

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-65	Luis Munoz of Munoz Enterprises for George M. Zimmerman South Batesville Road 0530050101900 (portion) I-1, Industrial to S-1, Services	21	Approval	Approval 7-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Intended development is for an approximately 8,000 sq. ft. recording studio • Not so much for artists, but for ad placement within other media • Sewer and water available to the property • Had to pull the previous case due to concerns with SCDOT and have such completed a Traffic Impact Study • Use professionally designed studio enclosure for noise <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i> and <i>Floodplain</i>. Floodplain is present on the overall site, but only on a small corner portion of the subject portion of the parcel. There are no schools located within one mile of the site. 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 portion of a parcel zoned I-1, Industrial is 1.76 acres of property located on South Batesville Road, and is approximately 0.70 miles north of the intersection of S. Batesville Road and Pelham Road. The subject portion of a parcel has approximately 250 feet of frontage along S. Batesville Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for a recording studio.</p> <p>CONCLUSION</p> <p>The property fronts S. Batesville Road, which is a two-lane State-maintained Collector road. While the property itself is immediately surrounded by properties zoned I-1, Industrial and R-S, Residential Suburban, this area of S. Batesville Road is lined with multiple service type businesses. Staff is of the opinion that the requested rezoning to S-1, Services is appropriate for this area.</p> <p>Recommendation: Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					

Zoning Docket from July 19, 2021 Public Hearing

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-65

APPLICANT: Luis Munoz of Munoz Enterprises for George M. Zimmerman

PROPERTY LOCATION: South Batesville Rd

PIN/TMS#(s): 0530050101900 (portion) – GSP Airport Environs – Special Land Use Area

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Recording Studio

ACREAGE: 1.76

COUNCIL DISTRICT: 21 – Harrison

Zoning Docket from July 19, 2021 Public Hearing

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1970 as part of Area 1. There has been one previous rezoning request for this site, CZ-2020-70, from I-1, Industrial to S-1, Services, which was Withdrawn.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Landscape Business
East	R-S	Single-Family Residential
South	I-1	Commercial Engraving Business, HVAC warehouse,
West	I-1	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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* and *Floodplain*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is not included in any area or community plans.

ROADS AND TRAFFIC:

S. Batesville Road is a two-lane State-maintained Collector. The parcel has approximately 250 feet of frontage along S. Batesville Road. The parcel is approximately 0.70 miles north of the intersection of S. Batesville Road and Pelham Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
S. Batesville Road	313' SW	No data	No data	9,200

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site, but only on a small corner portion of the subject portion of the parcel. There are no known historic or cultural resources on the site, which is also heavily wooded. There are no schools located within one mile of the site.

Zoning Docket from July 19, 2021 Public Hearing

CONCLUSION:

The property fronts S. Batesville Road, which is a two-lane State-maintained Collector road. While the property itself is immediately surrounded by properties zoned I-1, Industrial and R-S, Residential Suburban, this area of S. Batesville Road is lined with multiple service type businesses. Staff is of the opinion that the requested rezoning to S-1, Services is appropriate for this area.

STAFF

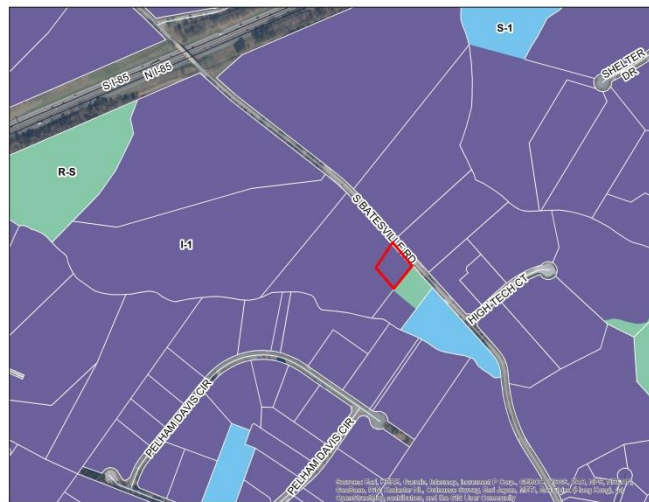
RECOMMENDATION:

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

Zoning Docket from July 19, 2021 Public Hearing



Aerial Photography, 2021



Zoning Map

