

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-72	James Durham Martin of Arbor Engineering, Inc. for Connector Plus, LLC SC Hwy 153, Interstate 185, Brown Road, and Old Cleveland Street WG07000100900 R-S, Residential Suburban to C-3, Commercial	25	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • States property will be developed into 12,000 square foot office (with potential for two additional 12,000 square foot buildings). <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • States his concern with environmental impact of development along Saluda River frontage and to surrounding neighborhoods. 2) Citizen <ul style="list-style-type: none"> • States he is no longer opposed to rezoning. <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>Mixed Employment Center</i>. Floodplain is present on the overall site, and there are no known significant or cultural resources on this site. There is one school located within a mile of the site, Trinity Christian Academy. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 47.5 acres of property located on SC Hwy 153, Interstate 185, Brown Road, and Old Cleveland Street. The subject property is approximately 1 mile southwest of the intersection of S Old Piedmont Highway and Brown Road. The parcel has approximately 2,411 feet of frontage along Interstate 185 and approximately 1,611 feet along SC Highway 153, approximately 240 feet along Brown Road, and 100 feet along Old Cleveland Street. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Office Space.</p> <p>CONCLUSION</p> <p>The subject property is along Interstate 185 and Highway 153, a State-Maintained Interstate and State-Maintained Collector road. Staff is of the opinion that the uses allowed in the proposed C-3 zoning classification are appropriate uses along these major corridors. Also, a successful rezoning to C-3, Commercial would align with both the <u>Plan Greenville County</u> Comprehensive Plan and the <u>South Greenville Area Plan</u> by permitting the uses outlined under <i>Mixed Employment Center</i>, and <i>Business, Light Manufacturing, and Industrial</i>.</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-2020-72

APPLICANT: James Durham Martin of Arbor Engineering, Inc. for Connector Plus, LLC

PROPERTY LOCATION: SC Hwy 153, and Interstate 185, Brown Road, and Old Cleveland Street

PIN/TMS#(s): WG07000100900

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-3, Commercial District

PROPOSED LAND USE Office Space

ACREAGE: 47.5

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Vacant Land and auarry
East	R-S	single-family residence and vacant wooded land
South	R-S	single-family residences
West	Anderson County	Property located in Anderson County

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt Sewer District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **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 *Business & Light Manufacturing Park & Service/Industrial*. **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-S	1.7 units/acre	47.5	80 units
Requested	C-3	16 units/acre		760 units

A successful rezoning would allow for up to 680 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: SC Highway 153 is a two-lane State-maintained collector and Interstate 185 is a State-maintained Interstate. Brown Road is a State-maintained collector, and Old Cleveland Street is a County-maintained residential road. The parcel has approximately 2,411 feet of frontage along Interstate 185 and approximately 1,611 feet along SC Highway 153, approximately 240 feet along Brown Road, and 100 feet along Old Cleveland Street. The parcel is approximately 1 mile southwest of the intersection of S Old Piedmont Highway and Brown Road. The property

is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
SC Highway 153	0' S	2,400	2,200 -8.3 %	3,900 +62.5%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site, and large portions of the site are heavily wooded. There is one school located within one mile of the site: Trinity Christian Academy.

CONCLUSION:

The subject property is along Interstate 185 and Highway 153, a State-Maintained Interstate and State-Maintained Collector road. Staff is of the opinion that the uses allowed in the proposed C-3 zoning classification are appropriate uses along these major corridors. Also, a successful rezoning to C-3, Commercial would align with both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan by permitting the uses outlined under *Mixed Employment Center*, and *Business, Light Manufacturing, and Industrial*.

STAFF RECOMMENDATION:

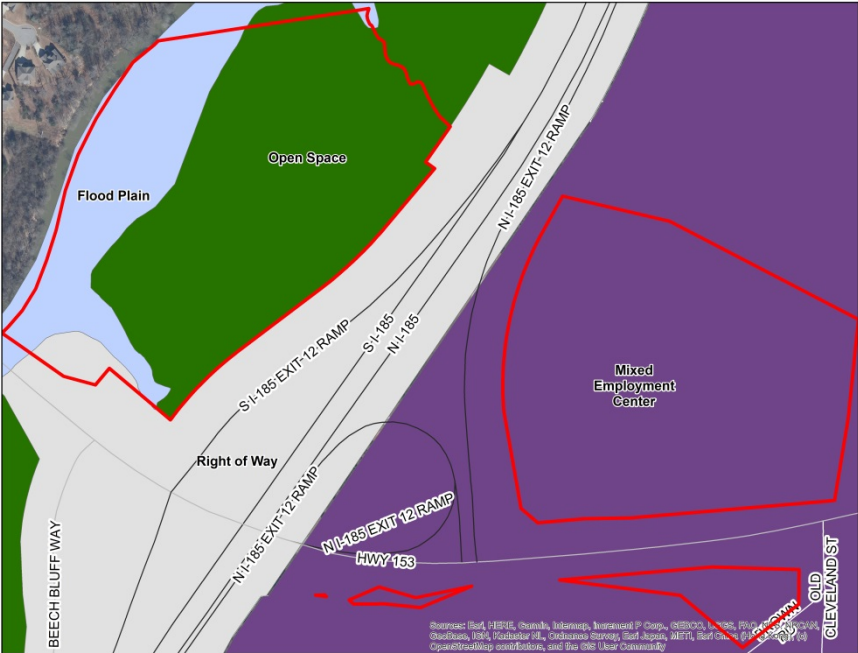
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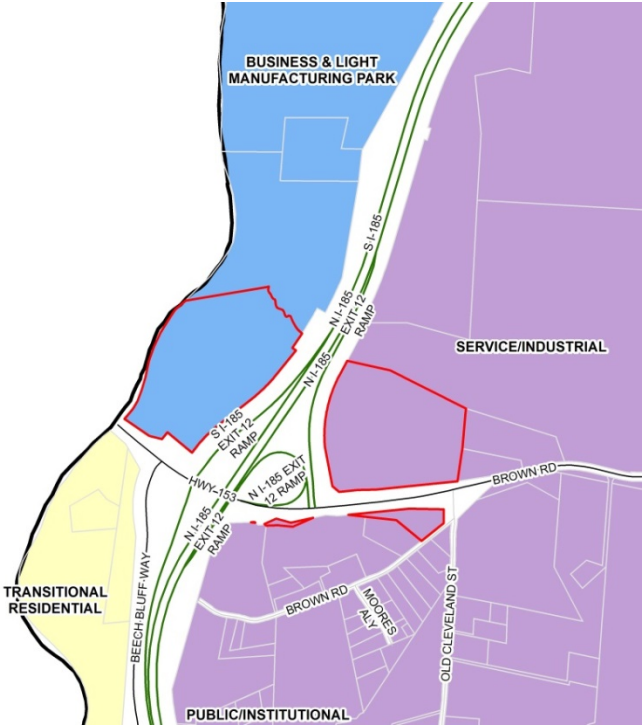
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map