

**Zoning Docket from June 15, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-41	Kathy Renee Connelly for Mildred Syphronia Harris Buncombe Road and Old Buncombe Road 0149000700300 I-1, Industrial to C-2, Commercial	23	Approval	Approval 6-24-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 15, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like to expand her current stone yard business within the upstate area.</li> <li>• Wants to store and sell stone, mulch, and landscaping materials.</li> <li>• Believes this use will benefit the community.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as a <i>Mixed-Use Corridor</i>. The property is additionally a part of the <u>San Souci Community Plan</u>, where it is designated as <i>Mixed Commercial</i> and <i>Recreational/Green Space</i>. Floodplain is present on the site; however there are no known significant or cultural resources on this site. There are two schools located within a mile of the site: Cherrydale Elementary School and Legacy Charter School. The property is near a bus route: Route 506. There are also sidewalks located in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned I-1, Industrial is 1.098 acres of property located on Buncombe Road and Old Buncombe Road approximately 0.06 miles northeast of the intersection of Old Buncombe Road and Cedar Lane Road. The subject parcel has 200 feet of road frontage along Buncombe Road and 208 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for a landscape retail business.</p> <p><b>CONCLUSION</b></p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Mixed Use Corridor. Mixed-Use Corridors blend residential, commercial, or civic uses in open space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections. This parcel is also within the Sans Souci Community Plan, where it is designated as Mixed Commercial and Recreation/Green Space.</p> <p>Staff is of the opinion that the requested use of a landscape retail business does adhere to the designated future land uses for this parcel, and that the requested zoning district is compatible with the surround area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

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<b>GCP</b>	At the June 24, 2020 Planning Commission meeting, the Commission members voted to approve the requested rezoning to C-2, Commercial.
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Greenville County Planning and Zoning Division  
(864) 467-7425  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**RE:** CZ-2020-41

**APPLICANT:** Kathy Renee Connelly for Mildred Syphronia Harris

**PROPERTY LOCATION:** Buncombe Road and Old Buncombe Road

**PIN/TMS#(s):** 0149000700300

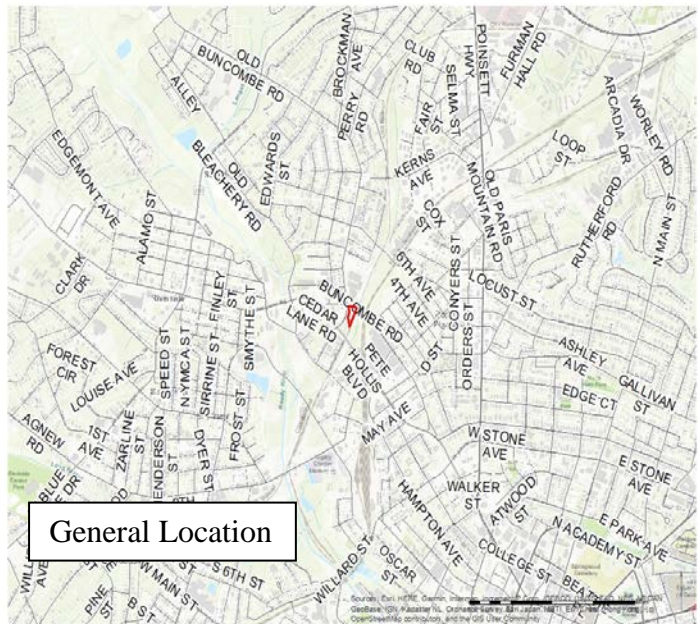
**EXISTING ZONING:** I-1, Industrial

**REQUESTED ZONING:** C-2, Commercial

**PROPOSED LAND USE:** Landscape Retail Business

**ACREAGE:** 1.098

**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in April of 1972 as part of Area 3. There are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** vacant land and floodplain

