

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-003	Jason Lee Thomas for August Third Properties, LLC 617 Sulphur Springs Road, Greenville, SC 29617 B010000201105 R-MA, Multifamily Residential District to C-3, Commercial District	19	Denial	Denial 1/22/2025		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on January 13, 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Bought this property with others along Sulphur Springs to be a homestead Would like to sell cars on the property Will live on an adjacent property <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 1.02 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood & Transitional Corridor</i>. The subject property is part of the <u>Berea Area Plan</u>, where it is designated as <i>Medium Density Residential</i>. Sulphur Springs Road is a four-lane, State-maintained collector road. The parcel has approximately 229 feet of frontage along Sulphur Springs Road. The parcel is approximately 0.17 miles northeast of the intersection of Sulphur Springs Road and Hunts Bridge Road. The property is located about .50 miles away from Bus Route 502 at White Horse Road and Bus Route 506 Woodside at Farris Bridge Road and W. Parker Lane. There are sidewalks located adjacent to the parcel. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one miles of the site; Berea Elementary & Berea High. The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing automobile sales and rental. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-MA, Multifamily Residential District, is located along Sulphur Springs Road, a four-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not be consistent with the <u>Berea Area Plan</u> which designates the parcel as <i>Medium Density Residential</i> or the <u>Plan Greenville County</u> Comprehensive Plan which designates a majority of the parcel as <i>Suburban Neighborhood</i> . Based on these reasons, Staff recommends denial of the requested rezoning to C-3, Commercial District.					



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601

Office: 864.467.7425

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Kelsey Mulherin, Planner II
RE:	CZ-2025-003
APPLICANT:	Jason Lee Thomas for August Third Properties LLC
PROPERTY LOCATION:	617 Sulphur Springs Rd., Greenville, SC 29617
PIN/TMS#(s):	B010000201105
EXISTING ZONING:	R-MA, Multifamily Residential District
REQUESTED ZONING:	C-3, Commercial District
PROPOSED LAND USE:	Automobile Sales and Rental
ACREAGE:	1.02
COUNCIL DISTRICT:	19 – Blount

ZONING HISTORY: The subject parcel was originally zoned R-M, Multifamily Residential District in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Structure

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MA	Single-Family Residential
East	R-MA	Single-Family Residential
South	R-MA	Single-Family Residential
West	C-2	Self-Storage & Boat & RV Storage

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 *Suburban Neighborhood & Transitional Corridor*. **Please refer to the Future Land Use Map at the end of the document. **

**AREA AND COMMUNITY
PLANS:**

The subject property is part of the Berea Area Plan, where it is designated as *Medium Density Residential*. **Please refer to the Future Land Use Map at the end of the document. **

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-MA	5.8 units/acre	1.02	5 units
Requested	C-3	16 units/acre		13 units*

*Residential is permitted in the C-3, Commercial District under a Mixed-Use Development. Only 80% of the acreage may be used as residential. A successful rezoning would allow for 8 more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development.

ROADS AND TRAFFIC: Sulphur Springs Road is a four-lane, State-maintained collector road. The parcel has approximately 229 feet of frontage along Sulphur Springs Road. The parcel is approximately 0.17 miles northeast of the intersection of Sulphur Springs Road and Hunts Bridge Road. The

property is located about .50 miles away from Bus Route 502 at White Horse Road and Bus Route 506 Woodside at Farris Bridge Road and W. Parker Lane. There are sidewalks located adjacent to the parcel.

Location of Traffic Count	Distance to Site	2019	2021	2022
Burdine Dr/Eunice Dr/Sulphur Springs Road	4,021' NE	10,800	10,300 -4.9%	11,900 +5.5%

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one miles of the site; Berea Elementary & Berea High.

