

**Zoning Docket from May 17, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-40	Blake Gordon Dexter of Dexter Cos, LLC for SCP/Dexter Augusta, LLC 6901 Augusta Rd. 0401000203704 S-1, Services I-1, Industrial	25	Approval	Approval 5-26-21		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> <li>Plan is to develop as a Class A warehouse facility</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> none</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p><b>ANALYSIS</b></p> <p>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 is one school located within one mile of the site: Donaldson Career Center. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned S-1, Services and is 24.6 acres of land located at 6901 Augusta Road, and is approximately 0.89 miles south of the intersection of Hwy. 25 and Hwy. 291. The subject parcel has approximately 1,671 feet of frontage along Augusta 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 Warehousing, Distribution, or Light Manufacturing facility.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned S-1, Services, is located along Augusta Road, a four-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to I-1, Industrial would be consistent with the surrounding land uses and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-40

**APPLICANT:** Blake Gordon Dexter of Dexter Cos, LLC for SCP/Dexter  
Augusta, LLC

**PROPERTY LOCATION:** 6901 Augusta Road

**PIN/TMS#(s):** 0401000203704

**EXISTING ZONING:** S-1, Services District

**REQUESTED ZONING:** I-1, Industrial District

**PROPOSED LAND USE:** Warehousing, Distribution, or Light Manufacturing  
Facility

**ACREAGE:** 24.6

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This parcel has been combined with other properties since it was originally zoned S-1, Services and C-2, Commercial in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Barbershop
East	S-1 & C-2	Warehousing
South	S-1 & R-MA	Truck Storage, Warehousing, Manufactured Home Park
West	S-1, C-2 & R-MHP	Single-Family Residential, Retail, Manufactured Home Park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Gantt Sewer

**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 part of the South Greenville Area Plan, where it is designated as *Service/Industrial*.

**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	S-1	0 units/acre	24.6	0 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

Augusta Road is a four-lane State-maintained arterial road. The parcel has approximately 1,671 feet of frontage along Augusta Road. The parcel is approximately 0.89 miles south of the intersection of Highway 25 and Highway 291. The property is not along a bus route. There are no sidewalks in the area.

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<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Augusta Road	7,770' N	19,600	20,000 +2%	21,200 +6%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not 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: Donaldson Career Center.

**CONCLUSION:**

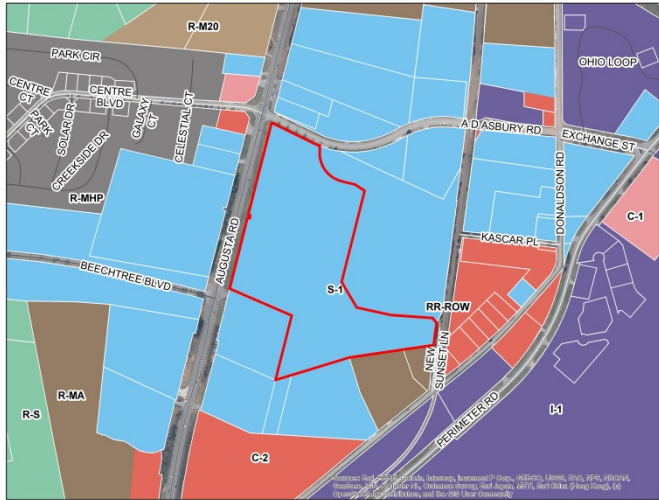
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**STAFF RECOMMENDATION:**

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



Aerial Photography, 2020



Zoning Map

