

Zoning Docket from May 18, 2020 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|--|----------|---|
| CZ-2020-34 | Joe W. Bryant, Seamon Whiteside & Associates, Inc. for Greg Minton of Enigma Corporation 17 Blacks Drive 0533040101902 R-20, Single-family Residential to C-1, Commercial | 21 | Denial | Held 5-27-20 Approval 6-24-20 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Adjacent parcel on corner is already C-1 • Feels parcel is suitable for a gas station and car wash • Met with SCDOT to coordinate the drives • Feels project is consistent with its future land use designation • Would incorporate an extensive buffer around project <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Would like to leave residential areas as residential • Would not like commercial to expand any further • Wants to protect the quality of life and residential feel of the area <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned about increase in traffic <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter For: None</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 site and there are no known significant or cultural resources on this site. There are no schools located nearby. Additionally, the property is not along a bus route, nor are there any sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-20, Single-family Residential is 0.59 acres of property located on Blacks Drive approximately 0.06 miles south of the intersection of Blacks Drive and Pelham Road. The subject parcel has 130 feet of road frontage along Blacks Drive. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is for a gas station, convenience store, and car wash.</p> <p>CONCLUSION</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>. This future land use designation includes a variety of single-family and multifamily building types. Regional or neighborhood commercial, office, and institutional uses are also listed as some primary uses for these areas.</p> <p>Despite this future land use designation, this area is still residential in nature. Staff is of the opinion that rezoning to C-1, Commercial would not be consistent with adjacent residential land uses, and that the proposed use of a gas station with convenience store is more suited to automobile-oriented</p> | | | | | |

Zoning Docket from May 18, 2020 Public Hearing

| | |
|-------------|---|
| | <p>future land use designations, rather than the <i>Suburban Mixed Use</i> land use designation.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p> |
| GCPC | <p>At the May 27, 2020 Planning Commission meeting, the Commission members voted to hold the applicant's rezoning request at the request of the applicant in order to meet with the community regarding a deed restriction for a buffer.</p> <p>At the June 24, 2020 Planning Commission meeting, this docket was taken off hold, and the Commission members voted to recommend approval for the requested rezoning to C-1, Commercial.</p> |



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-34

APPLICANT: Joe W. Bryant, Seamon Whiteside & Associates, Inc. for Greg Minton of Enigma Corporation

PROPERTY LOCATION: 17 Blacks Drive

PIN/TMS#(s): 0533040101902

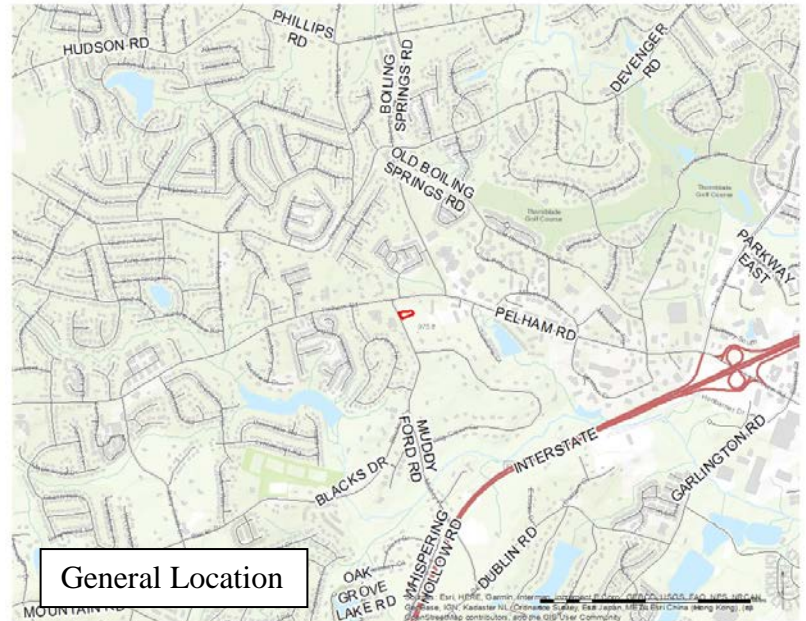
EXISTING ZONING: R-20, Single-family Residential

REQUESTED ZONING: C-1, Commercial

PROPOSED LAND USE: Gas Station, Convenience Store, and Car Wash

ACREAGE: 0.59

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcel was originally zoned R-20, Single-family Residential in May of 1970 as part of Area 1. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residence

AREA CHARACTERISTICS:

