

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-67	Brent Jones for Ahop 143, LLC South Buncombe Rd 0528030101030 and 0528030101012, 0528030101019 R-S, Residential Suburban to I-1, Industrial	18	Approval	Denial 11-18-20	Held 11/30/20 Denial 2-1-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • States the site would be used for box trailer parking. • He states he is willing to make additional site improvements to make project acceptable to council. • Project engineer states the project would meet all county requirements. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Is the owner of contiguous property. • Does not want to see or hear trailers behind his home. • Mentions petition against that contains 52 signatures. • Cites inadequate infrastructure as well. <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 52/Petition</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is not present on the overall site, and there are no known significant or cultural resources on this site. There is one school located within a mile of the site, Woodland Elementary. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 3.75 acres of property located on South Buncombe Road, and is approximately 0.23 miles southeast of the intersection of Suber Road and South Buncombe Road. The subject parcel has approximately 221 feet of road frontage along South Buncombe Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for Truck Storage.</p> <p>CONCLUSION</p> <p>The subject parcel is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Mixed Employment Center</i>. This designation calls for advanced manufacturing facilities, business park developments, and large-scale manufacturing industries. Staff is of the opinion that a successful rezoning to I-1, Industrial would align with the comprehensive plan as well as the area's current zoning classifications.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					
GCPC	<p>At the November 18, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the applicant's request for I-1, Industrial due to public comment provided at the public hearing.</p>					

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P&D	At the November 30, 2020 Planning and Development Committee meeting, the Committee members voted to recommend hold held this rezoning request until the following Planning and Development Committee meeting.
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