

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-77	Alex Zuentd of Zuentd Engineering for V-go Holdings, LLC Feaster Road 0547030101902 R-S, Residential Suburban to C-2, Commercial	21	Denial	Denial		
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 intends to develop property into retail/gas station. <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> Expresses environmental and traffic-related concerns with the site. <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 1/Letter</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <i>Plan Greenville County Comprehensive Plan</i>, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Langston Charter Middle. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 1 acre of land located on Feaster Road, and is approximately 0.20 miles north of the intersection Feaster Road and Woodruff Road. The subject portion of a parcel has approximately 275 feet of frontage along Feaster 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 retail.</p> <p>CONCLUSION</p> <p>The subject property is located along Feaster Road, a State-maintained minor collector road. The surrounding area consists of a variety of uses, although the immediate area does not consist of commercial uses. Staff is of the opinion that a more restrictive zoning classification would complement the surrounding land uses.</p> <p>Based on these reasons, staff recommends denial 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: Austin Lovelace, Principal Planner

RE: CZ-2020-77

APPLICANT: Alex Zuendt of Zuendt Engineering for V-go Holdings, LLC

PROPERTY LOCATION: Feaster Road

PIN/TMS#(s): 0547030101902

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-2, Commercial District

PROPOSED LAND USE Retail

ACREAGE: 1

COUNCIL DISTRICT: 21 – Roberts

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

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	O-D	Office
East	S-1	Mini warehousing
South	R-S	Single-family residence
West	R-M20	Multi-family residential

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metropolitan 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 subject property is not included in any 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	R-S	1.7 units/acre	1	1.7 units
Requested	C-2	16 units/acre		16 units

A successful rezoning would allow for up to 16 dwelling units.

ROADS AND TRAFFIC:

Feaster Road is a two-lane State-maintained Minor Collector. The parcel has approximately 275 feet of frontage along Feaster Road. The parcel is approximately 0.20 miles north of the intersection of Feaster Road and Woodruff 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
Feaster Road	1,655' SW	No data	6,800	8,300 +22.05%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site: Langston Charter Middle.

CONCLUSION:

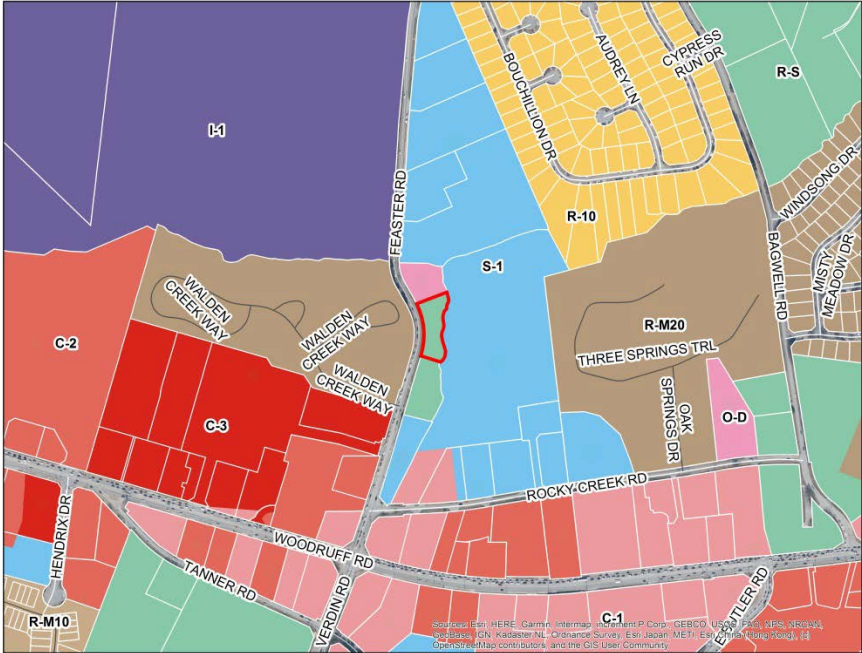
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STAFF RECOMMENDATION:

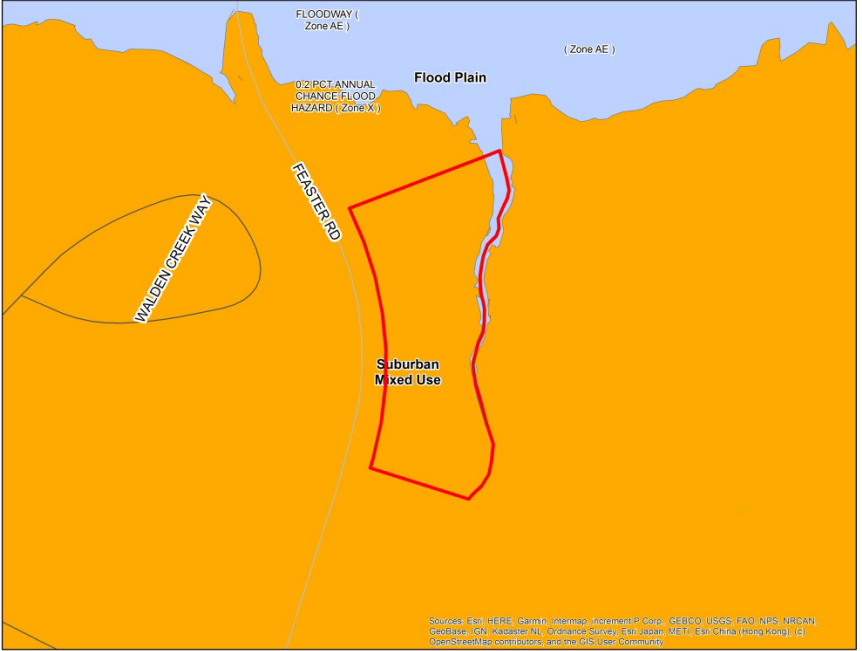
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Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map