**AREA CHARACTERISTICS:**

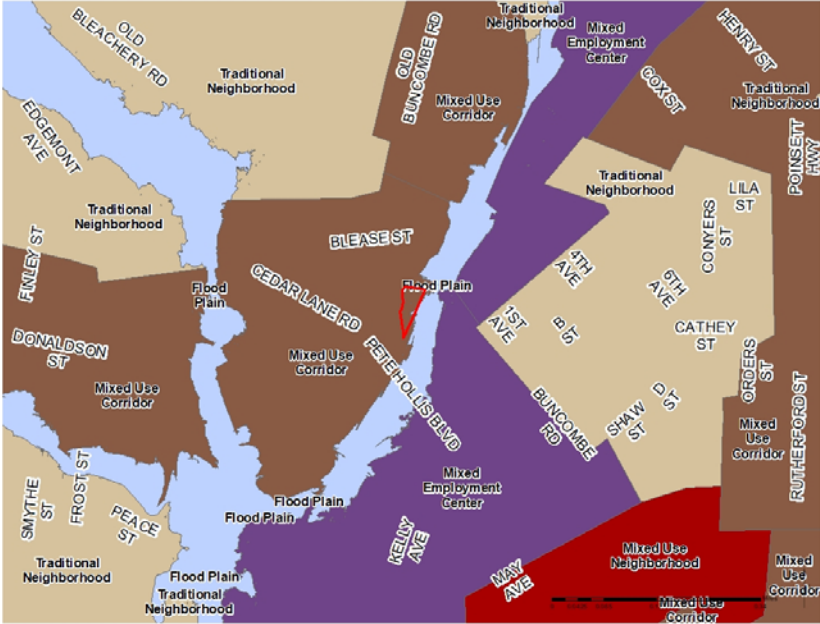
Direction	Zoning	Land Use
North	C-2	mini-warehouse storage facility
East	FRD	vacant land, floodplain, trail
South	R-MA	vacant land
West	R-MA and C-2	vacant land and service garage

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Use Corridor*.



Plan Greenville County, Future Land Use Map



**MUC MIXED-USE CORRIDOR**

**Place Type Characteristics**

Mixed-Use Corridors blend residential, commercial, or civic uses in one space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections.

<b>Primary Uses</b>	Mixed-use residential and commercial, multi-family residential
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
<b>Gross Density</b>	12 to 40 dwellings per acre
<b>Transportation</b>	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
<b>Parking</b>	On-street parking, off-street surface parking in rear of buildings
<b>Open Space</b>	Neighborhood parks, plazas

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY PLANS:**

This parcel is a part of the Sans Souci Community Plan, where it is designated as *Mixed Commercial and Recreation/Green Space*.



**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	I-1	0 units/acre	1.098	0 units
Requested	C-2	16 units/acre		17 units

A successful rezoning would add 17 dwelling units.

**ROADS AND TRAFFIC:**

Old Buncombe Road: four-lane State-maintained Minor Collector.  
 Buncombe Road: two lane State-maintained Minor Collector. The parcel has approximately 208 feet of frontage along Old Buncombe Road, and approximately 200 feet of frontage along Buncombe Road. Additionally, the parcel is approximately 0.06 miles northeast of the intersection of Old Buncombe Road and Cedar Lane Road. The property is along bus route 506. Sidewalks are also present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Buncombe Road	9,650' NW	6,300	6,400 +1.6%	7,100 +10.9%



**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on this site. There are two schools located nearby: Cherrydale Elementary School and Legacy Charter School are both located within a mile of the site.

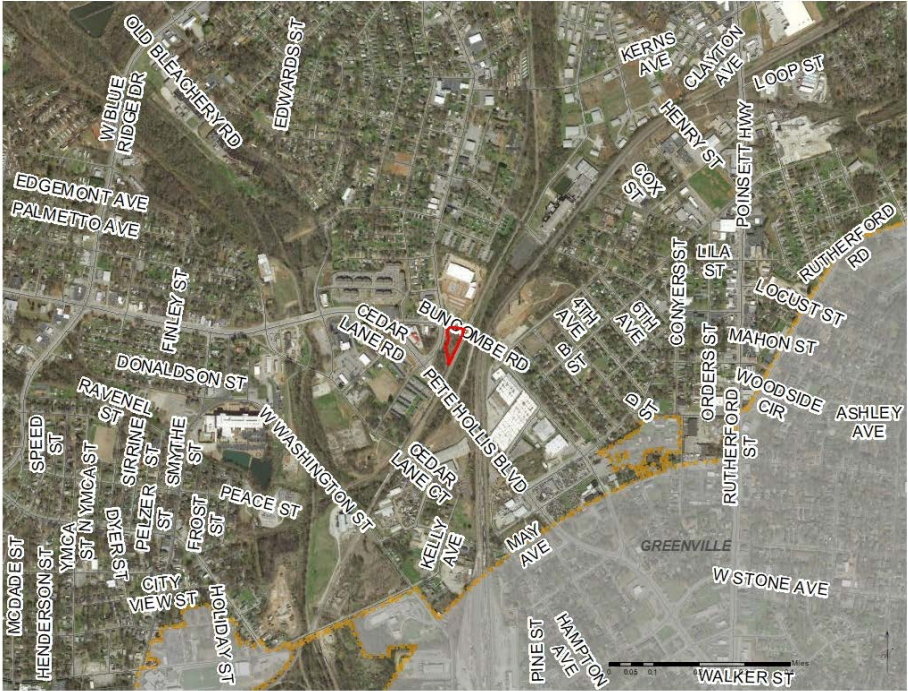
**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed-Use Corridor*. *Mixed-Use Corridors* blend residential, commercial, or civic uses in open space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections. This parcel is also within the Sans Souci Community Plan, where it is designated as *Mixed Commercial and Recreation/Green Space*.

