

Zoning Docket from September 19, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-076	William Andrew Coln of Coln Construction for SF Capital Investments, LLC 101 & 105 Fedex Way, Greenville, SC 29605 WG02030101705 & WG02030101706 R-M20, Multifamily Residential District to S-1, Services District	25	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Architect</p> <ul style="list-style-type: none"> Three parcels to the south are zoned S-1, Services and the proposed rezoning would allow the two parcels in question to be combined to enhance their development <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>High Density Residential</i>. Fedex Way is a two-lane, County maintained residential road and the parcels have approximately 250 feet of frontage along Fedex Way. Pine Creek Court Ext. is a two-lane, County-maintained residential road and the parcels have approximately 524 feet of frontage along Pine Creek Court Ext. The parcel is approximately 0.09 miles southeast of the intersection of Bruce Road and Pine Creek Court Ext. The property is not along a bus route. There are no sidewalks in the area. 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: Quest Leadership Academy, Southside High School, and Thomas E. Kerns Elementary. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a distribution facility. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property, zoned R-M20, Multifamily Residential District, is located on Fedex Way, a two-lane, County maintained residential road and Pine Creek Court Ext., a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to S-1, Services District, which would create consistent zoning along Fedex Way, would not have an adverse impact on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2022-076

APPLICANT: William Andrew Coln of Coln Construction for SF
Capital Investments, LLC

PROPERTY LOCATION: 101 & 105 Fedex Way, Greenville, SC 29605

PIN/TMS#(s): WG02030101705 & WG02030101706

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Distribution Facility

ACREAGE: 1.75

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential as part of Area 2 in May 1971. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20, C-2	Vacant land
East	R-M20	Multifamily residential
South	R-M20, S-1	Multifamily residential, vacant land
West	S-1, R-M20	Vacant land

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 part of the South Greenville Area Plan, where it is designated as *High Density Residential*. **Please refer to the Future Land Use Map at the end of the document.**

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	1.75	35 units
Requested	S-1	N/a		0 units

A successful rezoning would not allow for any dwelling units.

ROADS AND TRAFFIC: Fedex Way is a two-lane, County maintained residential road and the parcels have approximately 250 feet of frontage along Fedex Way. Pine Creek Court Ext. is a two-lane, County-maintained residential road and the parcels have approximately 524 feet of frontage along Pine Creek Court Ext. The parcel is approximately 0.09 miles southeast of the intersection of Bruce Road and Pine Creek Court Ext. The property is not along a bus route. There are no sidewalks in the area.

**There are no traffic counts in the immediate area.*

**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: Quest Leadership Academy, Southside High School, and Thomas E. Kerns Elementary.

CONCLUSION:

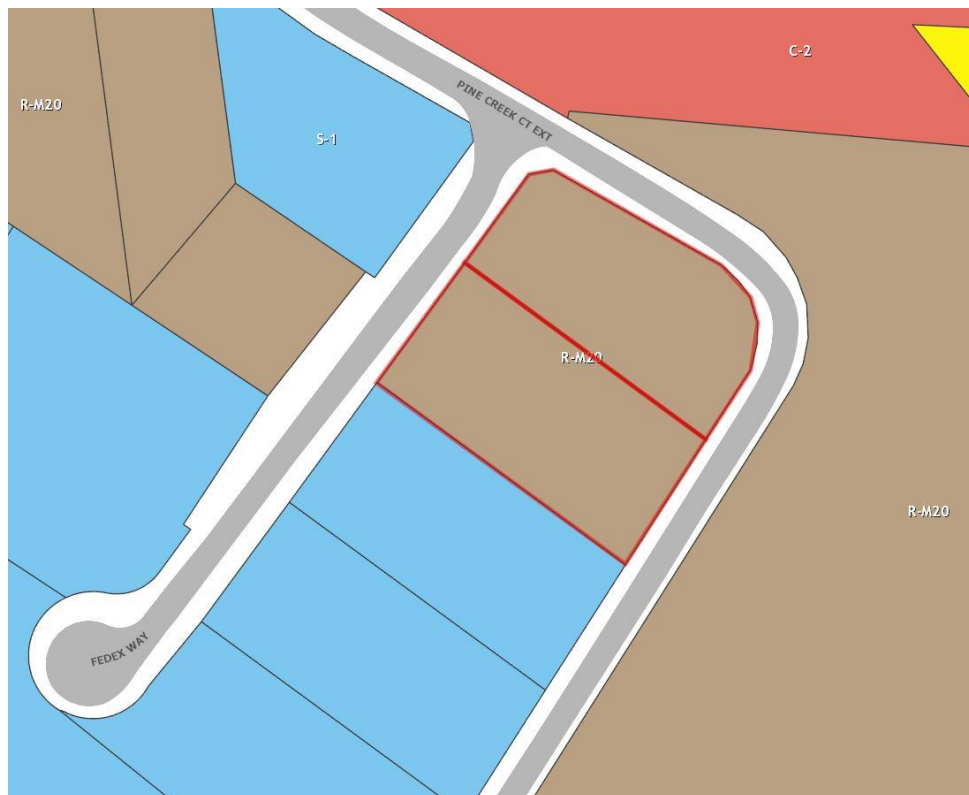
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**STAFF
RECOMMENDATION:**

