

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-70	Mark Griffin of Sperry CGA – Griffin Partners for Katherine Amy Duncan Scheiper and Robert Joseph Schieper 704 Congaree Rd 0545010100201 S-1, Services District to C-2, Commercial District	24	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Restaurant already available on site with a bar and would like to lease • Wants to match surrounding properties zones <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter For: Petition – 3</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>suburban mixed use</i>. Floodplain is not present on the overall site. There are two schools located within one mile of the site: Beck Academy and New Life Christian Academy. 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 0.95 acres of land located on Congaree Rd, and is approximately 0.55 miles northwest of the intersection of Roper Mountain Rd and Congaree Rd. The subject parcel has approximately 164 feet of frontage along Congaree Rd and 151 feet along Webb Rd. 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>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services is located along Congaree Road, a two-lane State-maintained collector road, and Webb Road, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would be consistent with surrounding land uses and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</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-2021-70

APPLICANT: Mark Griffin of Sperry CGA – Griffin Partners for
Katherine Amy Duncan Scheiper and Robert Joseph
Schieper

PROPERTY LOCATION: 704 Congaree Road

PIN/TMS#(s): 0545010100201

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Commercial

ACREAGE: 0.95

COUNCIL DISTRICT: 24 – Seman

Zoning Docket from July 19, 2021 Public Hearing

ZONING HISTORY: This parcel was originally zoned R-MA, Multifamily Residential in May 1970 as part of Area 1.

EXISTING LAND USE: Retail

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Office-Medical
East	C-2	Community recreation
South	C-2, C-3 (City of Greenville)	Office-Business, warehousing
West	S-1	Retail

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 *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	S-1	0 units/acre	0.95	0 units
Requested	C-2	16 units/acre		15.2 units

A successful rezoning would allow for 15.2 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Congaree road is a two-lane State-maintained collector road. Webb Road is a two-lane County-maintained collector road. The parcel has approximately 164 feet of frontage along Congaree Road and 151 feet of frontage along Webb Road. The parcel is approximately 0.55 miles northwest of the intersection of Roper Mountain Road and Congaree Road. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Congaree Road	239' NW	14,600	13,400	12,800

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. Two schools are located within one mile of the site: Beck Academy and New Life Christian Academy.

CONCLUSION:

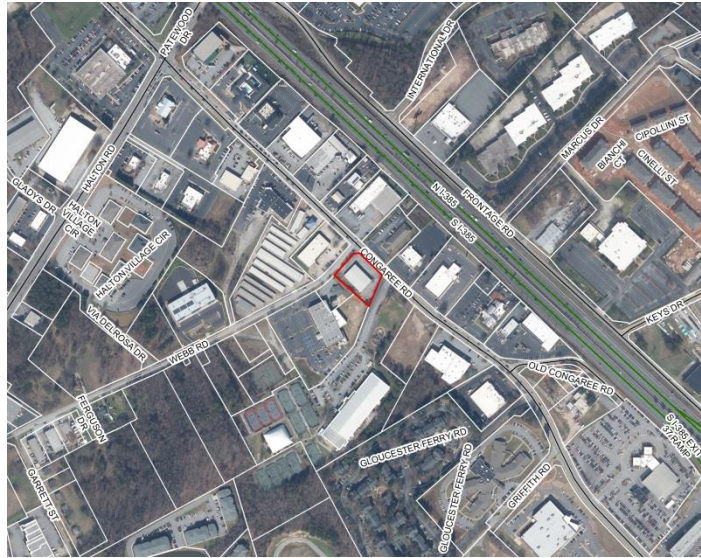
The subject parcel, zoned S-1, Services is located along Congaree Road, a two-lane State-maintained collector road, and Webb Road, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would be consistent with surrounding land uses and would not have an adverse impact on this area.

STAFF

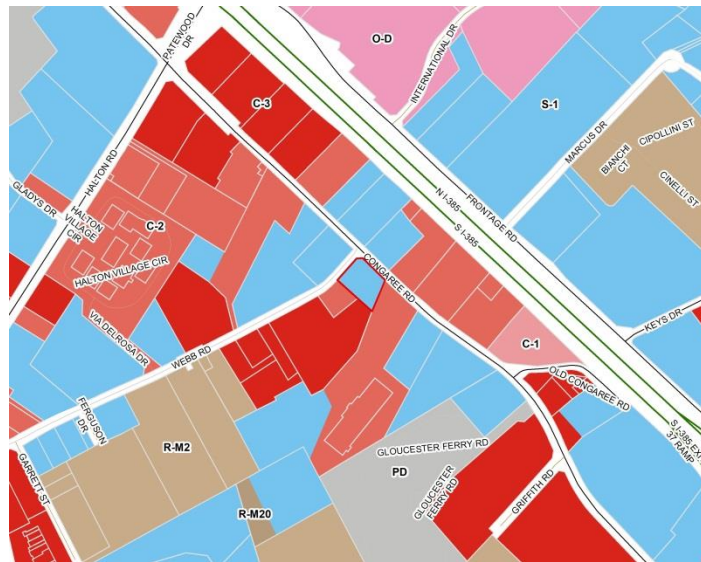
RECOMMENDATION:

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

Zoning Docket from July 19, 2021 Public Hearing

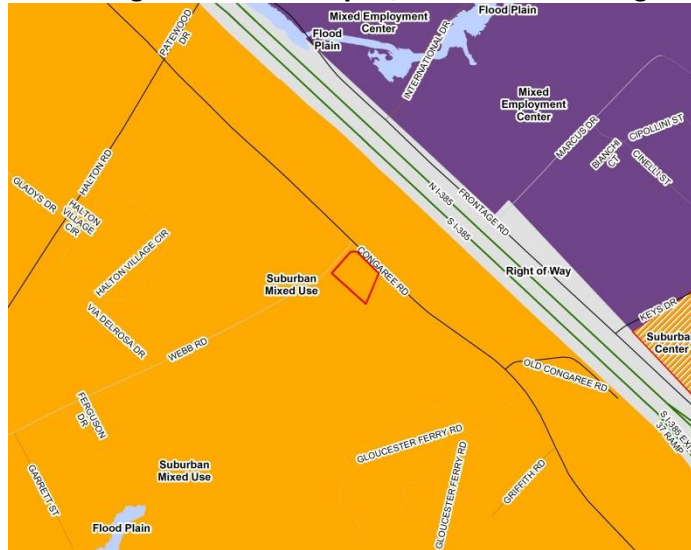


Aerial Photography, 2020



Zoning Map

Zoning Docket from July 19, 2021 Public Hearing



Plan Greenville County, Future Land Use Map