

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-21	Gregory Charles Ashmore for HRH Developers, LLC Hood Road G006000301409, G006000301407 S-1, Services District and R-S, Residential Suburban District To I-1, Industrial District	18	Approval	Approval 3-24-21	Approval 4/5/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to expand recycling facility. • Takes in brush and stumps, recycles to mulch. • Reuses concrete. • Wants to enhance current facility to improve office and shop area. • Has donated mulch to community needs such as schools. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 1-26-21</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site, Calvary Christian School.</p> <p>SUMMARY</p> <p>The subject parcel, zoned S-1, Services and R-S, Residential Suburban, has approximately 1,371 feet of frontage along Hood Road. The parcel is approximately 0.12 miles west of the intersection of Buncombe Road and Hood Road. The property is not along a bus route and there are no sidewalks along the subject property. The applicant states that the proposed land use is for a Recycling Facility.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services and R-S, Residential Suburban, is located along Hood Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to I-1, Industrial would be consistent with the surrounding land uses in the area and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to I-1, Industrial.</p>					