

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	
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</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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 this rezoning request until the following Planning and Development Committee meeting.
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Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-67

APPLICANT: Brent Jones for Ahop 143, LLC

PROPERTY LOCATION: South Buncombe Rd

PIN/TMS#(s): 0528030101030, 0528030101012,
0528030101019

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING I-1, Industrial District

PROPOSED LAND USE Truck Storage

ACREAGE: 3.75

COUNCIL DISTRICT: 18– Barnes

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land and single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 & S-1	Truck storage
East	R-S & S-1	Single-family residence and warehousing
South	R-S & S-1	Single-family residences and vacant wooded land
West	R-S & R-15	single-family residences and vacant wooded land

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer (Not Available)

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not part of any area plan.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	3.75	6 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for any additional dwelling units.

ROADS AND TRAFFIC:

South Buncombe Road is a two lane collector road. The parcel has approximately 221 feet of frontage along South Buncombe Road. The parcel is approximately 0.23 miles southeast of the intersection of Suber Road and South Buncombe Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pleasant Drive	1,346' SE	600	550 -8.3%	800 +33.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the overall site. There are no known historic or cultural resources on the site, though large portions of the site are significantly wooded. There is one school located within one mile of the site: Woodland Elementary.

CONCLUSION:

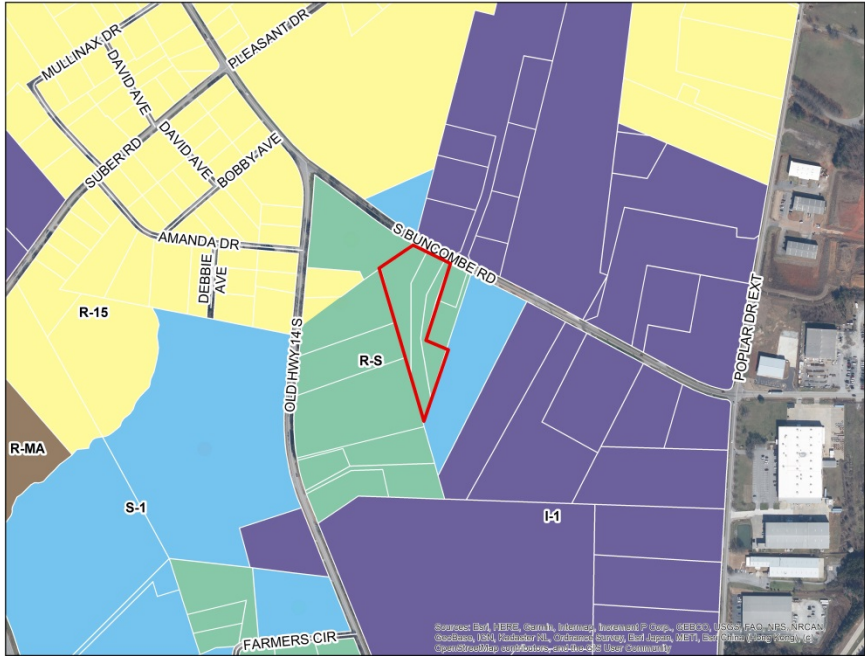
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STAFF RECOMMENDATION:

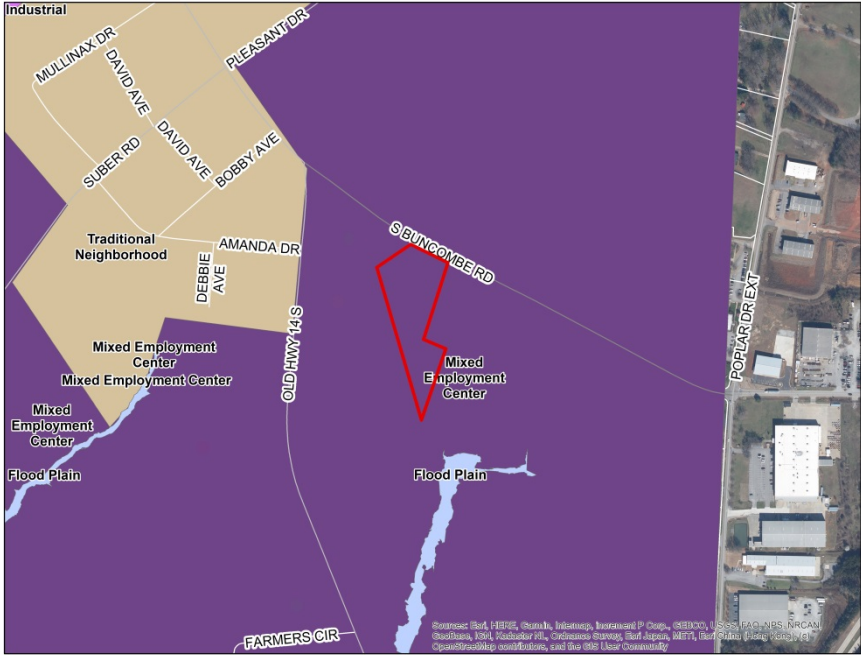
Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map