

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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		
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>	

Planning Report

DOCKET NUMBER: CZ-2016-11

APPLICANT: Adem Dokmeci for R. L. R. Investments, LLC

PROPERTY LOCATION: 25 Chrome Drive

PIN/TMS#(s): 0547020102001

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 7.5

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971 as part of Area 2.

EXISTING LAND USE: truck terminal

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	commercial (Harley Davidson)
East	S-1	restaurant (Quaker Steak and Lube)
South	I-1	warehouse and industry
West	C-3 and Interstate	shopping center and I-85 and I-385 interchange

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer, capacity not verified.

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

The subject property is also designated as a *Super Regional Center* which serves the overall county and the region for shopping, recreation, and employment needs. Residents will travel great distances to these areas on a weekly or monthly basis. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls, specialty big-box stores, large-scale office parks along with factory and warehousing services. There are few such centers in the County, but these draw residents from a large area. The Super-Regional Centers are characterized by mixed use buildings with highest density of residential.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its proximity to

existing industrial uses (including GE and several other suppliers), available utilities, and visibility to the interstate.

ROADS:

Chrome Drive: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2012	2013	2014
Garlington Road	200' E	13,500	12,400 -8.1%	13,300 7.3%

SUMMARY:

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.

The subject parcel is zoned 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 application is requesting to rezone the properties to S-1, Services. This 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. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant state the proposed land use is for a Public School, SC Charter District.

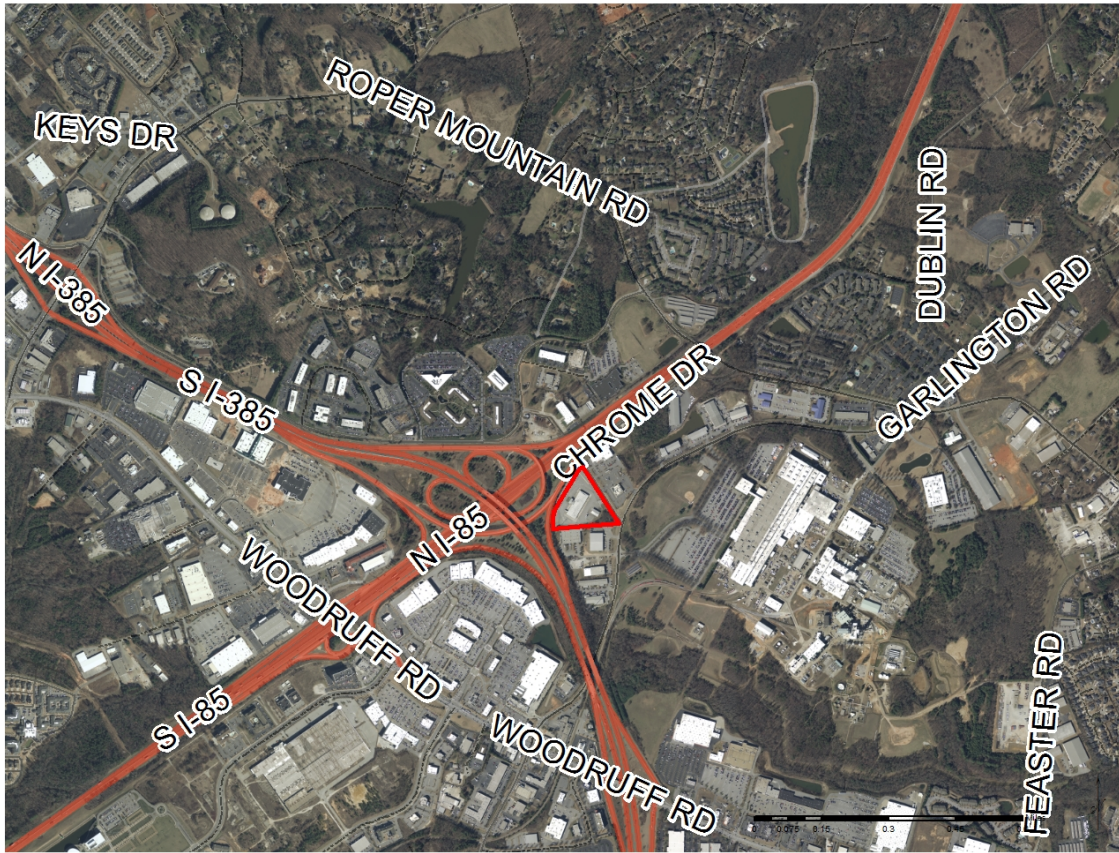
CONCLUSION:

