

Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-058	Ethan Olliff of Site Design, Inc. for Luke Steffensmeier of Mr. Bear Rentals, LLC Furman Hall Rd., Greenville, SC 29609 0174040100405 R-MHP, Residential Manufactured Home Park District to S-1, Services District	23	Approval	Approval 10/2/24		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> This sliver of land was an area that was overlooked with a mass rezoning years ago <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately .21 The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is not a part of any area or community plans. Furman Hall Road is a two-lane, State-maintained major collector road. The parcel has approximately 74 feet of frontage along Furman Hall Road. The parcel is approximately 0.17 miles northeast of the intersection of Furman Hall Road & Poinsett Hwy (US-276). The property is along bus route 503, approximately .2 miles away at the intersection of Furman Hall Road and City heights Courts. There are no sidewalks located adjacent to the parcel. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary is located within one mile of the site. The applicant is requesting to rezone the property to S-1, Services. The applicant is proposing a landscape business. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Furman Hall Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would not create an adverse impact on surrounding parcels. Additionally, the requested zoning district is consistent with adjacent parcels. Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.					



Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Lozko, Planner II

RE: CZ-2024-058

APPLICANT: Ethan Olliff of Site Design, Inc. for Luke Steffensmeier
of Mr. Bear Rentals, LLC

PROPERTY LOCATION: Furman Hall Rd., Greenville, SC 29609

PIN/TMS#(s): 0174040100405

EXISTING ZONING: R-MHP, Residential Manufactured Home Park District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Landscape Business

ACREAGE: .21

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: The subject parcel was originally zoned S-1, Services District in April 1972 as part of Area 3. There has been one previous rezoning request; Docket CZ-1996-111, which requested rezoning from S-1, Services District to R-MHP, Residential Manufactured Home Park District, this was approved by County Council in December of 1996. There have been no other rezoning requests.

EXISTING LAND USE: Driveway & Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Warehouse Building & Vacant Land
East	S-1	Vacant Land
South	S-1	Service Uses & Single-Family Residential
West	I-1	Vacant Land & Industrial

WATER AVAILABILITY: 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 part of any area or community plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-MHP	9 units/acre	.21	1 unit
Requested	S-1	N/A		0 units

A successful rezoning would not allow for any more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Furman Hall Road is a two-lane, State-maintained major collector road. The parcel has approximately 74 feet of frontage along Furman Hall Road. The parcel is approximately 0.17 miles northeast of the intersection of Furman Hall Road & Poinsett Hwy (US-276). The property is along bus route 503, approximately .2 miles away at the intersection of Furman Hall Road and City heights Courts. There are no sidewalks located adjacent to the parcel.

Location of Traffic Count	Distance to Site	2019	2021	2022
Furman Hall Road	1,371' NE	4,100	3,600 -12%	3,700 -2.8%

CULTURAL AND ENVIRONMENTAL:

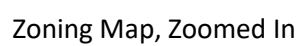
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary is located within one mile of the site.

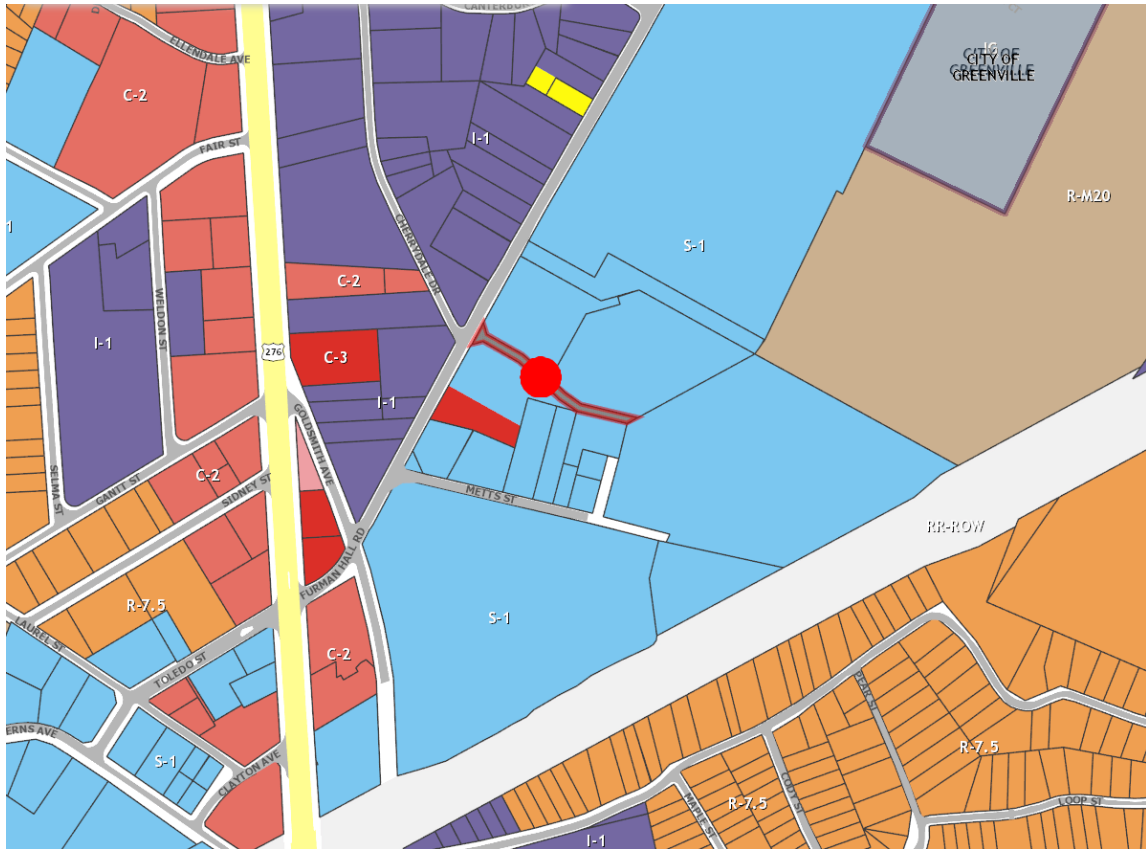
CONCLUSION:

