

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-68	Tonia Crowe of Delta Real Estate for Bruce W. England 1218 Forks Shoals Rd. 0411000100108 R-M20, Residential Multifamily District to S-1, Services District	25	Approval	Approval 7-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Wants to increase the profit margin for the property by opening up proposed uses not allowed under the current zoning <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>Industrial</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Robert E. Cashion Elementary. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-M20, Multifamily Residential and is 2.0 acres of land located at 1218 Fork Shoals Rd, and is approximately 0.24 miles north of the intersection of Fork Shoals Road and Perimeter Road. The parcel has approximately 205 feet of frontage along Fork Shoals Road and 207 feet of frontage along Perimeter Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for a commercial use.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-M20, Multifamily Residential is located along Fork Shoals Road, a two-lane State-maintained collector road, and Perimeter Road, a two-lane County-maintained collector road. While staff recognizes that there is no S-1, Services zoning in the immediate area, staff is of the opinion that a successful rezoning to S-1, Services would allow for uses consistent with the existing land uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					

Zoning Docket from July 19, 2021 Public Hearing

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-68

APPLICANT: Tonia Crowe of Delta Real Estate for Bruce W. England

PROPERTY LOCATION: 1218 Forks Shoals Rd.

PIN/TMS#(s): 0411000100108

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Commercial

ACREAGE: 2.0

COUNCIL DISTRICT: 25 – Fant

Zoning Docket from July 19, 2021 Public Hearing

ZONING HISTORY: This parcel was originally zoned R-M, Multifamily Residential in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Office
East	R-M (City of Mauldin)	Residential vacant
South	C-1	Communication tower
West	I-1	Commercial vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE

COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **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-M20	20 units/acre	2.0	40 units
Requested	C-3	16 units/acre		32 units

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

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane State-maintained collector road. Perimeter Road is a two-lane County-maintained collector road. The parcel has approximately 205 feet of frontage along Fork Shoals Road and 207 feet of frontage along Perimeter Road. The parcel is approximately 0.24 miles north of the intersection of Fork Shoals Road and Perimeter Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fork Shoals Road	5,246' N	7,300	6,800 -7.3%	8,800 +29.4%

Zoning Docket from July 19, 2021 Public Hearing

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Robert E. Cashion Elementary.

CONCLUSION:

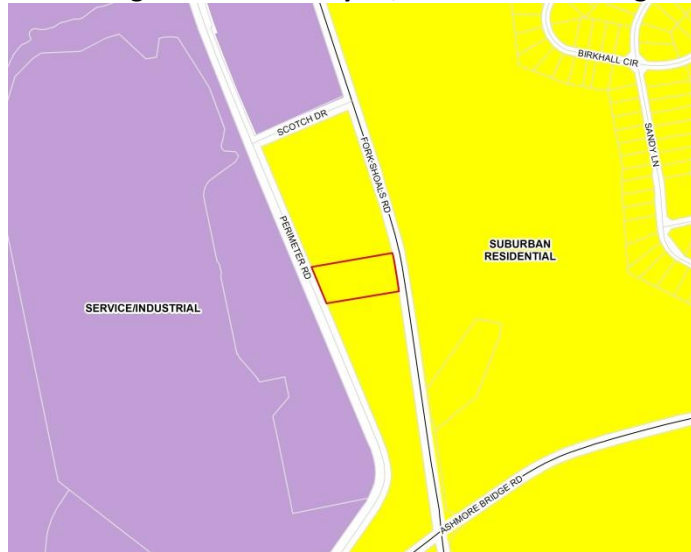
The subject parcel, zoned R-M20, Multifamily Residential is located along Fork Shoals Road, a two-lane State-maintained collector road, and Perimeter Road, a two-lane County-maintained collector road. While staff recognizes that there is no S-1, Services zoning in the immediate area, staff is of the opinion that a successful rezoning to S-1, Services would allow for uses consistent with the existing land uses.

STAFF

RECOMMENDATION:

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

Zoning Docket from July 19, 2021 Public Hearing



South Greenville Area Plan, Future Land Use Map



Plan Greenville County, Future Land Use Map