

Zoning Docket from August 16, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-71	Michael S. Bishop of Maybi Baby, LLC for Maybi Baby, LLC 95 Beeco Rd G006000301300 S-1, Services District to I-1, Industrial District	18	Approval	Approval 8-25-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently a site contractor and wants to be able to recycle material • Anything recycled will go back to the development site • Cannot see the stockpiling of material from the road <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • None <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>Industrial</i>. Floodplain is not present on the overall site. No schools are 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 parcel is zoned S-1, Services and is 18.59 acres of land located on Beeco Rd, and is approximately 0.21 miles south of the intersection of Beeco Rd and Suber Mill Rd. The subject parcel has approximately 791 feet of frontage along Beeco Rd. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for the addition of concrete and asphalt recycling on site.</p> <p>CONCLUSION</p> <p>The subject parcel zoned S-1, Services is located along Beeco Road is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would not have an adverse impact on the area, due to existence of multiple other industrially-zoned properties in the vicinity. Additionally the I-1 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Industrial.</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: Megan Staton, Deputy Zoning Administrator

RE: CZ-2021-71

APPLICANT: Michael S. Bishop of Maybi Baby, LLC for Maybi Baby, LLC

PROPERTY LOCATION: 95 Beeco Rd

PIN/TMS#(s): G006000301300

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Contractor Business with Concrete and Asphalt Recycling

ACREAGE: 18.59

COUNCIL DISTRICT: 18 – Barnes

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There has been one successful rezoning request for this property, CZ-2018-052, from R-S, Residential Suburban to S-1, Services. There have been no other rezoning requests.

EXISTING LAND USE: Contractor Business

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and I-1 (City of Greer)	Vacant Land and Manufacturing
East	R-S and I-1	Vacant Land and Dirt and Mulch Sales
South	I-1 (City of Greer)	Warehousing
West	R-S and S-1	Church, Offices, Tree and Mulch Warehouse

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Greer CPW

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 not a part of any area or community plans.

ROADS AND TRAFFIC:

Beeco Road is a two-lane County-maintained local road. The parcel has approximately 791 feet of frontage along Beeco Rd. The parcel is approximately 0.21 miles south of the intersection of Beeco Rd and Suber Mill Rd. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the area of Beeco Rd.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site; however the eastern edge of the site does have a large pond. No schools are located within one mile of the site.

CONCLUSION:

The subject parcel zoned S-1, Services is located along Beeco Road is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would not have an adverse impact on the area, due to existence of multiple other industrially-zoned properties in the vicinity. Additionally the I-1 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Industrial.

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STAFF

RECOMMENDATION:

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

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Aerial Photography, 2020



Zoning Map