The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Furman Hall Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would not create an adverse impact on surrounding parcels. Additionally, the requested zoning district is consistent with adjacent parcels.

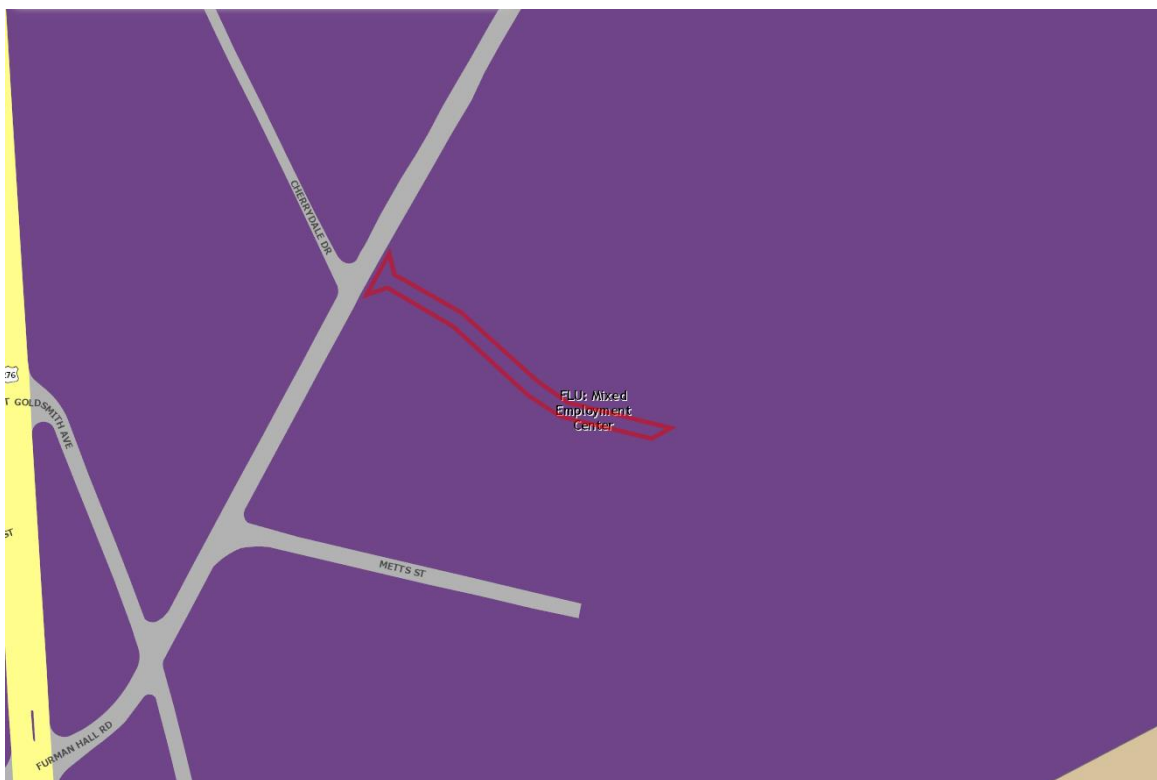
STAFF**RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map