

**Zoning Docket from May 17, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-47	Ben Fuller Poinsett Hwy and Skyland Ave 0439000800200 and 0439000800100 R-7.5, Single-Family Residential District to C-2, Commercial District	19	Denial	Denial 5-26-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to zone to commercial so they can sell property</li> <li>• Bought property years ago as an investment and are ready to sell</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> none</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></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: Cherrydale Elementary. The property is also along bus route 504 and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-7.5, Single-Family Residential and is 0.5 acres of land located on Poinsett Hwy and Skyland Way, and is approximately 0.6 miles north-west of the intersection of Poinsett Hwy and State Park Road. The subject parcel has approximately 164 feet of frontage along Poinsett Hwy and approximately 142 feet of frontage along Skyland Ave. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for commercial.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-7.5, Single-Family Residential, is located along Poinsett Hwy, a State-maintained Arterial Road and Skyland Ave, a County-maintained Residential Road. While staff realizes this parcel fronts Poinsett Hwy featuring a mix of commercial and residential uses, Staff is of the opinion that the uses allowed in C-2, Commercial are too intensive for the residential area immediately behind this subject property.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning C-2, Commercial.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny  
Planner

**RE:** CZ-2021-47

**APPLICANT:** Ben L. Fuller

**PROPERTY LOCATION:** Poinsett Hwy and Skyland Ave

**PIN/TMS#(s):** 0439000800200 and 0439000800100

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

**REQUESTED ZONING:** C-2, Commercial District

**PROPOSED LAND USE:** Commercial

**ACREAGE:** 0.5

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** This parcel was originally zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. There have been two unsuccessful rezoning requests for this property, CZ-1991-27, to C-2, Commercial and CZ-1999-09, to O-D, Office District. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	O-D	Office
East	C-2	Vacant Land
South	R-7.5	Vacant Land & Single-Family Residential
West	R-7.5	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is mostly designated as *Mixed Use Corridor* with a small portion at the rear of the property that is designated as *Traditional Neighborhood*. \*\*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 San Souci Community Plan, where it is designated as *Single-Family Residential*.

**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-7.5	5.8 units/acre	0.5	2 units
Requested	C-2	0 units/acre		0 units

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

**ROADS AND TRAFFIC:**

Poinsett Hwy is a four-lane, State-maintained Arterial Road and Skyland Ave is a two-lane, State-maintained Residential Road. The parcel has approximately 164 feet of frontage along Poinsett Hwy and approximately 142 feet of frontage along Skyland Ave. The parcels are approximately 0.6 miles northwest of the intersection of Poinsett Hwy and State Park Road. The properties are along a bus route: Route 504. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Poinsett Hwy	2716' SE	30,500	28,600 -6.2%	37,200 +21.9%

**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: Cherrydale Elementary.

**CONCLUSION:**

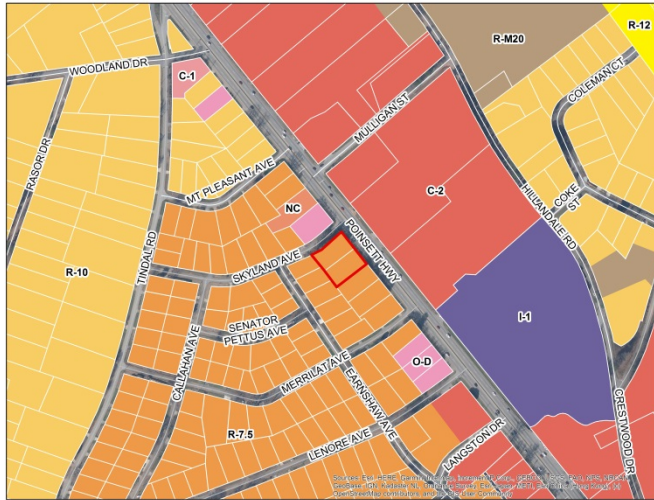
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**STAFF RECOMMENDATION:**

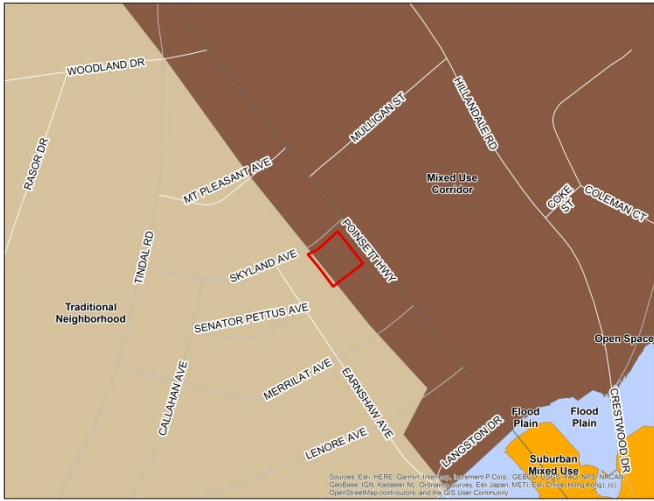
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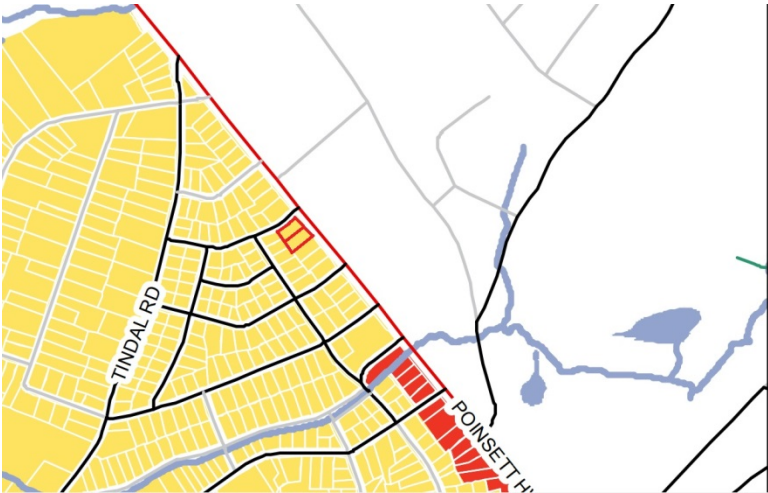
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



San Souci Community Plan, Future Land Use Map