

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-68	Douglas F. Dent for Greenville Revitalization Corporation E. Parker Road and Woodside Avenue 0137000600300 and 0137000602000, 0137000602001, 01370006021900 C-2, Commercial to C-3, Commercial	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> States he wishes to build a new commercial/residential mixed-use development on the site. <p><u>Speakers Against:</u> None</p> <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>Traditional Neighborhood</i>. Floodplain is not present on the overall site, and there are no known significant or cultural resources on this site. There are four school located within a mile of the site, Legacy Charter, Monaview Elementary, Alexander Elementary, and Bethel Christian Academy. The property is also along a bus route, route 506, and there are sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 0.38 acres of property located on Woodside Avenue, and is approximately 0 miles southeast of the intersection of E. Parker Road and Woodside Avenue. The subject parcel has approximately 207 feet of road frontage along Woodside Avenue and 121 feet along E. Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for a Mixed Use Development.</p> <p>CONCLUSION</p> <p>The subject parcel is located at the intersection of Woodside Ave. and E. Parker Rd., which are both State-maintained collector roads with multiple properties that have a variety of commercial uses. This site currently allows for mixed-use development; however, it is the applicant's desire to restrict certain uses that are allowed under the C-2 zoning classification. A successful rezoning would also support the applicant's goal of combining the subject site with the adjacent C-3 parcel, allowing the prospective development to be in one zoning classification.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-68

APPLICANT: Douglas F. Dent for Greenville Revitalization Corporation

PROPERTY LOCATION: E. Parker Road and Woodside Avenue

PIN/TMS#(s): 0137000600300, 0137000602000, 0137000602001,
01370006021900

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING C-3, Commercial District

PROPOSED LAND USE Mixed-Use Development

ACREAGE: 0.38

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant commercial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Gas station
East	C-3	Vacant land
South	C-2	Retail
West	C-2	Drug store

WATER AVAILABILITY: Information pending (from 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 *Traditional Neighborhood*. **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 City View Community Plan, where it is designated as *Commercial*. **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	C-2	16 units/acre	0.38	6 units
Requested	C-3	16 units/acre		6 units

A successful rezoning would not allow for any additional dwelling units.

ROADS AND TRAFFIC:

Woodside Avenue is a two-lane State-maintained collector and E Parker Road is a four-lane State-maintained collector. The parcel has approximately 208 feet of frontage along Woodside Avenue and 119 feet of frontage along E Parker Road. The parcel is located at the intersection of E Parker Rd and Woodside Avenue. The property is along a bus route, Route 506, and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Woodside Avenue	755' S	4,400	4,400 0%	5,300 +20.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the overall site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Legacy Charter, Monaview Elementary, Alexander Elementary, and Bethel Christian Academy.

CONCLUSION:

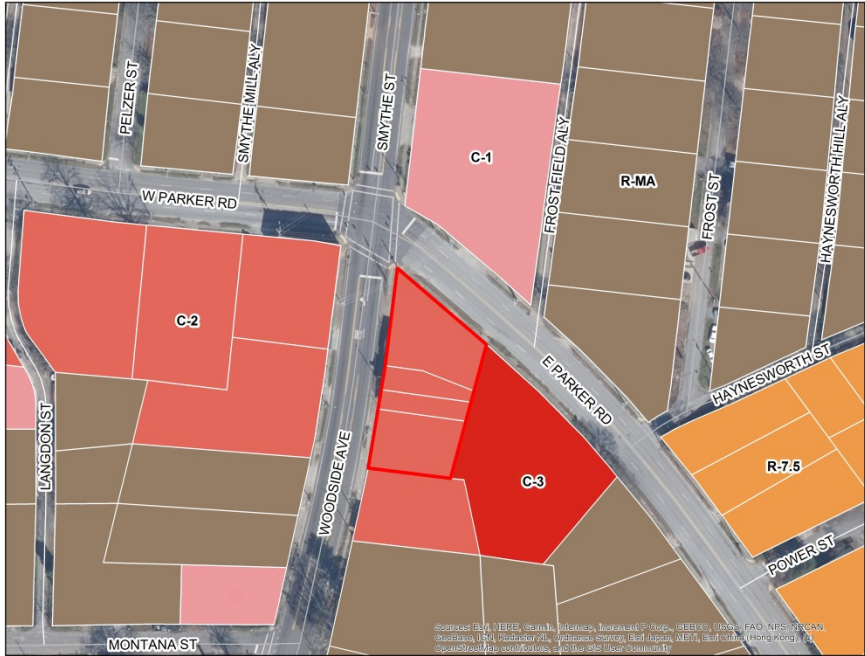
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STAFF RECOMMENDATION:

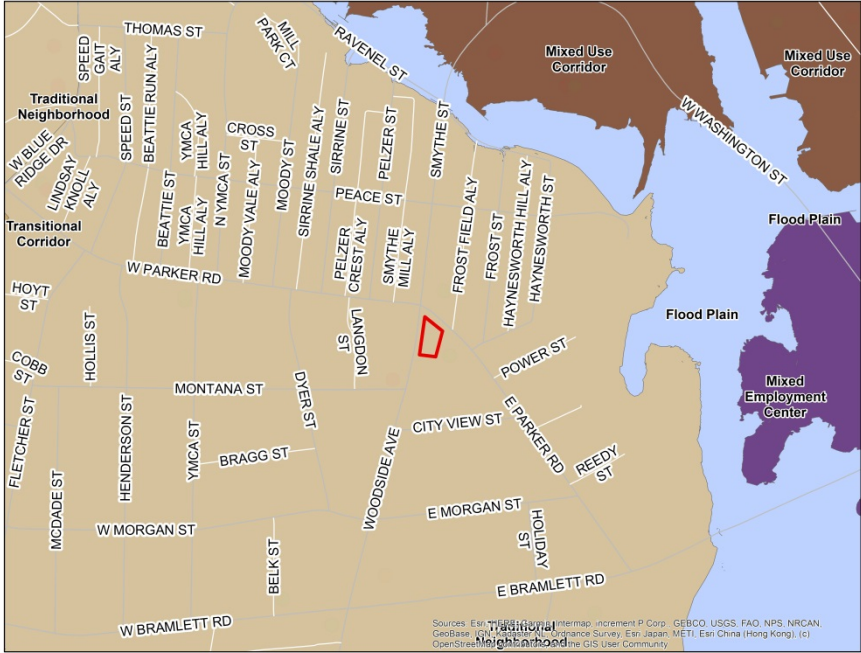
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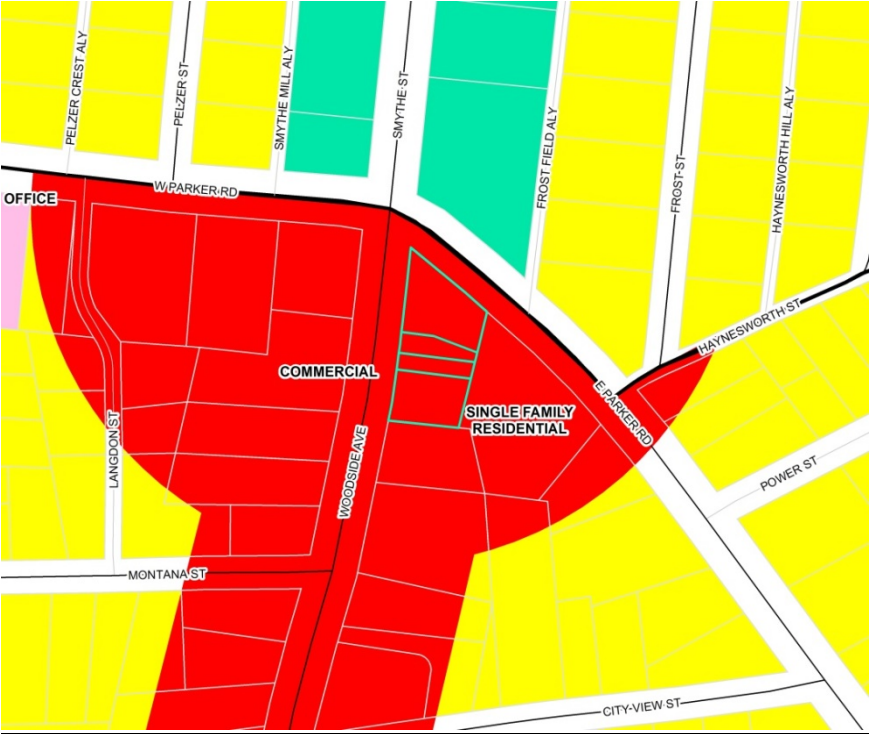
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



City View Community Plan, Future Land Use Map