

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-73	David Benedict Nocella of Group 1.6, LLC for Hicham M. Hatoum 2813 Wade Hampton Boulevard P015040100201 S-1, Services to C-2, Commercial	20	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 rezoning would allow a portion of the site to be redeveloped into new commercial development. <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> None</p> <p><u>Against:</u> 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-Use Corridor</i>. Floodplain is not 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, Our Savior Lutheran School. The property is along a bus routes, Route 508, and there are sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned S-1, Services is 0.57 acres of property located on Wade Hampton Blvd. The subject property is approximately 1.22 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The parcel has approximately 102 feet of frontage along Wade Hampton Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Restaurant and Offices.</p> <p>CONCLUSION</p> <p>The subject parcel is along Wade Hampton Blvd., a State-maintained arterial which has a variety of commercial uses many of which are zoned C-2, Commercial. Additionally, the subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. Staff is of the opinion that a successful rezoning to C-2, Commercial would align with the comprehensive plan, allowing for a mixed-use development.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, 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-2020-73

APPLICANT: David Benedict Nocella of Group 1.6, LLC for Hicham M Hatoum

PROPERTY LOCATION: 2813 Wade Hampton Boulevard

PIN/TMS#(s): P0150400100201

EXISTING ZONING: S-1, Services District

REQUESTED ZONING C-2, Commercial District

PROPOSED LAND USE Restaurant and Offices

ACREAGE: 0.57

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Auto repair facility
East	C-2	Restaurant
South	C-2	Liquor sales store
West	C-2 and S-1	Fast food restaurant, manufactured home park

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Wade Hampton

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*.
Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is not part of any area 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	S-1	0 units/acre	0.57	0 units
Requested	C-2	16 units/acre		9 units

A successful rezoning would allow for up to 9 dwelling units.

ROADS AND TRAFFIC:

Wade Hampton Boulevard is a six-lane State-maintained arterial. The parcel has approximately 102 feet of frontage along Wade Hampton Boulevard. The parcel is approximately 1.22 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The property is along a bus route, Route 508, and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Wade Hampton Boulevard	1,636' SW	32,900	31,400 -4.5%	38,400 +16.7%

CULTURAL AND ENVIRONMENTAL:

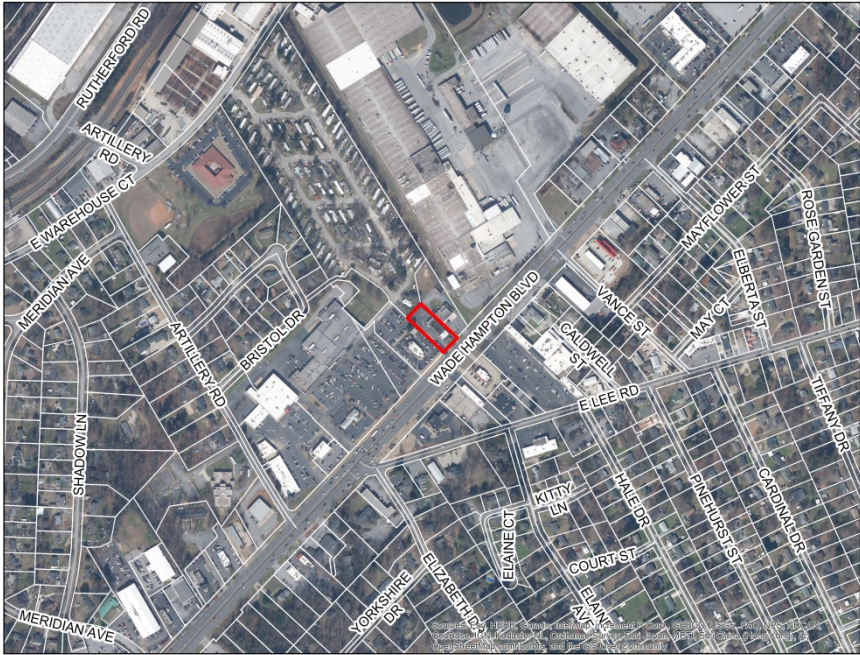
Floodplain is present on the overall site, but not on the subject portions of the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Our Savior Lutheran School.

