Zoning Docket from March 15, 2021 Public Hearing

Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
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		
 March 15, 2021 were: Speakers For: 1) Applicant Wants to expand recycling Takes in brush and stumps Reuses concrete. Wants to enhance current Has donated mulch to con Speakers Against: None 	Petition/Letter <u>For:</u> None <u>Against:</u> None				
 ANALYSIS The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, 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. SUMMARY 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. 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 					
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Greenville County Planning and Zoning Division (864) 467-7425 www.greenvillecounty.org

то:	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
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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
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i> . **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