

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GIPC 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 3-24-2021		
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>					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-21

APPLICANT: Gregory Charles Ashmore of S R Mulch & Grinding, Inc.
for HRH Developers, LLC

PROPERTY LOCATION: 1730, 1750, 1908, & 1910 Hood Road

PIN/TMS#(s): G006000301409 & G006000301407

EXISTING ZONING: S-1, Services District & R-S, Residential Suburban District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Recycling Facility (Mulch Yard)

ACREAGE: 24.42

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This property was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1.

EXISTING LAND USE: Commercial vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Office, single-family residential
East	S-1 & R-S	Vacant land
South	I-1	Vacant land
West	I-1 & S-1	Warehousing, vacant land

WATER AVAILABILITY: CPW

SEWER AVAILABILITY: Metropolitan Sewer – connection unavailable

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

ROADS AND TRAFFIC:

Hood Road is a two-lane State-maintained minor collector road. The parcels have approximately 1,371 feet of frontage combined 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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known cultural or historic resources located on the site. There is one school located within a mile of the site, Calvary Christian School.

CONCLUSION:

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.

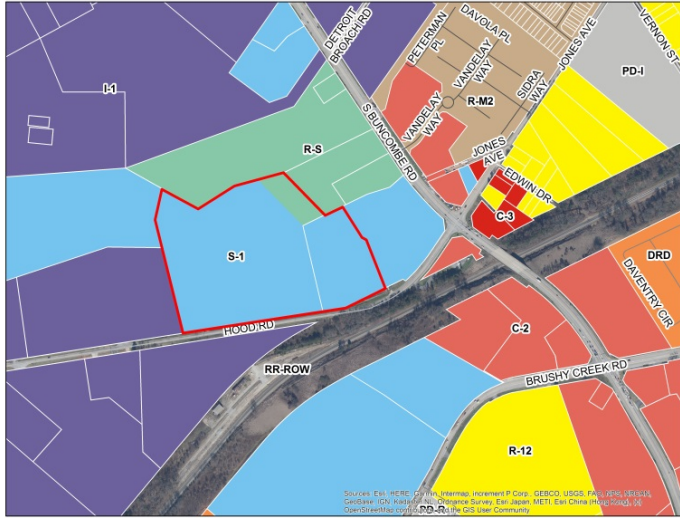
STAFF

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