CONCLUSION:

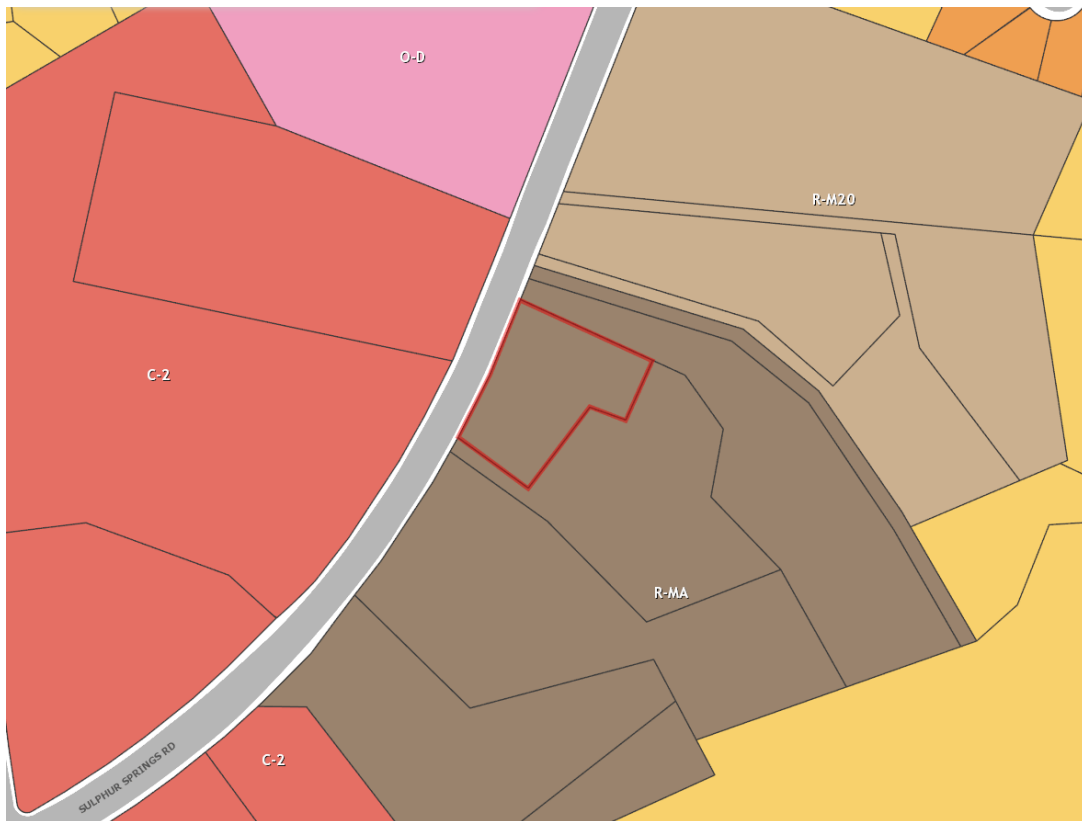
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**STAFF
RECOMMENDATION:**

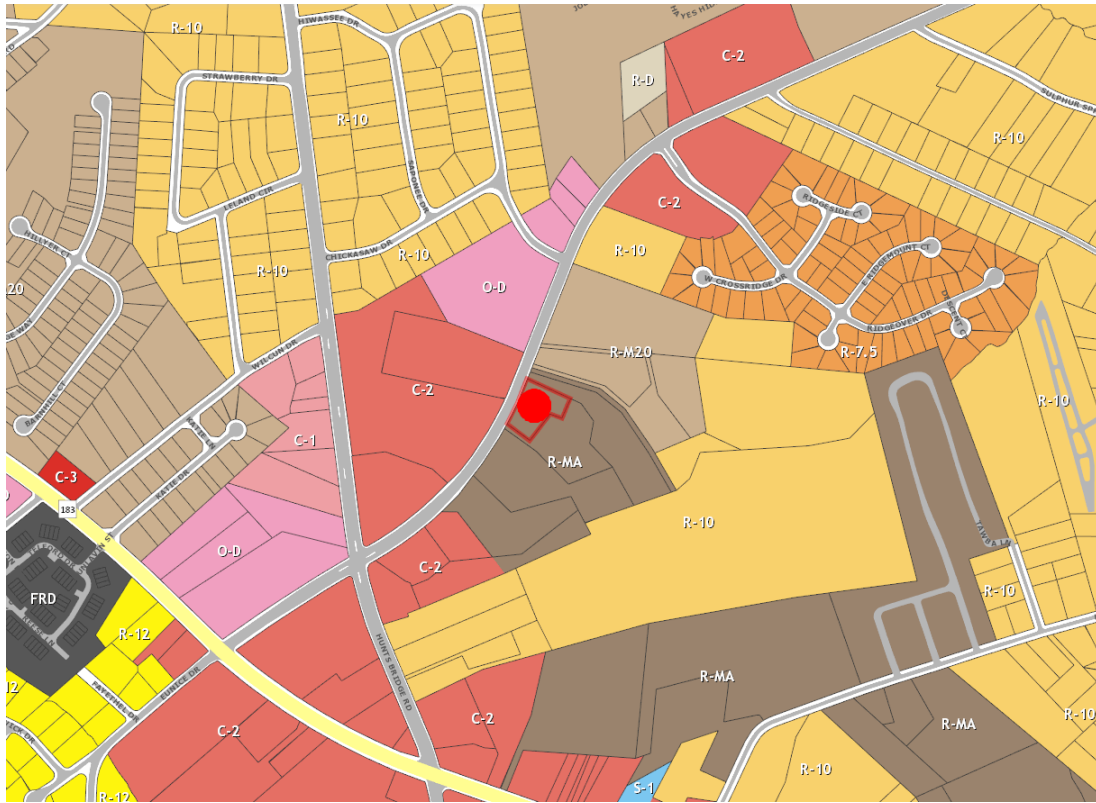
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Aerial Photography, 2024



