

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-48	Jamie McCutchen of David Floyd for Roman Phillip Jaskin Neely Ferry Rd 0574020101003 R-S, Residential Suburban District to S-1, Services District	28	Approval	Approval 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></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Owner is a consumer electric vehicle company • Seeking to expand existing operations on the adjacent 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> None</p> <p><u>Against:</u> 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 overall site. There are three schools located within one mile of the site: Plain Elementary, Word of Life Christian School, and Simpsonville Elementary. The property is also not along bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 4.37 acres of land located on Poinsett Hwy and Skyland Way, and is approximately 0.41 miles north of the intersection of W. Georgia Road and Neely Ferry Road. The subject parcel has approximately 247 feet of frontage along Neely Ferry Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use to allow for the expansion of an existing business.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Neely Ferry Road, a State-maintained Collector Road. A successful rezoning to S-1, Services would achieve the applicant's goals allowing for an expansion of an existing business. Staff is of the opinion that the proposed use and location will not be a detriment to the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny
Planner

RE: CZ-2021-48

APPLICANT: Jamie McCutchen of Davis & Floyd for Roman Phillip Jaskin

PROPERTY LOCATION: Neely Ferry Road

PIN/TMS#(s): 0574020101003

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Industrial/Service

ACREAGE: 4.37

COUNCIL DISTRICT: 28 – Tripp

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

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	B-G	Single-Family Attached (City of Simpsonville)
South	S-1	Warehousing/Flex Space
West	R-S	Single-Family Residential & Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro – Not Available

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 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	1.7 units/acre	4.37	7.429 units
Requested	S-1	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Neely Ferry Road is a two-lane, State-maintained Collector Road. The parcel has approximately 247 feet of frontage along Neely Ferry Road. The parcel is approximately 0.41 miles north of the intersection of W. Georgia Road and Neely Ferry Road. 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
Neely Ferry Road	1,878' S	1,850	2,100 +13.5%	1,700 -8.1%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Plain Elementary, Word of Life Christian School, and Simpsonville Elementary.

CONCLUSION:

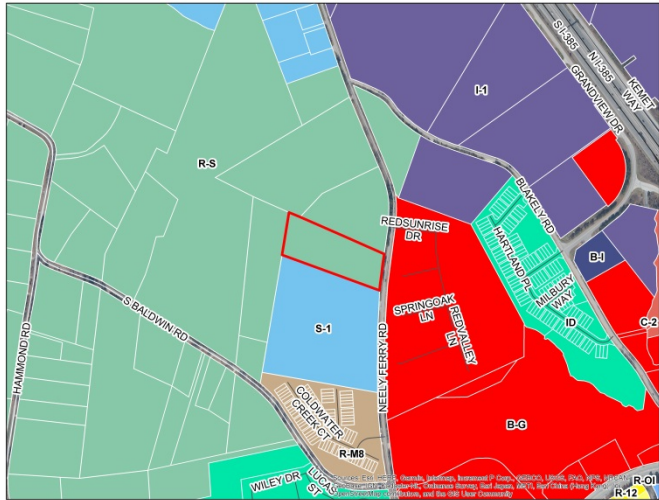
The subject parcel, zoned R-S, Residential Suburban, is located along Neely Ferry Road, a State-maintained Collector Road. A successful rezoning to S-1, Services would achieve the applicant's goal of allowing for an expansion of an existing business on the adjacent parcel. Staff is of the opinion that the proposed use and location will not be a detriment to the area.

STAFF RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map

