

**Zoning Docket from August 16, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2021-72</b>	Mina M. Kelada 4923 Old Augusta Rd 0389000601610 R-M20, Multifamily Residential District to C-3, Commercial District	25	Denial	Denial 8-25-21		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 16, 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>• None</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>• Major issue with regards to fire safety from the Fire Marshall</li> <li>• Commercial use is not compatible with the surrounding residential parcels.</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Concerns with a used tire shop and outdoor storage of tires and debris.</li> <li>• Concerned with commercial uses not being compatible with surrounding residential uses.</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>• Already three used tire shops in this area</li> <li>• Wanting the property to be cleaned up and not made worse</li> <li>• Next door is a daycare</li> </ul> </li> <li>4) Citizen <ul style="list-style-type: none"> <li>• Neighborhood is a peaceful neighborhood and proposed commercial uses does not fit</li> <li>• Too much drug activity in this area currently</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 24 - Petition 1 - Letter</p>	
<b>Staff Report</b>	<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>Transitional Corridor &amp; Suburban Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Quest Leadership Academy. The property is along any bus route, Route 507 and there are sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-M20, Multifamily Residential and is 0.5 acres of land located on Old Augusta Rd, and is approximately 0.25 miles South-east of the intersection of Augusta Road and Old Augusta Road. The subject parcel has approximately 106 feet of frontage along Old Augusta Rd. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Tire Sales.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned R-M20, Multifamily Residential and located along Old Augusta Road is a two-lane state-maintained collector road. Staff is of the opinion that rezoning to C-3, Commercial is not appropriate for the area due to the prevalence of single-family residential surrounding the property. Additionally, the applicant’s goals of retail could be achieved in a less intensive commercial</p>					

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	<p>zoning designation.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.</p>
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny - Planner

**RE:** CZ-2021-72

**APPLICANT:** Mina M. Kelada

**PROPERTY LOCATION:** 4923 Old Augusta Rd

**PIN/TMS#(s):** 0389000601610

**EXISTING ZONING:** R-M20, Multifamily Residential District

**REQUESTED ZONING:** C-3, Commercial District

**PROPOSED LAND USE:** Tire Shop/ Retail

**ACREAGE:** 0.50

**COUNCIL DISTRICT:** 25 – Fant

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**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	R-M20	Single-Family Residential
East	R-M20	Single-Family Residential
South	R-12, R-10	Two-Family Residential
West	C-2	Two-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor & 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 provided the potential capacity of residential units based upon County records for acreage. This parcel does not meet the minimum acreage for multifamily residential use. The maximum density due to this regulation is 2 units.

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	20 units/acre	0.50	2 units
Requested	C-3	16 units/acre		8 units

A successful rezoning would allow for 6 more dwelling units than is allowed under the current zoning due to the aforementioned regulation.

**ROADS AND TRAFFIC:**

Old Augusta Road is a two-lane State-maintained collector road. The parcel has approximately 106 feet of frontage along Old Augusta Road. The parcel is approximately 0.25 miles South-east of the intersection of Augusta Road and Old Augusta Road. The property is along a bus route, Route 507. There are also sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
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Old Augusta Road	328' N	1,700	2,000 +17.6%	1,750 +2.9%
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**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: Quest Leadership Academy.

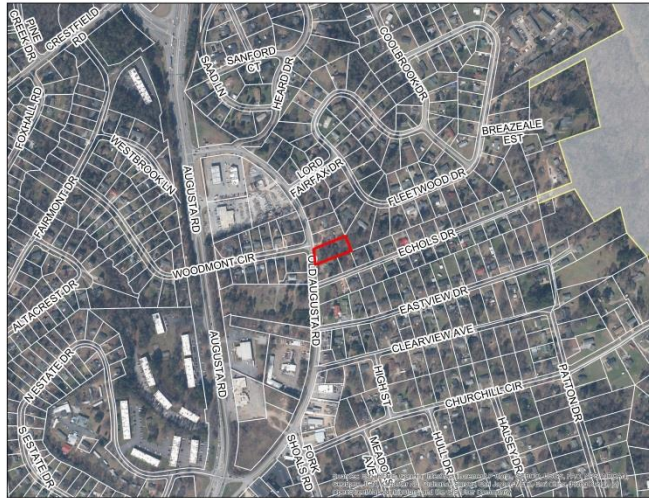
**CONCLUSION:**

The subject parcel zoned R-M20, Multifamily Residential and located along Old Augusta Road is a two-lane state-maintained collector road. Staff is of the opinion that rezoning to C-3, Commercial is not appropriate for the area due to the prevalence of single-family residential surrounding the property. Additionally, the applicant's goals of retail could be achieved in a less intensive commercial zoning designation.

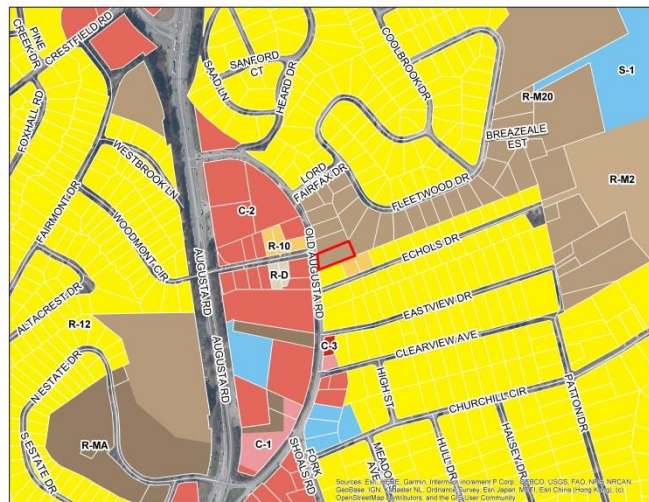
**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.

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Aerial Photography, 2020



Zoning Map

