

Zoning Docket from June 15, 2015 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|-----------|----------|--|
| CZ-2015-40 | Kamal Desor Old Easley Highway 0238010300200 (portion) S-1, Services and R-S, Residential Suburban to I-1, Industrial | 23 | Approval | Approval | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Kamal Desor – Applicant <ul style="list-style-type: none"> • Property would be used for the expansion of the existing adjacent salvage and recycling yard. • Expansion on requested property will help reduce impacts on neighborhood surround existing salvage yard. 2) Rajesh Desor – Adams Scrap Yard <ul style="list-style-type: none"> • Had looked at expansion on multiple other parcels; subject parcel made most sense for the business and to reduce impacts to adjacent sites. • Property is not up against any developments. • Not planning any new buildings on the site, but planning on operating an automobile shredder on or near the property. • Buffering will be provided for new part similar to the existing business. <p><u>Speakers Against:</u> None</p> <p>A meeting with members of the public and Planning Staff occurred on July 10, 2015. Six members, residents and a business owner in the area, met to discuss next steps in the rezoning process.</p> | | | | | <p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 3</p> |
| Staff Report | <p>The subject property is 34.4 acres of mostly wooded and pastured property located to the south of the intersection between Old Easley Highway and Gethsemane Dr. Approximately 400 feet of frontage exists along Old Easley Highway.</p> <p>The applicant identifies the proposed use as an extension to the existing scrap yard in addition to a recycling center.</p> | | | | | |

Planning Report

DOCKET NUMBER: CZ-2015-40

APPLICANT: Kamal Desor

PROPERTY LOCATION: South side of Old Easley Highway at Gethsemane Dr.

PIN/TMS#(s): 0238010300200 (portion)

EXISTING ZONING: S-1, Services; R-S, Residential Suburban

REQUESTED ZONING: I-1, Industrial

ACREAGE: 34.4

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned in 1973 as part of Area 4A. The application to rezone a portion of the subject site to S-1 from R-S was approved in 1995, CZ-1995-93.

EXISTING LAND USE: wooded, pasture, vacant

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-------------|------------------------------|
| North | C-2 | vacant |
| East | I-1 | recycling, salvage operation |
| South | R-S | single-family residences |
| West | S-1 and R-S | wooded, pasture, vacant |

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which is prescribed at 3 to 6 units per acre.

ROADS: Old Easley Highway – Minor Arterial

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2010 | 2012 |
|---------------------------|------------------|--------|-----------------|-----------------|
| Old Easley Highway | 1,830' W | 11,500 | 10,500 (-9%) | 11,000 (+5%) |

SUMMARY:

~~The subject property is 34.4 acres of mostly wooded and pastured property located to~~

The subject property is currently zoned R-S, Residential Suburban; and S-1, Services. The purpose of the Residential Suburban district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The Services district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

The requested rezoning is I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The subject property is located within the Imagine Greenville comprehensive plan designated as Residential Land Use 2 on the future land use map. This category prescribes residential densities between 3 and 6 units per acre.

The applicant identifies the proposed use as an extension to the existing scrap yard in addition to a recycling center.

CONCLUSION:

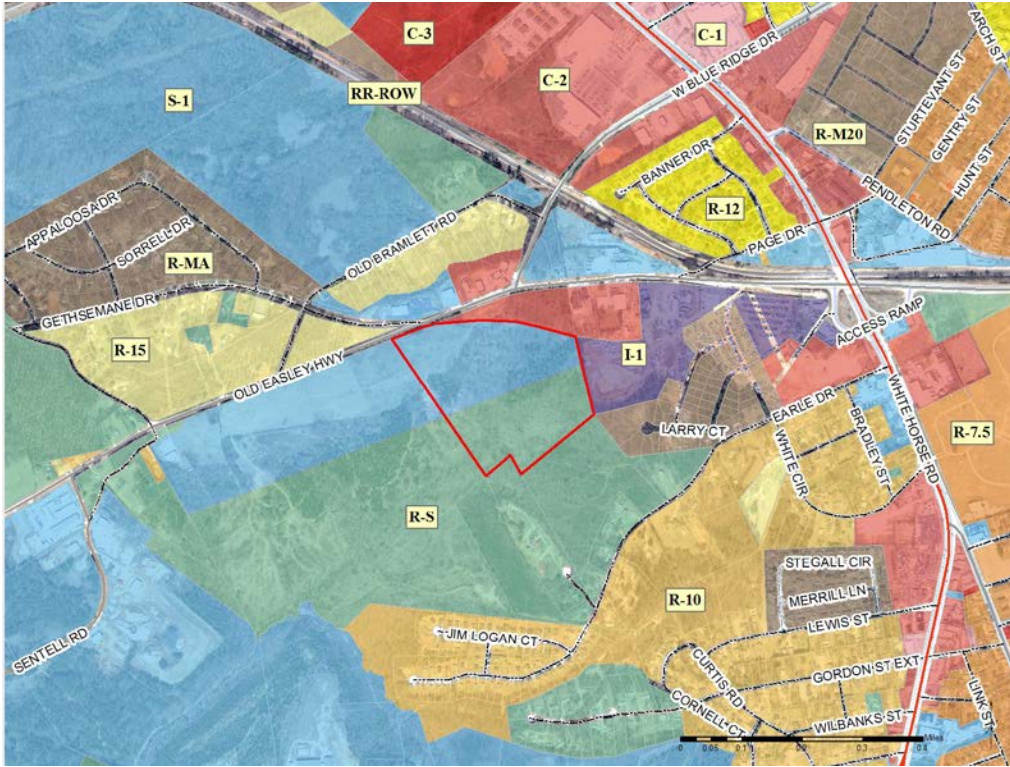
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. Although the application is inconsistent with the County future land use map, the proposed use is expanding an already large scrap metal operation. This intense use necessitates careful consideration due to significant effects on the quality of residential life and thus the proximity to established single family dwelling should always be considered when expanding such an operation.