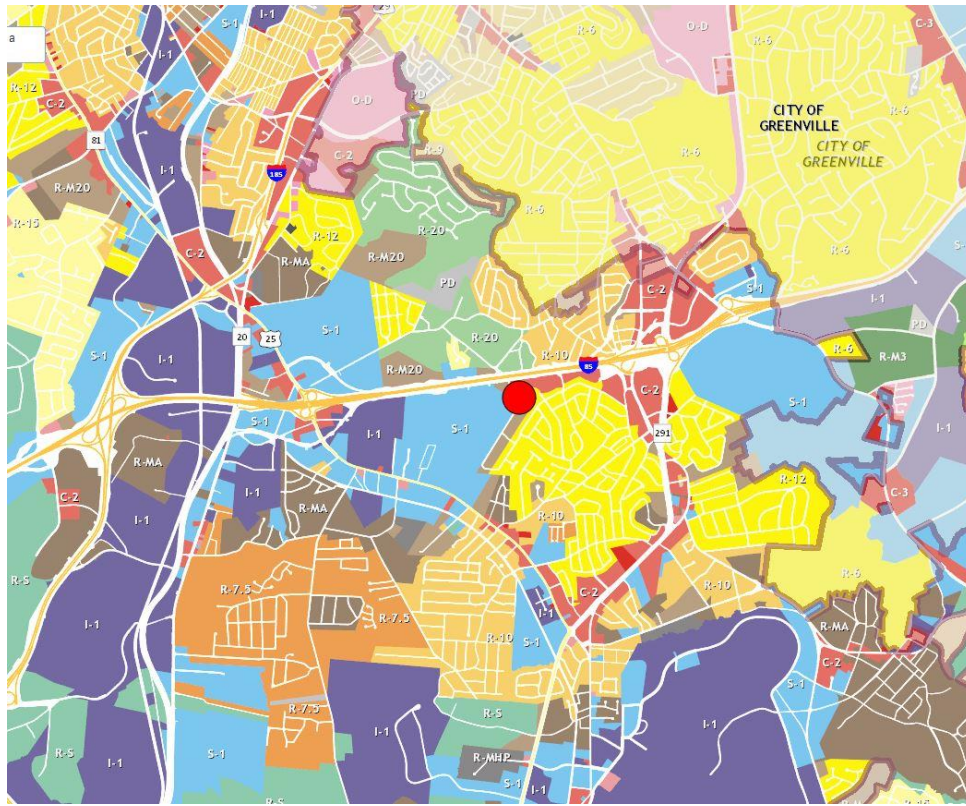
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Aerial Photography, 2022

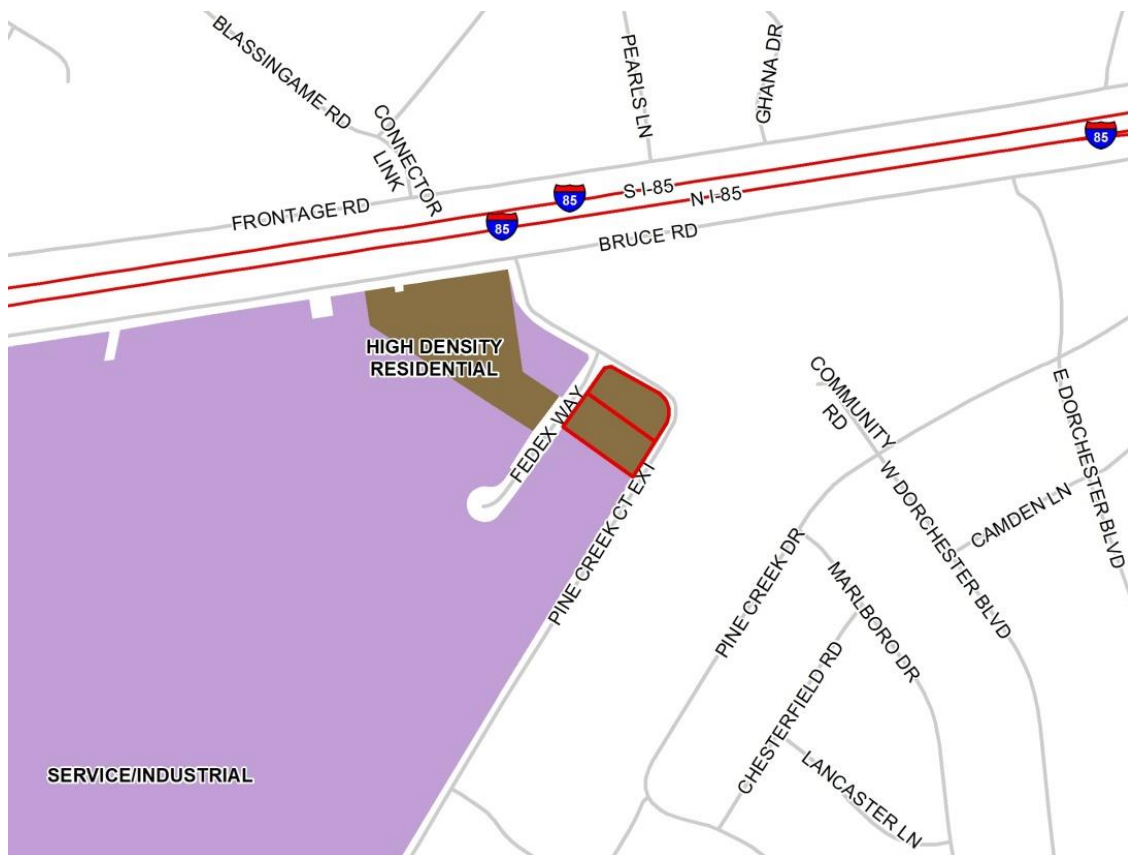


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map