CONCLUSION:

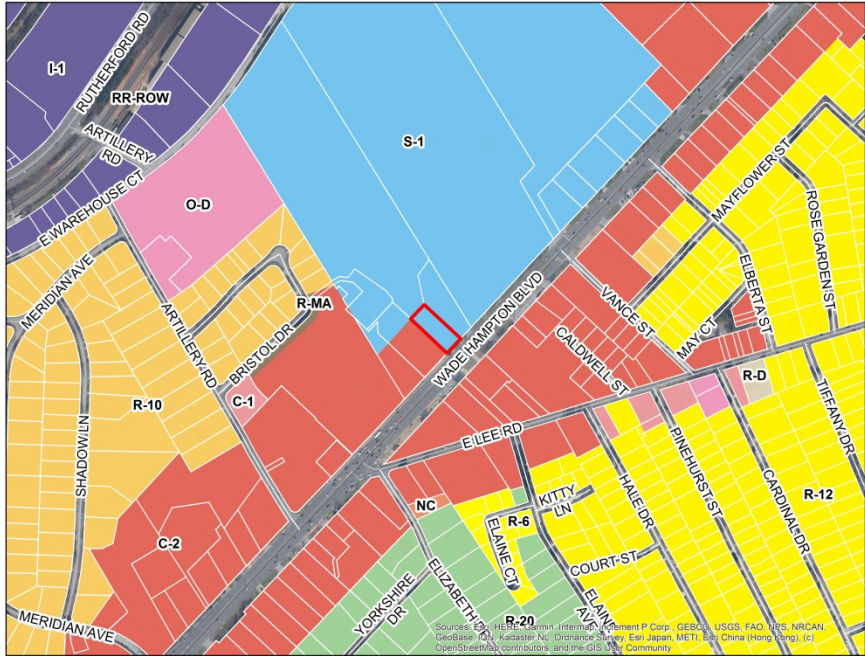
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STAFF RECOMMENDATION:

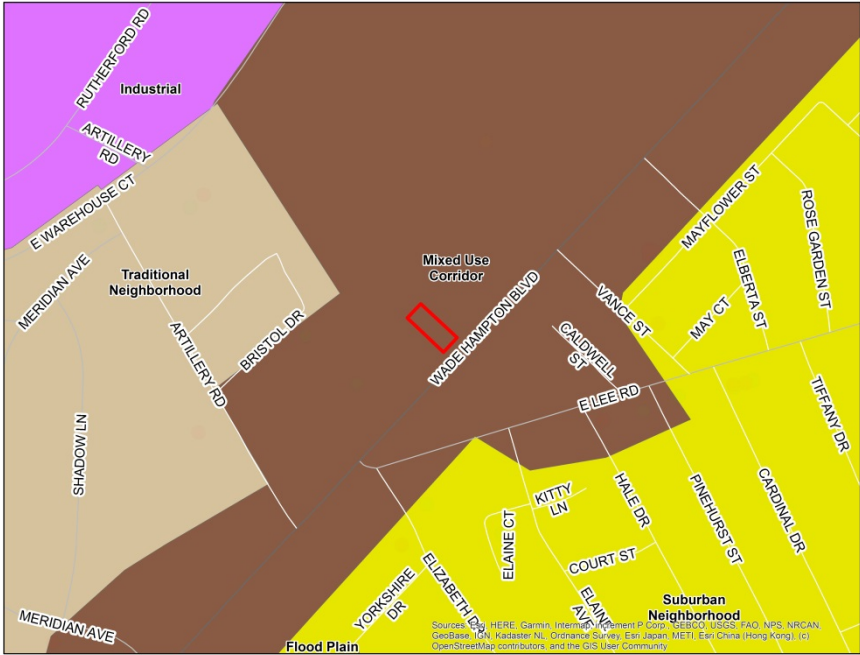
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map