Staff is of the opinion that the requested use of a landscape retail business does adhere to the designated future land uses for this parcel, and that the requested zoning district is compatible with the surrounding area.

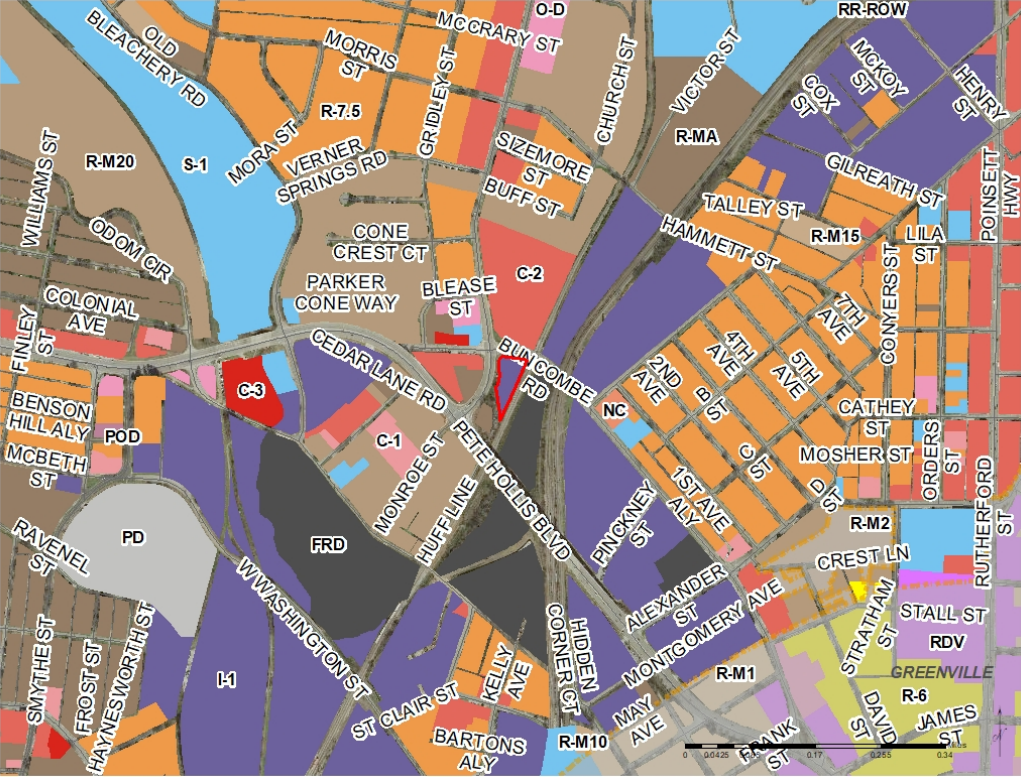
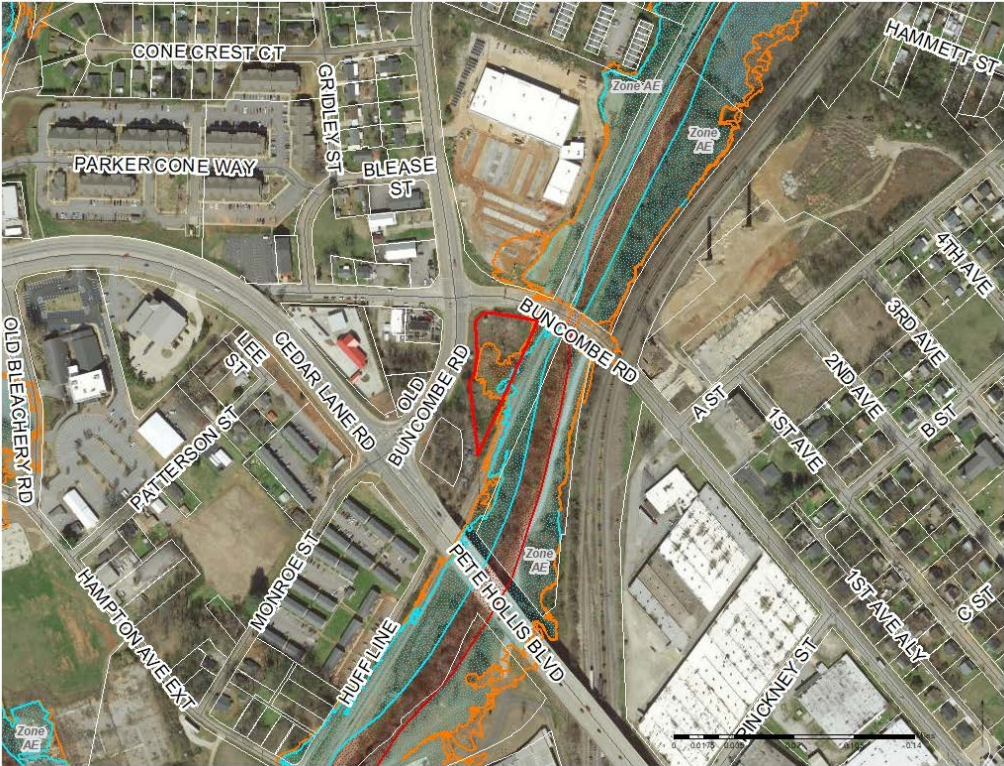
**STAFF RECOMMENDATION:**