Based on these reasons, staff recommends approval of the application to rezone the subject site from S-1, Services and R-S, Residential Suburban, to I-1, Industrial. The Planning Commission recommends approval.

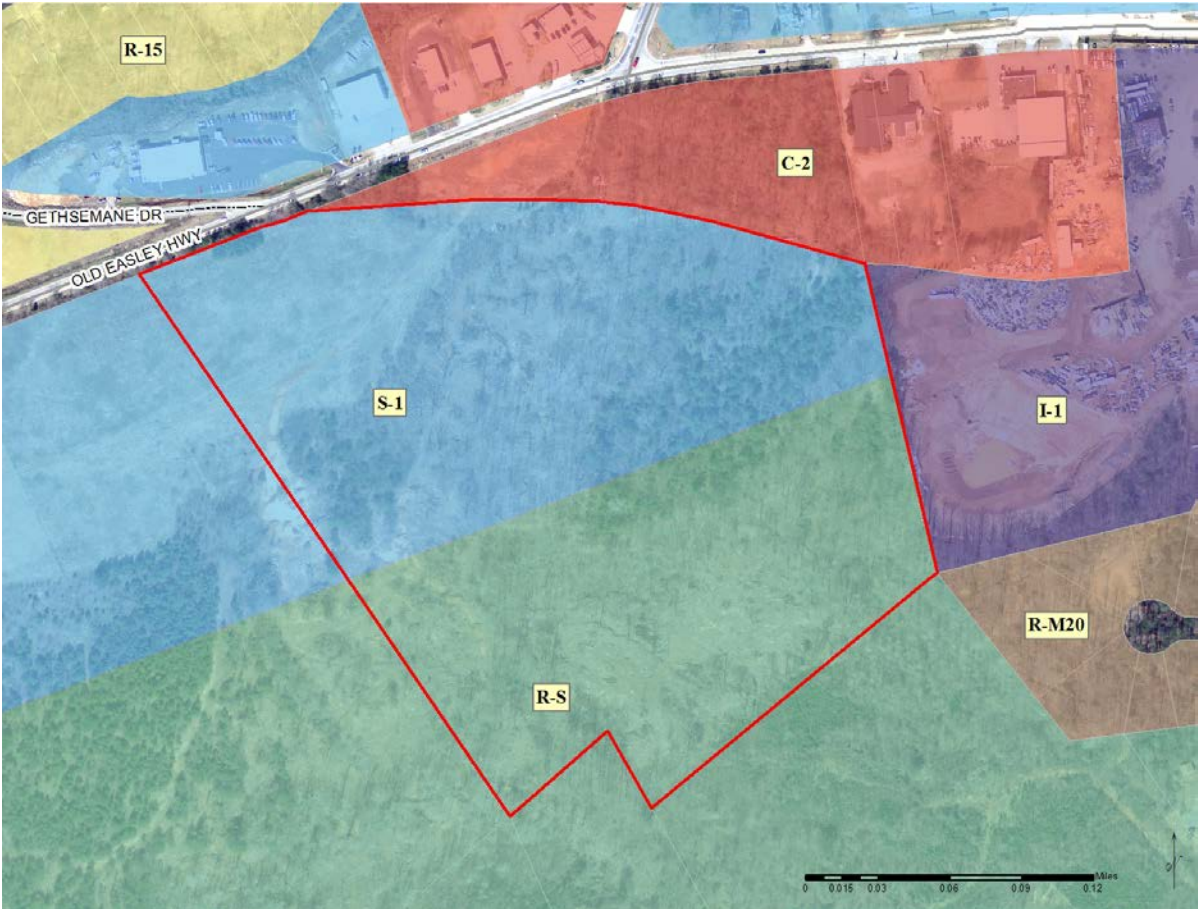


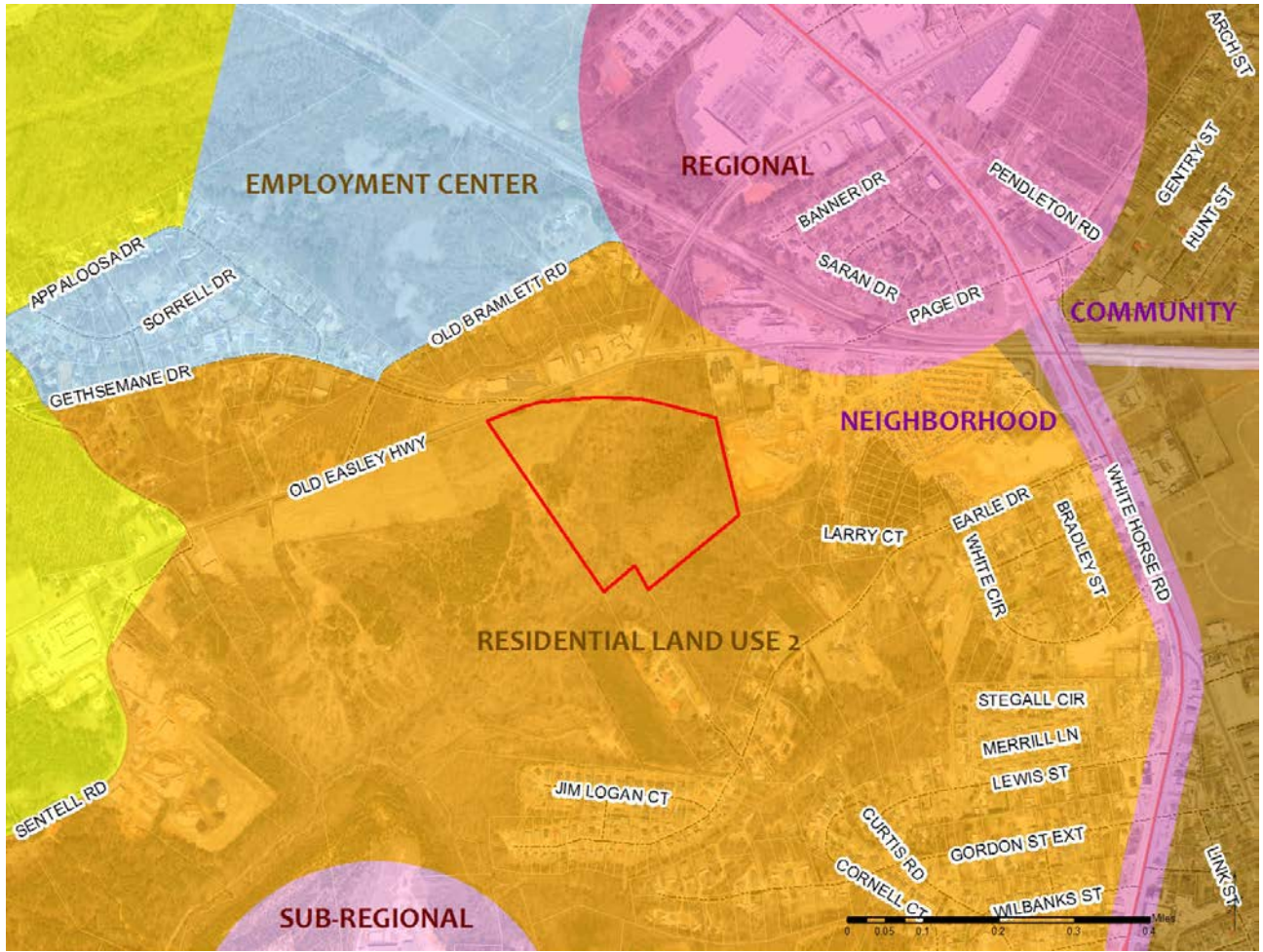
Aerial photograph, 2014





Zoning Map





Future Land Use Map, Imagine Greenville