from O-D, Office District to C-1, Commercial is appropriate for this site due to the close proximity to other commercial uses at the intersection of E. Coleman Rd. and Batesville Rd.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.</p>					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning Administrator/Principal Planner

RE: CZ-2021-06

APPLICANT: Sook Young Yoon of Kelly Company, Inc. for Kelly Company, Inc.

PROPERTY LOCATION: 2176 E. Coleman Road

PIN/TMS#(s): 0534010100916

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Real Estate Office, Cultural Center, and Hair Salon

ACREAGE: 0.91

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban May 1970 as part of Area 1. There was one previous successful rezoning request, CZ-1990-55 for O-D, Office District.

EXISTING LAND USE: Real Estate office and Cultural Center

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-family residences
East	R-S	Single-family residence
South	NC	Retail
West	NC	Pharmacy and Restaurant

WATER AVAILABILITY: Greenville Water – *No Water Available*

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*.
Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The parcel is not included in 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	0.91	0 units
Requested	C-1	12 units/acre		10 units

A successful rezoning would allow for up to 10 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

E. Coleman Road is a two-lane State-maintained Minor Collector. The parcel has approximately 207 feet of frontage along E. Coleman Road. The parcel is approximately 0.05 miles northeast of the intersection of S. Batesville Road and E. Coleman Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of E. Coleman Road.

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned O-D, Office District, is located along E. Coleman Rd., a State-maintained Minor Collector road. This property is also located adjacent to several properties with commercial zoning districts and land uses. Staff is of the opinion the requested rezoning from O-D, Office District to C-1, Commercial is appropriate for this site due to the close proximity to other commercial uses at the intersection of E. Coleman Rd. and Batesville Rd.

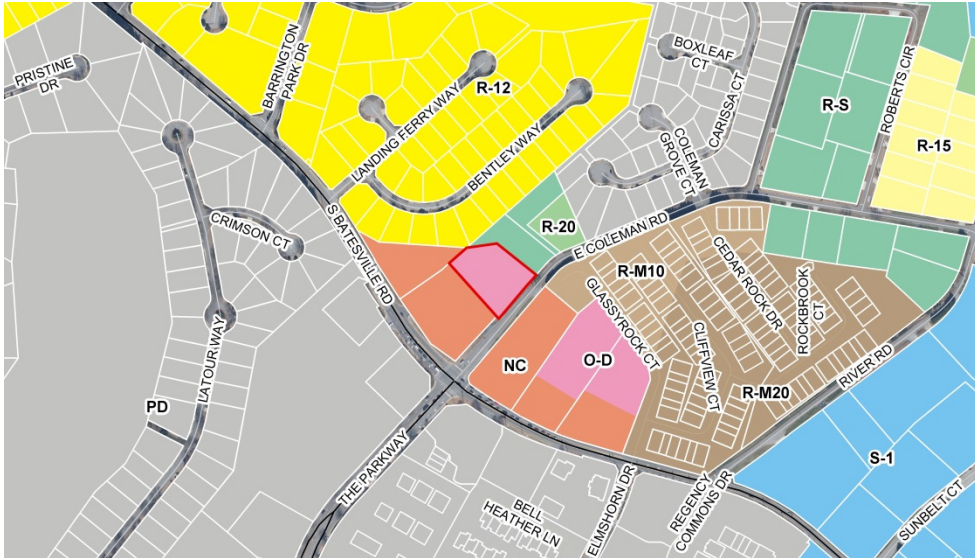
STAFF

RECOMMENDATION:

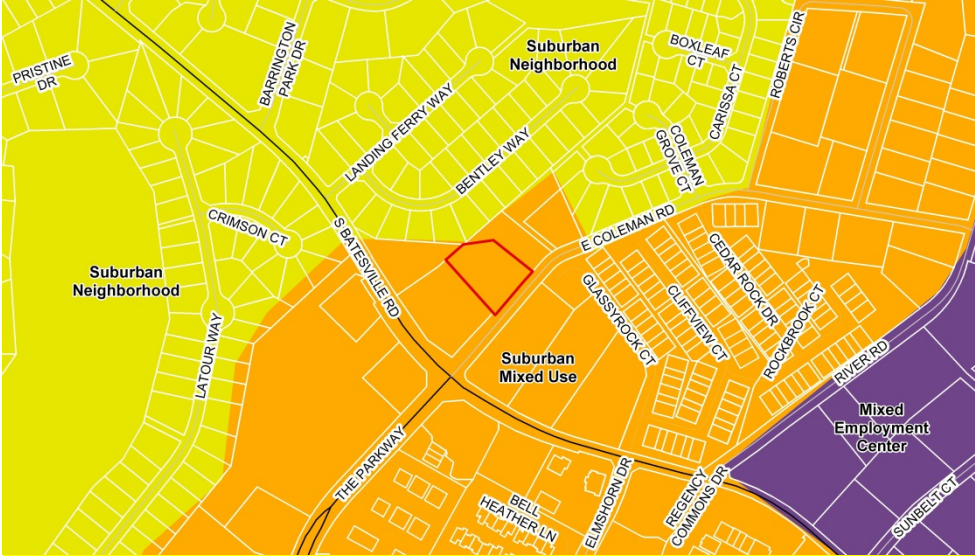
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map