

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-109	Carl R. Eckerson and Nga Thi Nguyen Highway 25 and King Rd., Pelzer, SC 29669 Portion of 0603020103008 R-R1, Rural Residential District to C-3, Commercial District	26	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14th, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • The proposed rezoning is to subdivide the subject parcel to allow for the area fronting Hwy. 25 to be used commercial uses • Will move his current business of a nail salon that is located in the area to this portion of the parcel • Will develop the parcel under all County development regulations <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. The subject property is a part of the <u>South Greenville Area Plan</u>, where it is designated <i>Transitional Commercial and Rural Preservation</i>. • King Rd. is a two-lane County-maintained residential road. The parcel has approximately 274 feet of frontage along King Rd. Augusta Road (Highway 25) is a five-lane State-maintained road. The parcel has approximately 109 feet of front frontage along Augusta Road (Highway 25). The parcel is approximately 0.09 miles north of the intersection of King Rd. and Augusta Rd. (Hwy 25). The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Ellen Woodside Elementary is located within one mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing a Nail Salon <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property zoned R-R1, Rural Residential District is located along King Rd., a two-lane County-maintained residential road and Augusta Road (Highway 25), a five-lane State-maintained road. The parcel is designated as Rural Corridor in the <u>Plan Greenville County Comprehensive Plan</u> and Transitional Commercial in the <u>South Greenville Area Plan</u>. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would be consistent with these future land use designations.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Zoning Planner I

RE: CZ-2022-109

APPLICANT: Carl R. Eckerson and Nga Thi Nguyen

PROPERTY LOCATION: Highway 25 and King Rd., Pelzer, SC 29669

PIN/TMS#(s): Portion of 0603020103008

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Commercial – Nail Salon

ACREAGE: .90

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This property was originally zoned R-R1, Rural Residential in August 2000 as a part of Area 14. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	Vacant Land
East	R-R1	Single-Family Residential
South	R-R1	Manufactured Home Park
West	Unzoned	Commercial

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Not available

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is a part of the South Greenville Area Plan, where it is designated *Transitional Commercial and Rural Preservation*.

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-R1	1 units/acre	.90	0 Units
Requested	C-3	16 units/acre		14 Units

A successful rezoning would allow for 14 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

King Rd. is a two-lane County-maintained residential road. The parcel has approximately 274 feet of frontage along King Rd. Augusta Road (Highway 25) is a five-lane State-maintained arterial road. The parcel has approximately 109 feet of front frontage along Augusta Road. The parcel is approximately 0.09 miles north of the intersection of King Rd. and Augusta Rd. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Augusta Road	8,965' N	14,000	18,100 +29.3%	18,100 0.0%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

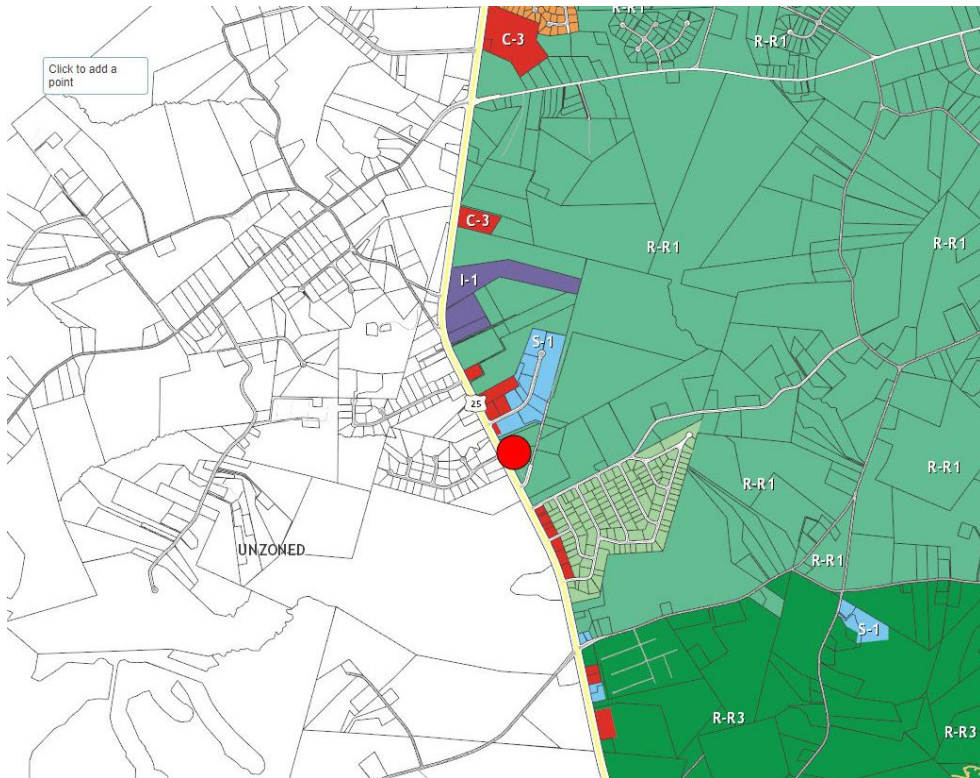
The subject property zoned R-R1, Rural Residential District is located along King Rd., a two-lane County-maintained residential road and Augusta Road, a five-lane State-maintained arterial road. The parcel is designated as Rural Corridor in the Plan Greenville County Comprehensive Plan. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would be consistent with the future land use designation.

