

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-03	Gray Engineering Consultants c/o Chris Przirembel for Louise Bell Cooper, Connie L. Tadlock and Peggy Ayers Brown 300 Block of Michelin Road 0593030101100, 0593030101101 and 0593030101102 R-S, Residential Suburban to R-12, Single-Family Residential	25	Denial	Approval 1/27/16	Approval 2/1/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Tony Cirelli – Gray Engineering Representative</p> <ul style="list-style-type: none"> • Proposing affordable family homes to be built in this area • Will subdivide the area if rezoned • Roughly 172 lots <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposed to the number of houses proposed <p>List of meetings with staff: January 19, 2016, applicant’s representative</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 57 acres of property located on Michelin Road approximately 2 miles southeast of Augusta Road. The parcel has approximately 2,400 feet of frontage along Michelin Road.</p> <p>The applicant states the proposed land use is for Residential Development.</p> <p>It is staff’s opinion that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing expanding industrial uses and surrounding zoning. This site is located in a heavily industrialized area of Greenville County, just southeast of Michelin’s US 1 facility. Level topography, utility availability, and easy access to major highways/interstates make this an ideal site for future industrial development. Initial stakeholder feedback gathered to inform the update to the County’s land use plan indicates that this area should be preserved for future industrial growth and job creation. Finally, due to the location of floodplain, the potential to connect to future roadways is limited only to Michelin Road where residents would be committed to a roadway currently dominated by industrial traffic.</p> <p>It is staff’s opinion that this area is better situated to serve new and existing industrial businesses with its proximity to major roadways.</p> <p>Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.</p>					