

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-11	Adem Dokmeci for R. L. R. Investments, LLC 25 Chrome Drive 0547020102001 I-1, Industrial to S-1, Services	21	Denial	Denial 1/27/16	Denial 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> <ol style="list-style-type: none"> 1) Adem Dokmeci – Principal at Green Charter School <ul style="list-style-type: none"> • One of the top schools in the state • More than 350 students on the waiting list • Seeking a new campus for their high school 2) Architect <ul style="list-style-type: none"> • Requesting school by special exception • 40 full time employees at the school • Will serve roughly 400 students • School will meet SCDOT standards • Road improvement requirements will be paid for by the school 3) President of Parent Teacher Association <ul style="list-style-type: none"> • School strong in math, science and renewable energy • Free tutoring • Sustainable focus • Provide after school activities • In favor of the rezoning 4) Parent <ul style="list-style-type: none"> • In favor of the charter school • Relieve stress off of Greenville County Schools 5) 15 supporters recognized <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Surrounding Business Representative <ul style="list-style-type: none"> • Business has been a part of the community since 2001 • Heat treating not conducive to being near a school • Spent roughly ½ mill to upgrade facility that is located next to rezoning property • Traffic, especially traffic trailers have a difficulty getting in and out • States this property is the wrong place for a school 2) Resident <ul style="list-style-type: none"> • Concerned about increased traffic • States there are multiple crashes in this area • To many intersections and not enough light 3) General Manager of Harley Davidson <ul style="list-style-type: none"> • Concerned for the safety of motorcycle riders 4) 7 in opposition recognized 					<p>Petition/Letter</p> <p><u>For:</u> 251</p> <p><u>Against:</u> 279</p>

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	List of meetings with staff: None	
Staff Report	<p>The subject parcel is 7.5 acres of property located on Chrome Drive approximately 0.75 miles southwest of the intersection of Garlington and Roper Mountain Road. The subject parcel has approximately 800 feet of frontage along Chrome Drive.</p> <p>The applicant state the proposed land use is for a Public School, SC Charter District.</p> <p>It is staff's opinion that the current I-1 zoning is appropriate and that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing industrial uses and surrounding zoning. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The close proximity to potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.</p> <p>Additional negative impacts of this proposal include increased generation of traffic volumes to area roadways, specifically to Garlington Road. This area already experiences significant traffic, much of which is related to the adjacent industry. Little information exists with this proposal to prove that traffic would be mitigated.</p> <p>It is staff's opinion that this area is better situated to serve new and established industrial businesses. Based on these reasons, staff recommends denial of the requested S-1, Services request.</p>	