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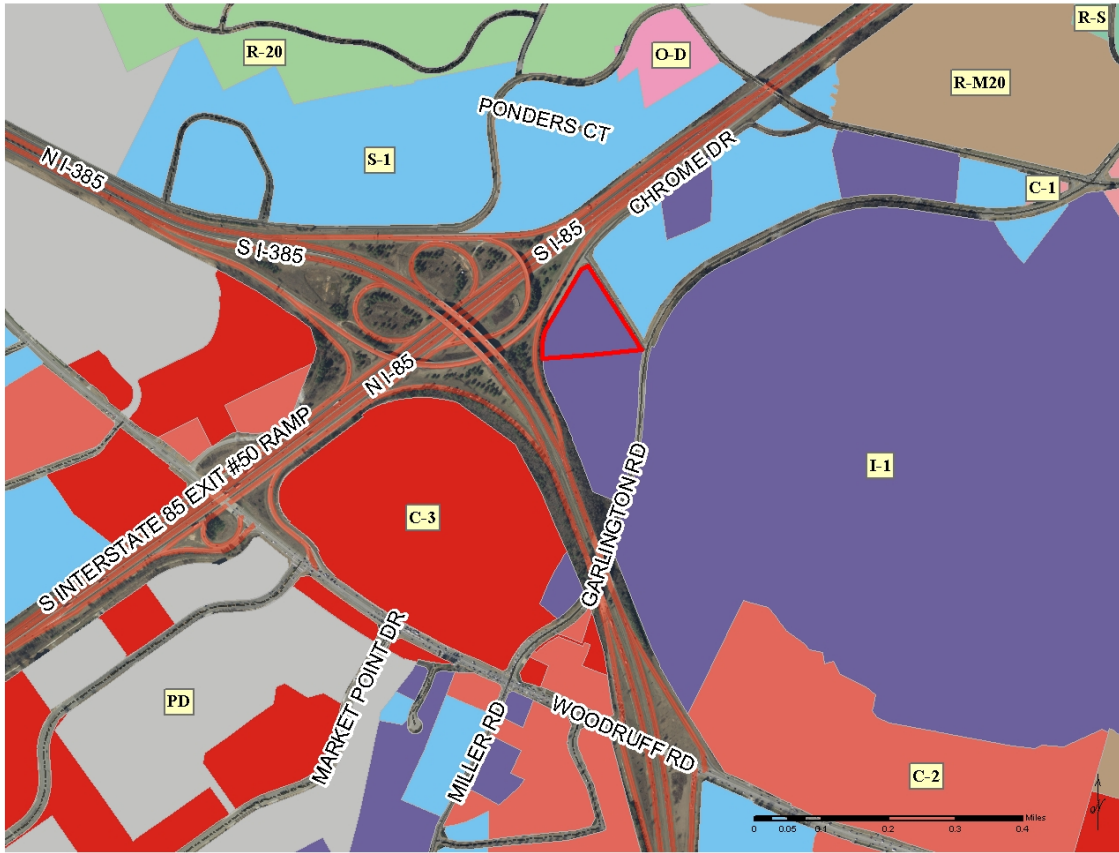
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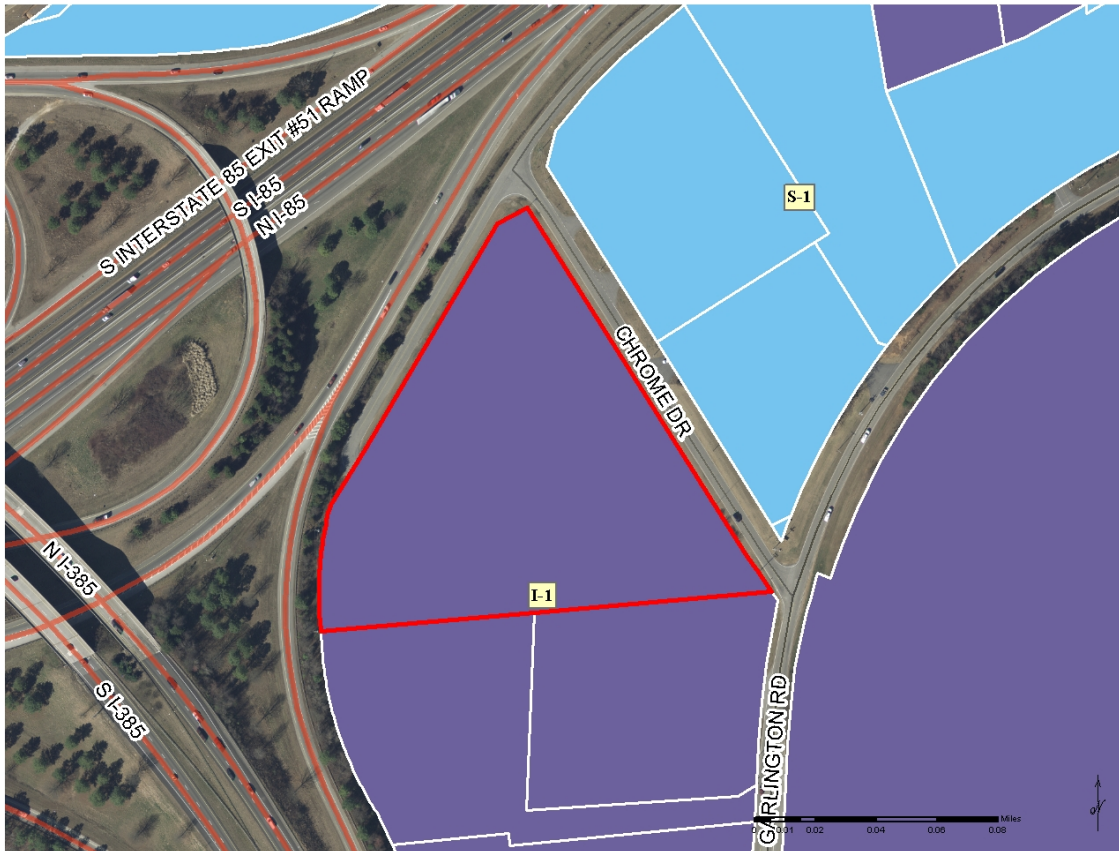