STAFF RECOMMENDATION:

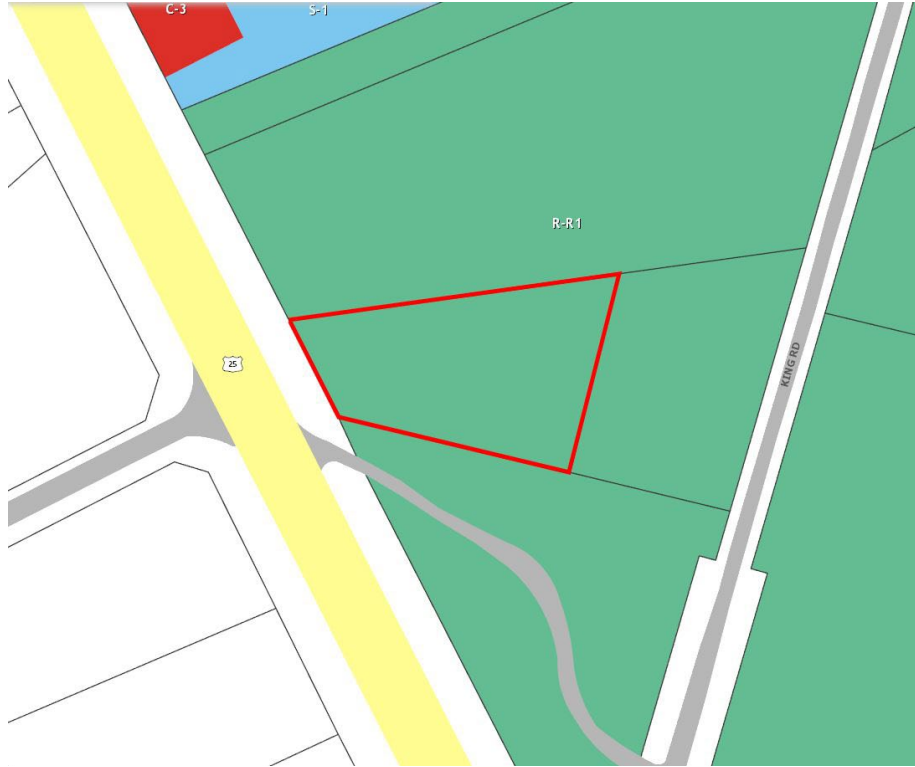
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Aerial Photography, 2022



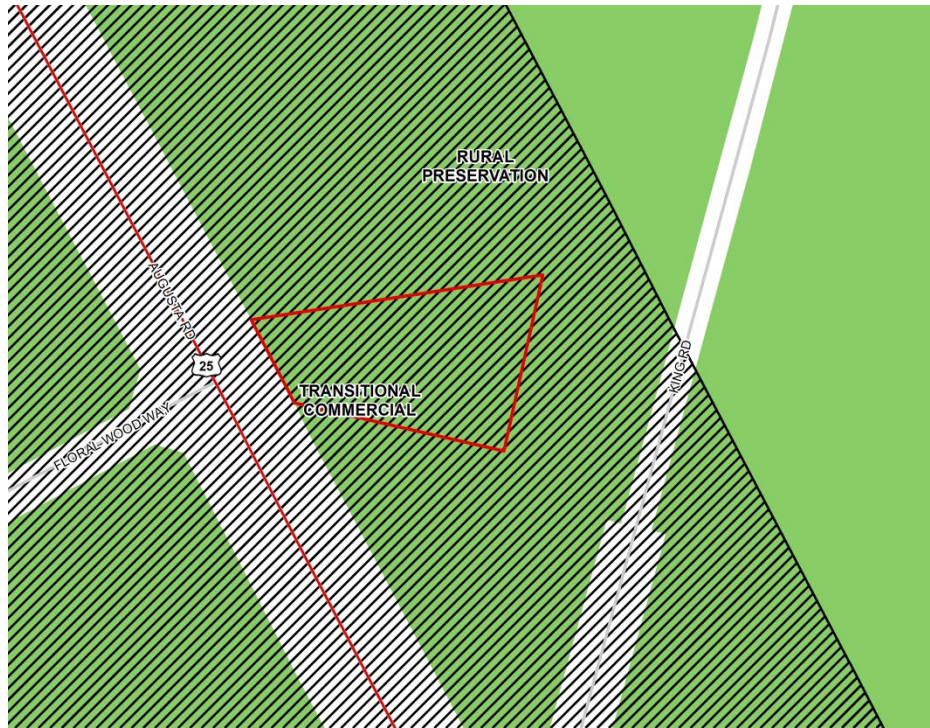
Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map