

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-46	Floyd T Hendricks of Hendricks Products for Sam Cox on behalf of JSCI County Line, LLC 3326 New Easley Hwy 0239010100600 S-1, Services District to C-2, Commercial District	23	Denial	Denial 5-26-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter For: None</p> <p>Against: 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>Rural Corridor</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Tanglewood Middle. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and is 0.9 acres of land located on New Easley Hwy, and is approximately 2.07 miles west of the intersection of Hwy 123 and Hwy 25. The subject parcel has approximately 176 feet of frontage along New Easley Hwy (Hwy 123). The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Restaurant and Retail.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along New Easley Hwy, a State-maintained Arterial Road. A successful rezoning to C-2, Commercial would allow for the applicants proposed use of Restaurant and Retail; however, while staff recognizes the adjacent property's C-2 zoning, Staff is of the opinion that the proposed uses could be achieved in a less restrictive zoning classification which would better align with the Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.</p>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny
Planner

RE: CZ-2021-46

APPLICANT: Floyd T. Hendricks of Hendricks Products for Sam Cox
on behalf of JSCI County Line, LLC

PROPERTY LOCATION: 3326 New Easley Hwy

PIN/TMS#(s): 0239010100600

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Retail & Restaurant

ACREAGE: 0.9

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-15, Residential Suburban in June 1973 as part of Area 4A. There has been one successful rezoning request for this property, CZ-1986-78, from R-15, Single-Family Residential to S-1, Services. There have been no other rezoning requests.

EXISTING LAND USE: Communication Tower & Restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Vacant Land & Single Family
East	R-15/C-2	Junk Yard
South	R-15	Office-Business
West	S-1	Office-Business

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is a part of the Riverdale-Tanglewood community plan where it is designated as *Neighborhood Commercial*.

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	S-1	0 units/acre	0.9	0 units
Requested	C-2	0 units/acre		0 units

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

ROADS AND TRAFFIC: Hwy 123 is a four-lane, State-maintained Arterial Road. The parcel has approximately 176 feet of frontage along Hwy 123. The parcel is approximately 2.07 miles west of the intersection of Hwy 123 and Hwy 25. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	6,665' W	20,900	19,700 -5.7%	22,100 +5.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Tanglewood Middle.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along New Easley Hwy, a State-maintained Arterial Road. A successful rezoning to C-2, Commercial would allow for the applicant's proposed use of Restaurant and Retail. However, while staff recognizes the adjacent property's C-2 zoning, Staff is of the opinion that the proposed uses could be achieved with a less restrictive zoning classification which would better align with the Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.



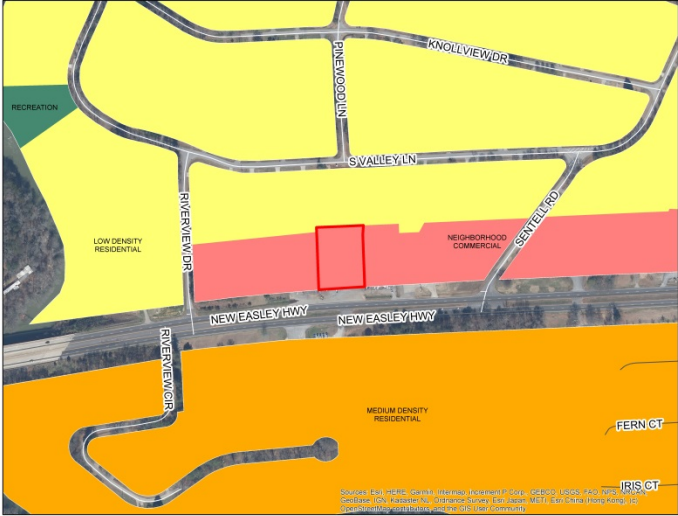
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood, Future Land Use Map