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

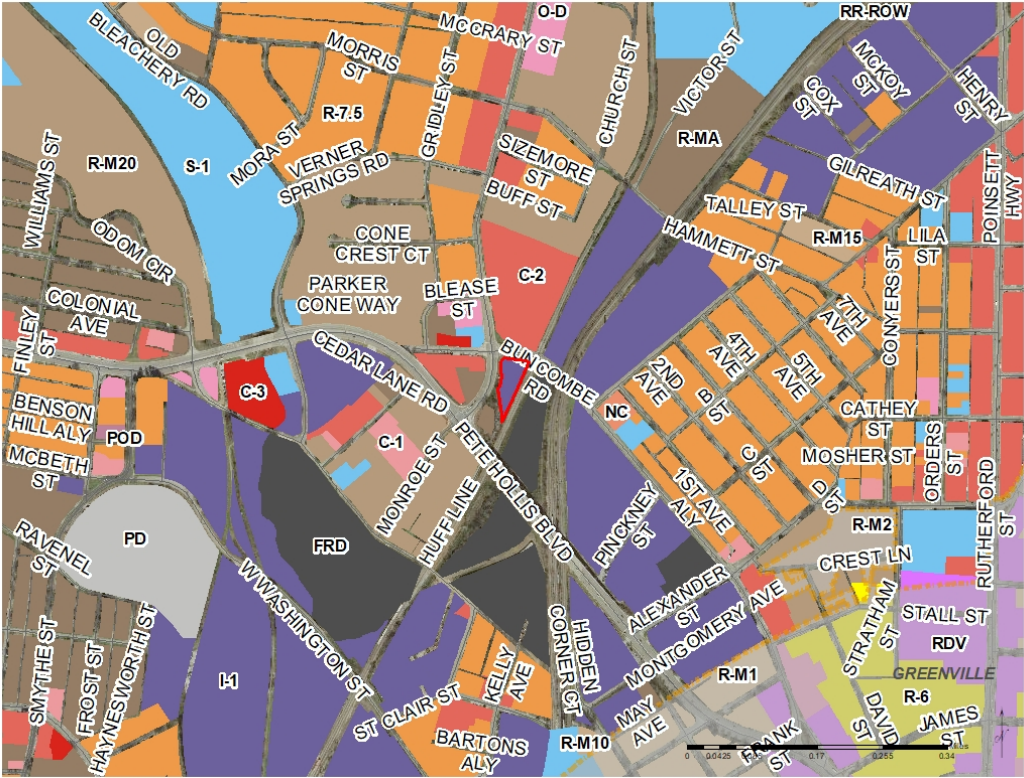




Aerial Photography, 2019







Zoning Map

