

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-39	Chris M. Hill of Scout Realty Group for Silver Hawk, LLC 200 Mill St. 0506060100111 I-1, Industrial District to R-S, Residential Suburban	17	Denial	Approval 5-26-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent <ul style="list-style-type: none"> • Wants to develop large-lot subdivision • Wants to remove split zoning from development parcel 2) Applicant <ul style="list-style-type: none"> • Development will abut future Grace Church property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: none</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</u> Comprehensive Plan, where it is designated as <i>Rural Corridor</i>. Floodplain is present on the site. There is one school located within one mile of the site: Ebenezer Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned I-1, Industrial and is 15.88 acres of land located at 200 Mill Street, and is approximately 0.11 miles west of the intersection of Hwy. 276 and New Circle Road. The subject parcel has approximately 1,457 feet of frontage along New Circle Road and approximately 109 feet of frontage along Mill Street. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for a Single-Family Residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned I-1, Industrial, is located along New Circle Road, a two-lane County-maintained residential road, and Mill Street, a two-lane County-maintained residential road. Staff is of the opinion that the existing zoning is appropriate due to parcel's close proximity to Hwy 276 and similar uses in the immediate area. Staff is also of the opinion that a successful rezoning to R-S, Residential Suburban would eliminate the possibility of an industrial use within this industrial area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.</p>					
GCPC	<p>At the May 26, 2021 Planning Commission Meeting, the Commission voted to recommend approval of the requested rezoning to R-S, Residential Suburban, citing the parcel's close proximity to current residential areas and a general shift from industrial to residential in the surrounding area.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-39

APPLICANT: Chris M. Hill of Scout Realty Group for Silver Hawk, LLC

PROPERTY LOCATION: 200 Mill Street

PIN/TMS#(s): 0506060100111

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: R-S, Residential Suburban District

PROPOSED LAND USE: Single-Family Residential development

ACREAGE: 15.88

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: This parcel was originally zoned I-1, Industrial in June 1973 as part of Area 4B. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20 & S-1	Vacant Land and Warehousing/Flex Space
East	I-1	Vacant Land and Warehousing
South	R-S & R-M20	Single-Family Residential
West	R-S	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – connection unavailable

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Corridor*. **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.

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	I-1	0 units/acre	15.88	0 units
Requested	R-S	1.7 units/acre		27 units

A successful rezoning would allow for 27 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

New Circle Road and Mill Street are both two-lane County-maintained residential roads. The parcel has approximately 1,457 feet of frontage along New Circle Road and 109 feet of frontage along Mill Street. The parcel is approximately 0.11 miles west of the intersection of Highway 276 and New Circle Road. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate vicinity of the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site:

Ebenezer Academy.

CONCLUSION:

The subject parcel, zoned I-1, Industrial, is located along New Circle Road, a two-lane County-maintained residential road, and Mill Street, a two-lane County-maintained residential road. Staff is of the opinion that the existing zoning is appropriate due to parcel's close proximity to Hwy 276 and similar uses in the immediate area. Staff is also of the opinion that a successful rezoning to R-S, Residential Suburban would eliminate the possibility of an industrial use within this industrial area.

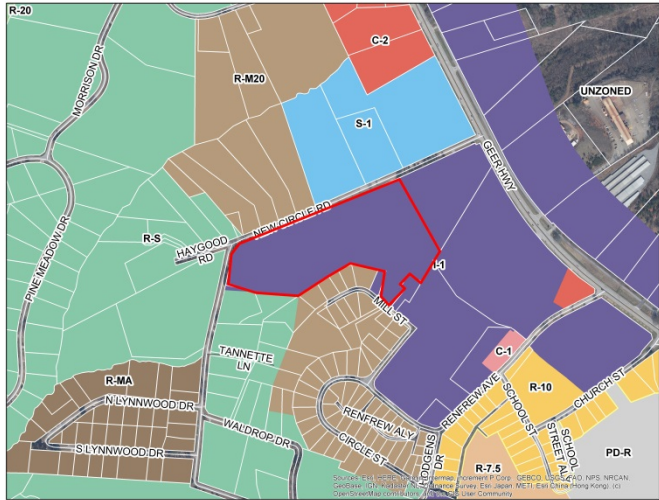
STAFF

RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map