

**Zoning Docket from July 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-64	Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynesworth, LLC for Willis Real Estate Holdings, LP N. Hwy 101 and Pine Dr. T020010100102 C-1, Commercial District to C-2, Commercial District	18	Approval	Approval 7-28-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Property owners operate a convenience store for beer and wine, but would like to open a liquor store on site</li> <li>• Believes the plan is consistent with future use of the property</li> <li>• 900 sq. ft. will be used for the ABC package store and not a bar</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• Does not want a liquor store adjacent to her property</li> <li>• Does not follow the intent in the Zoning Ordinance with regards to C-2, Commercial zone</li> <li>• Property is surrounded with R-S, Residential Suburban zoning</li> <li>• Concerned with the effect a liquor store would have on the residential parcels in the area</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 300 – Petition</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned C-1, Commercial and is XX.X acres of land located on N. Hwy 101 and Pine Drive, and is approximately 0.42 miles northwest of the intersection of N. Hwy 101 and S. McElhaney Rd. The parcel has approximately 192 feet of frontage along N Hwy 101, and approximately 160 feet of frontage along Pine Drive. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for gas station, convenience store, and ABC liquor sales.</p> <p><b>CONCLUSION</b></p> <p>The subject property is located along N Hwy 101, a two-lane State-maintained Collector road, and Pine Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to C-2, Commercial for the addition of ABC liquor sales to this site would not have an adverse effect on the surrounding area, due to the primarily rural character, and due to the site's location along N. Hwy 101.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

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

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-64

**APPLICANT:** Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynesworth, LLC for Willis Real Estate Holdings, LP

**PROPERTY LOCATION:** N. Highway 101 and Pine Dr.

**PIN/TMS#(s):** T020010100102

**EXISTING ZONING:** C-1, Commercial District

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

**PROPOSED LAND USE:** Gas Station, Convenience Store, and ABC Liquor Sales

**ACREAGE:** 1.0

**COUNCIL DISTRICT:** 18 – Barnes

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**ZONING HISTORY:** This parcel was originally zoned S-1, Services in November 2001 as part of Area 16. There has been one successful rezoning request for this property, CZ-2011-007, from S-1, Services to C-3, Commercial, which was Approved as Amended to C-1, Commercial. There have been no other rezoning requests.

**EXISTING LAND USE:** Gas station and convenience store

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	Unzoned	Vacant Land
East	R-S	Single-Family Residential
South	R-S	Single-Family Residential
West	R-S	Single-Family Residential

**WATER AVAILABILITY:** Greer CPW

**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 Neighborhood*. \*\*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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	1.0	12 units
Requested	C-2	16 units/acre		16 units

A successful rezoning would allow for 4 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

N. Hwy 101 is a two-lane State-maintained Collector road, and Pine Drive is a two-lane County-maintained Residential road. The parcel has approximately 192 feet of frontage along N Hwy 101, and approximately 160 feet of frontage along Pine Drive. The parcel is approximately 0.42 miles northwest of the intersection of N. Hwy 101 and S. McElhaney Rd. The property is not along a bus route. There are also no sidewalks in the area.

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<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
N. Hwy 101	5,175' SW	8,900	8,900 +0.0%	9,700 +8.9%

**CULTURAL AND ENVIRONMENTAL:**

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

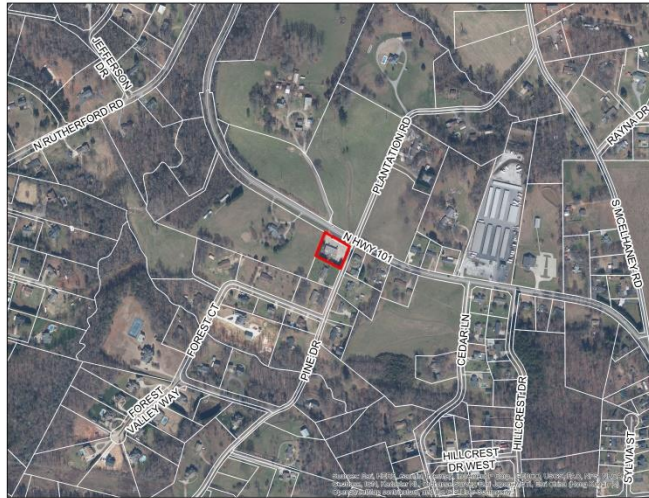
**CONCLUSION:**

The subject property is located along N. Hwy 101, a two-lane State-maintained Collector road, and Pine Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to C-2, Commercial for the addition of ABC liquor sales to this site would not have an adverse effect on the surrounding area, due to the primarily rural character, and due to the site's location along N. Hwy 101.

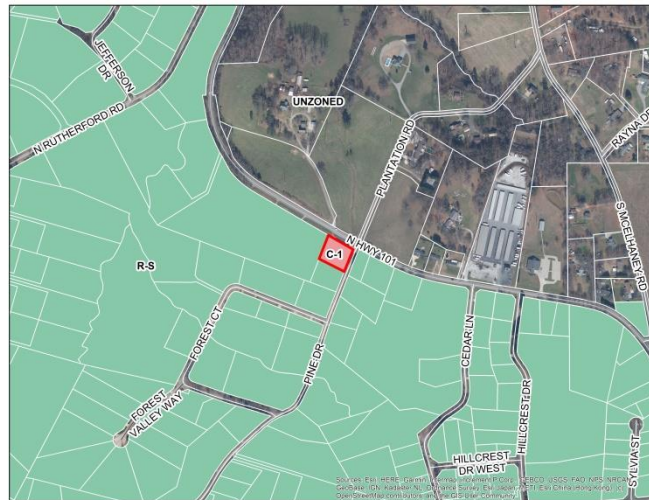
**STAFF RECOMMENDATION:**

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

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Aerial Photography, 2021



Zoning Map

