

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-42	Rachel Knight Smith of Carolina Outdoor Care for Dennis Floyd Mann 86 S. Fairfield Rd. 0406000100200 R-S, Residential Suburban I-1, Industrial	25	Denial	Denial 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> <p>1) Applicant</p> <ul style="list-style-type: none"> • Seeking to open a publicly-accessible wood recycling facility • Proposed facility will accept residential wood chips • States he has safety/mitigation plan • Says will observe strict hours of operation • Cites nearby industrial uses as well as mobile homes • Says his realtor told him the property was acceptable for industrial use; was misinformed • Is currently a tree service and wants to transition to wood recycling yard <p><u>Speakers Against:</u></p> <p>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>Mixed Employment Center</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Grove Elementary. 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 R-S, Residential Suburban and is 5.2 acres of land located at 86 S. Fairfield Road, and is approximately 0.58 miles west of the intersection of Hwy. 25 and S. Fairfield Road. The subject parcel has approximately 674 feet of frontage along S. Fairfield Road. The applicant is requesting to rezone the property I-1, Industrial.</p> <p>The applicant states that the proposed land use is for a mulch yard.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Fairfield Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial, and its subsequent permitted uses, could be a nuisance to the residential area in terms of noise, pollution, and traffic.</p> <p>Based on these reasons, staff recommends denial 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-2021-42

APPLICANT: Rachel Knight Smith of Carolina Outdoor Care for
Dennis Floyd Mann

PROPERTY LOCATION: 86 S. Fairfield Road

PIN/TMS#(s): 0406000100200

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Wood Recycling Facility

ACREAGE: 5.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Mulch Yard

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Vacant Land
East	R-S	Single-Family Residential
South	I-1 & R-S	Vacant Land
West	R-S & I-1	Single-Family Residential and Warehousing

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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 part of the South Greenville Area Plan, where it is designated as *Suburban Residential*.

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	5.2	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:

Fairfield Road is a two-lane State-maintained minor collector road. The parcel has approximately 674 feet of frontage along S. Fairfield Road. The parcel is approximately 0.58 miles west of the intersection of Highway 25 and S. Fairfield Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fairfield Road	1,370' E	550	375 -46.6%	500 +33%

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: Grove Elementary.

CONCLUSION:

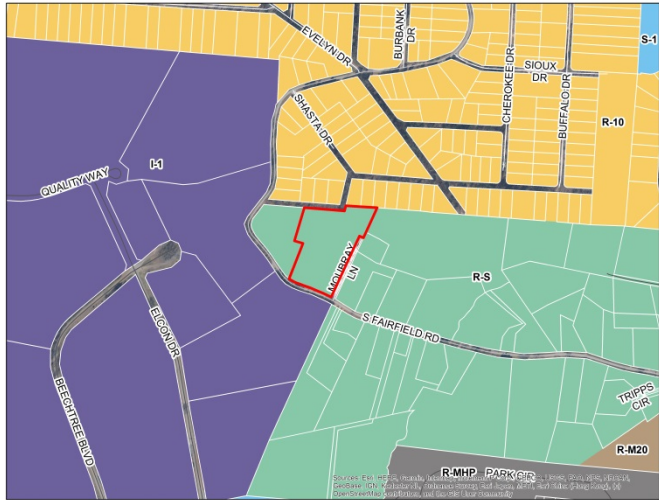
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STAFF RECOMMENDATION:

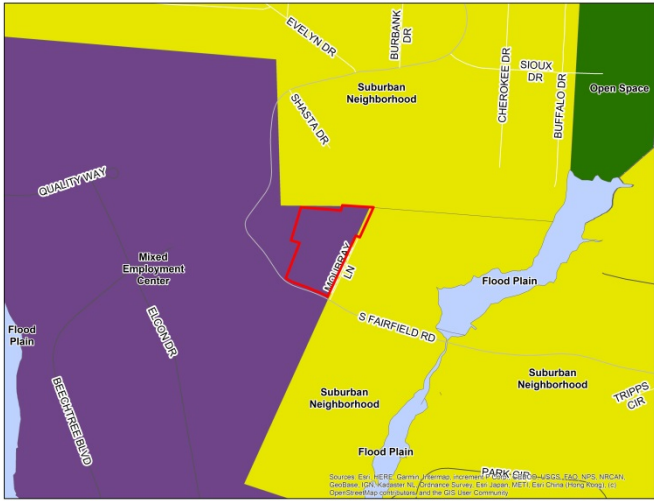
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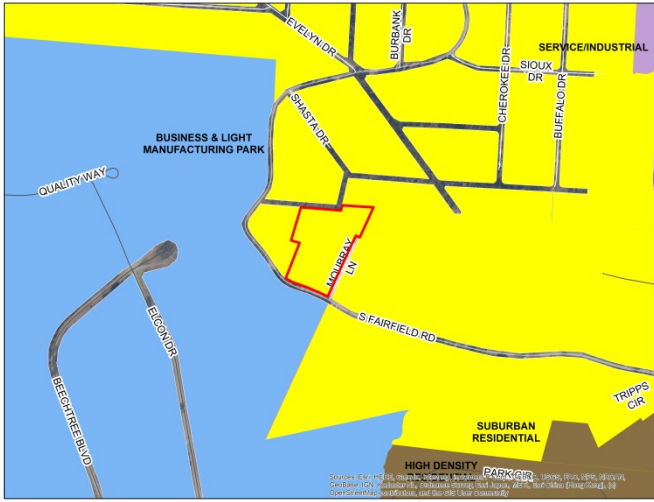
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map