

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-69	Mordecai S. Shore of M.S. Shore Company, Inc. for Jeff and Dorie Fann, 647 Congaree Rd 0543010102100 C-2, Commercial to S-1, Services	24	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 project would be granite company headquarters with outdoor product display. Mentions outreach to surrounding property owners and support from them. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> 4/Petition</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the site, and there is one school located within a mile of the site: Beck Academy. The property is not along a bus route, but is located about 0.27 miles from Route 602 at the intersection of Congaree Road/Halton Road. Additionally there are sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 1.72 acres of property located on Congaree Road, and is approximately 0.62 miles northwest of the intersection of Congaree Road and Roper Mountain Road. The subject parcel has 195 feet of frontage along Congaree Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for a granite and tile installation business.</p> <p>CONCLUSION</p> <p>This property fronts Congaree Road, which is a two-lane State-Maintained Major Collector road, where a majority of the properties are zoned either commercial or services, and consist of a mixture of land uses that fall under one of these classifications. Additionally, the property is adjacent to two properties and across the street from one property that are all zoned S-1, Services. Staff is of the opinion that the request is in keeping with the surrounding land uses.</p> <p>Recommendation: Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</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, Deputy Zoning Administrator/Principal Planner

RE: CZ-2020-69

APPLICANT: Mordecai S. Shore of M. S. Shore Company, Inc. for Jeff and Dorie Fann, LLC.

PROPERTY LOCATION: 647 Congaree Road

PIN/TMS#(s): 0543010102100

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING S-1, Services District

PROPOSED LAND USE Granite and Tile Installation Business

ACREAGE: 1.72

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There has been one previous successful rezoning request in 2002, CZ-2002-049, which rezoned the property from S-1, Services to C-2, Commercial.

EXISTING LAND USE: Vacant service building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Service garage
East	S-1	Tavern
South	C-2 and S-1	Medical office and vacant land
West	S-1	Pharmacy

WATER AVAILABILITY: Information pending (from 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 *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is not included in area or community plans.

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	1.72	27.52 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would not allow for any dwelling units.

ROADS AND TRAFFIC:

Congaree Road is a two-lane State-maintained Major Collector. The parcel has approximately 195 feet of frontage along Congaree Road. The parcel is approximately 0.62 miles northwest of the intersection of Congaree Road and Roper Mountain Road. The property is not along a bus route, but is located about 0.27 miles from Route 602 at the intersection of Congaree Road/Halton Road. Additionally, there are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Congaree Road	455' NW	14,600	13,400 -8.20%	12,800 -4.47%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site and there are no known historic or cultural resources on the site. There is one school located within one mile of the site: Beck Academy.

CONCLUSION:

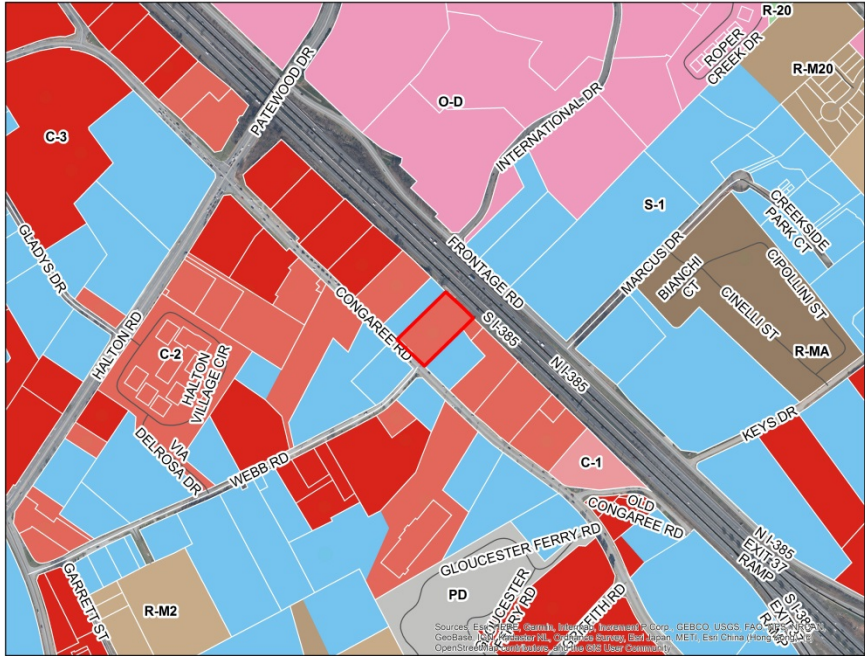
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STAFF RECOMMENDATION:

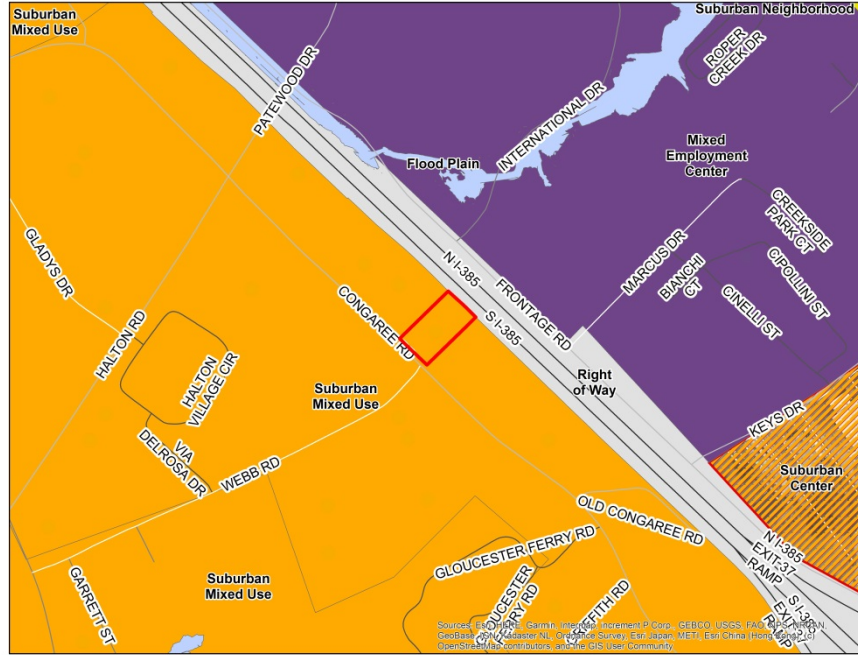
Recommendation: Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map