

**Zoning Docket from November 16, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-78	Randall Bentley of Lee and Associates for Sikes Properties, LLC 5151 Pelham Road 0533020101201 C-1, Commercial To C-2, Commercial	21	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• states purpose of rezoning is a new wine and liquor store.</li> <li>• Mentions petition in favor of rezoning.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 7/Petition</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></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 not present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned C-1, Commercial and is 1.19 acres of land located on Pelham Road, and is approximately 0.45 miles east of the interchange of Interstate 85 and Pelham Road. The subject parcel has approximately 480 feet of frontage along Pelham 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 liquor sales.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel is located at the corner of Pelham Road and Littlejohn Glen Court. The surrounding area consists of commercial, industrial, and service like uses. Staff is of the opinion that a successful rezoning to C-2, Commercial would not have an adverse impact on the surrounding area.</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:** Austin Lovelace, Principal Planner

**RE:** CZ-2020-78

**APPLICANT:** Randall Bentley of Lee and Associates for Sikes Properties, LLC

**PROPERTY LOCATION:** 5151 Pelham Road

**PIN/TMS#(s):** 0533020101201

**EXISTING ZONING:** C-1, Commercial District

**REQUESTED ZONING** C-2, Commercial District

**PROPOSED LAND USE** Liquor Sales

**ACREAGE:** 1.19

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There are two previous rezoning requests, CZ-1974-138 for S-1, Services and CZ-2008-62, which was amended to C-1, Commercial by County Council and subsequently approved.

**EXISTING LAND USE:** Retail strip center

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Vacant wooded land
East	C-1	Restaurant
South	I-1	Manufacturing business
West	S-1	Vacant wooded land

**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 *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 not a part of 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	C-1	12 units/acre	1.19	14 units
Requested	C-2	16 units/acre		19 units

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

**ROADS AND TRAFFIC:** Pelham Road is a four-lane State-maintained Minor Arterial. The parcel has approximately 480 feet of frontage along Pelham Road. The parcel is approximately 0.45 miles east of the interchange of Interstate 85 and Pelham 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
Pelham Road	2,243' NW	20,100	20,500	12,100

**CULTURAL AND ENVIRONMENTAL:**

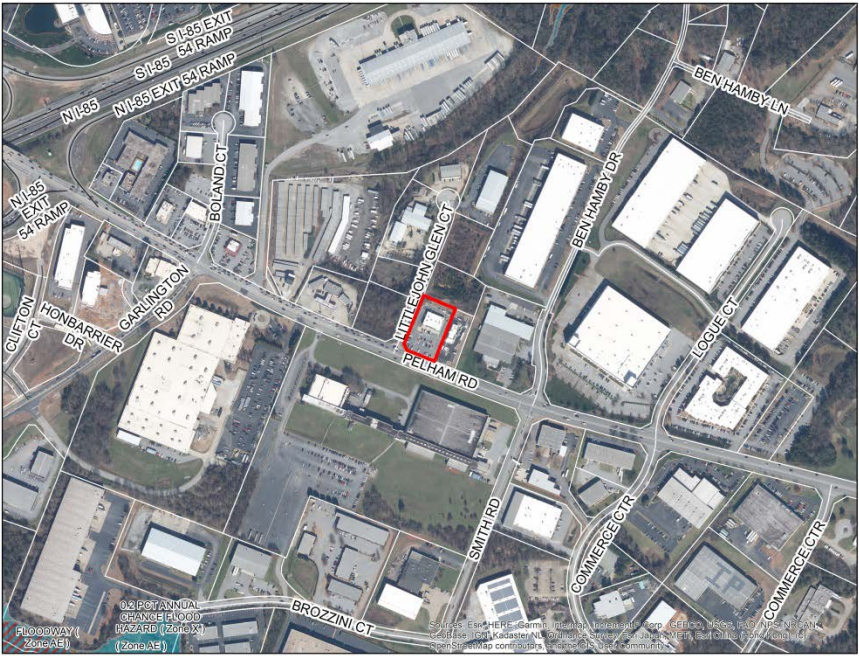
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is not a school located within one mile of the site.