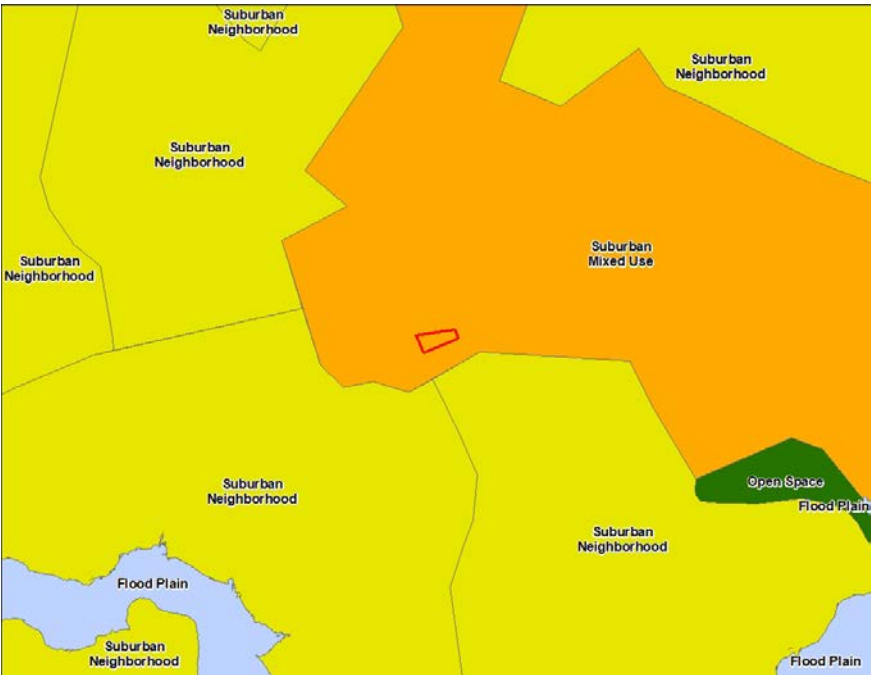
| Direction | Zoning | Land Use |
|-----------|--------|---------------------------|
| North | C-1 | vacant land |
| East | FRD | single-family residential |
| South | R-20 | single-family residential |
| West | PD | residential care facility |

WATER AVAILABILITY: Greenville Water

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 Mixed Use*.



Plan Greenville County, Future Land Use Map



SMU SUBURBAN MIXED-USE

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

| | |
|-----------------------|---|
| Primary Uses | Regional or neighborhood commercial, office, institutional, mixed-use residential |
| Secondary Uses | Townhomes , surface and structured parking, park-and-rides lots, transit stations |
| Gross Density | 6 to 20 dwellings per acre |
| Transportation | Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network |
| Parking | Surface parking lots, on-street |
| Open Space | Community and regional parks, neighborhood greenspaces |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area 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 | R-20 | 2.2 units/acre | 0.59 | 1 units |
| Requested | C-1 | 12 units/acre | | 7 units |

A successful rezoning would add 6 dwelling units.

ROADS AND TRAFFIC: Blacks Drive: two-lane State-maintained Major Collector. The parcel has approximately 130 feet of frontage along Blacks Drive, and the parcel is approximately 0.06 miles south of the intersection of Blacks Drive and Pelham Road. The property is not along a bus route and there are no sidewalks in the area.

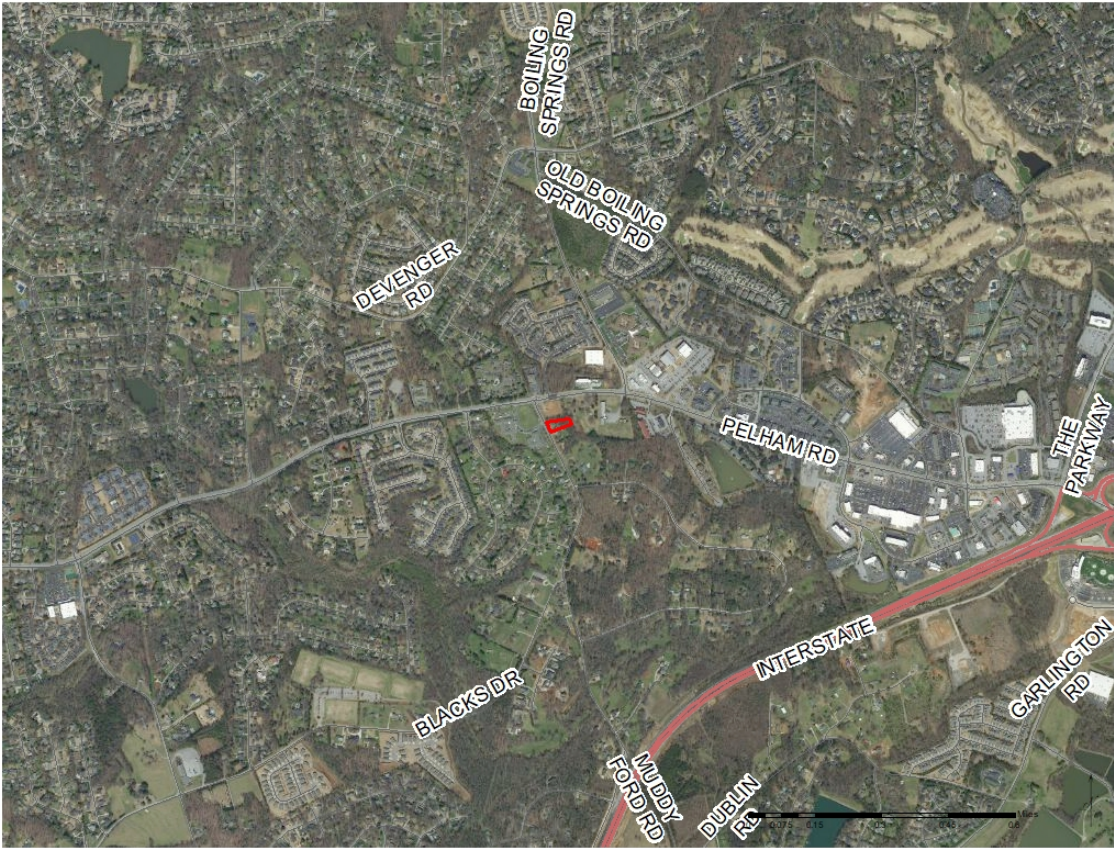
| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|-------|----------------|-----------------|
| Blacks Drive | 5,790' S | 2,600 | 2,700 +3.8% | 4,500 +66.7% |