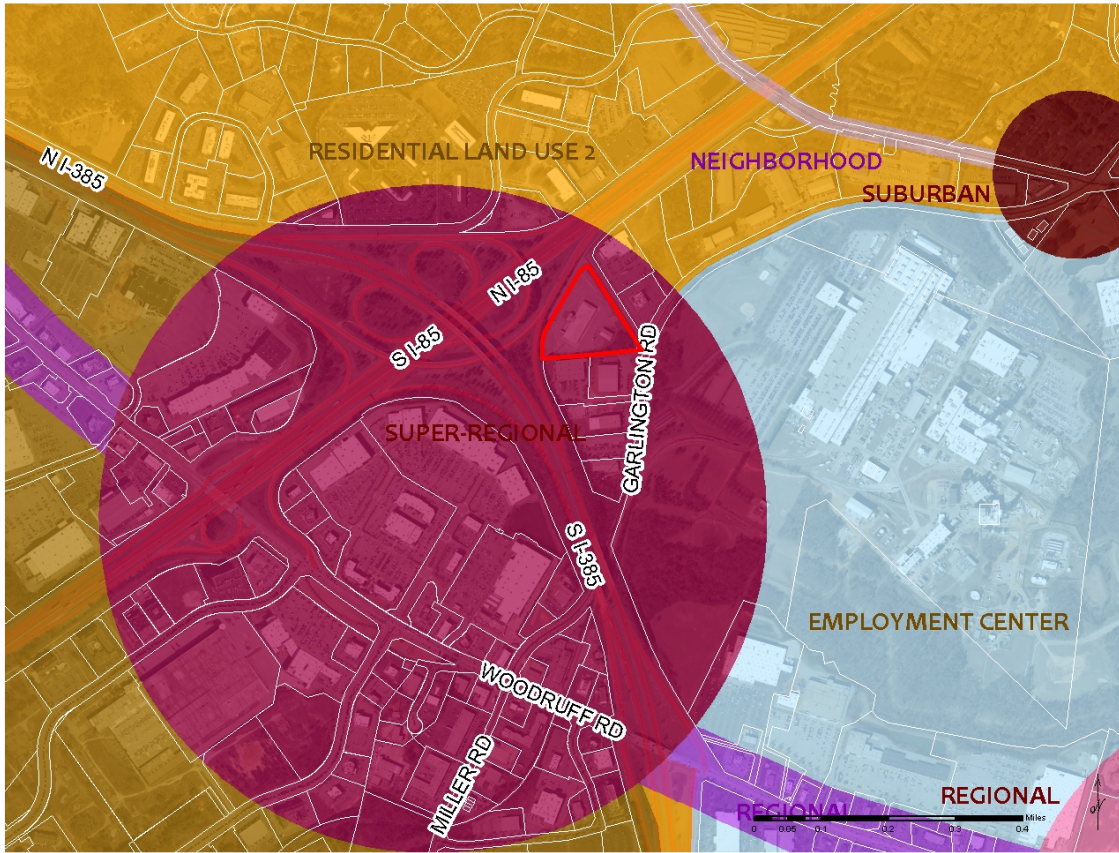
Aerial Photography, 2014





Zoning Map





Future Land Use Map