**CONCLUSION:**

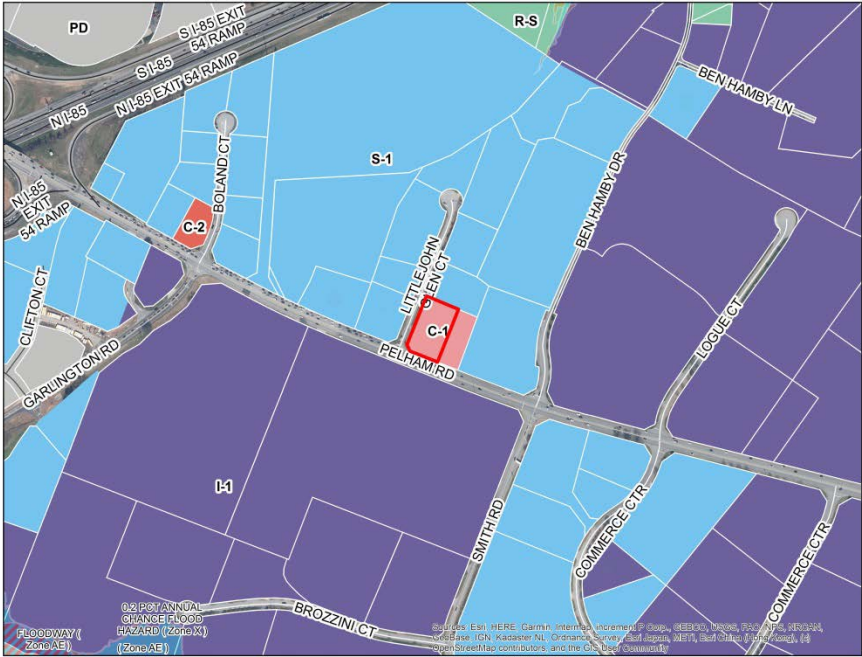
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**STAFF RECOMMENDATION:**

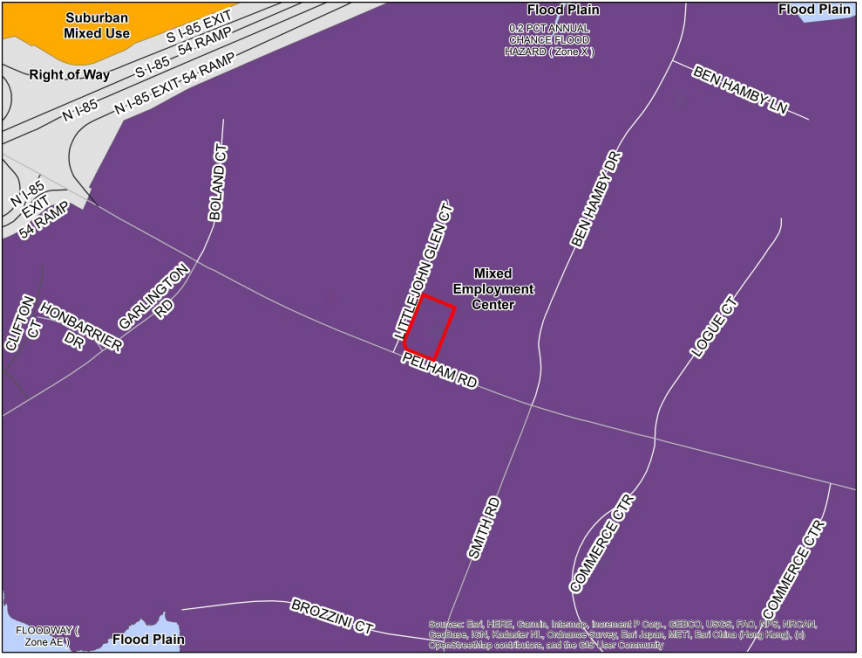
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map