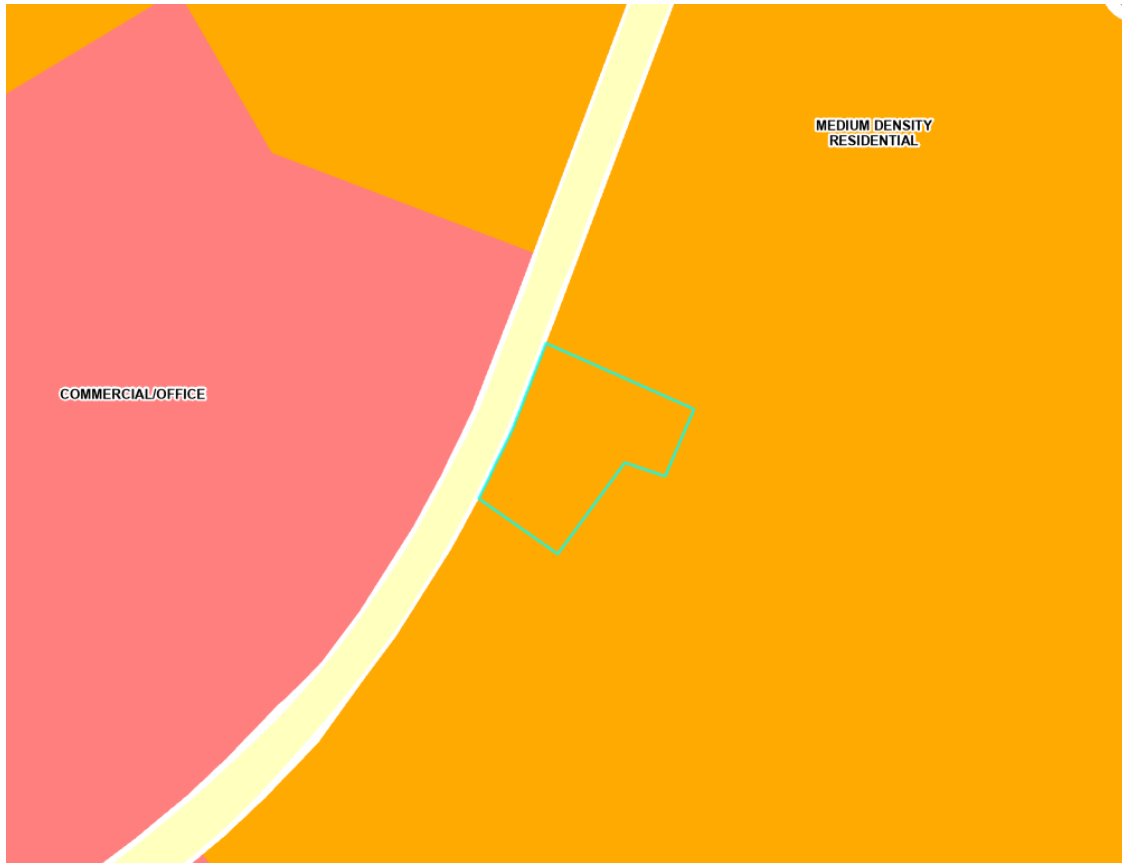
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Area Plan, Future Land Use Map