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools within a mile of the site.

CONCLUSION: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. This future land use designation includes a variety of single-family and multifamily building types. Regional or neighborhood commercial, office, and institutional uses are also listed as some primary uses for these areas.

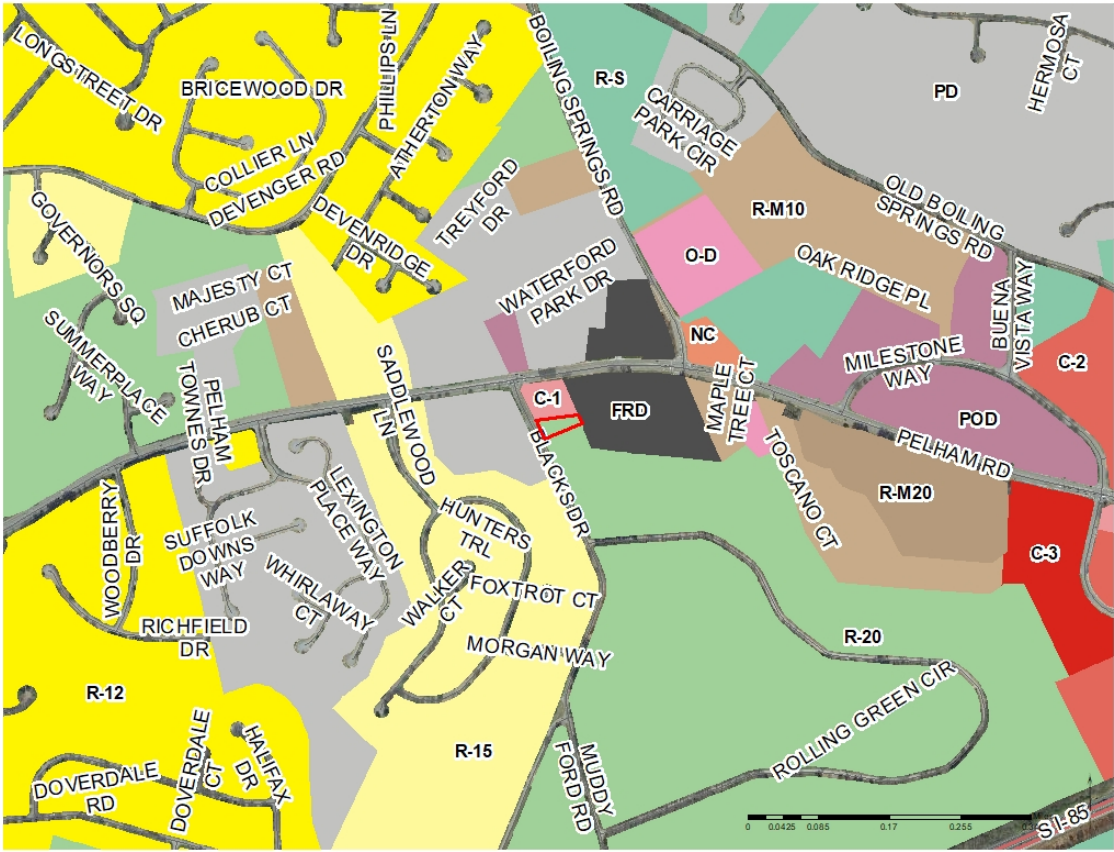
Despite this future land use designation, this area is still residential in nature. Staff is of the opinion that rezoning to C-1, Commercial would not be consistent with adjacent residential land uses, and that the proposed use of a gas station with convenience store is more suited to automobile-oriented future land use designations, rather than the *Suburban Mixed Use* land use designation.

STAFF RECOMMENDATION: Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.



Aerial Photography, 2019





Zoning Map

