

**Zoning Docket from September 19, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-080	Kamal Desor of Adams Recycling for R & K Equity, LLC 210 Earle Dr., Greenville, SC 29611 0237020201700 R-M20, Multifamily Residential to S-1, Services District	23	Denial			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Have a lot of equipment with their recycling business and would like to use this parcel to maintain their equipment</li> <li>• Hopes this will help minimize safety concerns</li> </ul> </li> <li>2) Relative <ul style="list-style-type: none"> <li>• Believes this would be fitting for the community</li> </ul> </li> <li>3) Relative <ul style="list-style-type: none"> <li>• Believes it would be fitting for the environment</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• Currently lives on Earle Dr. at the rear of the parcel</li> <li>• Does not want to see the expansion of the recycling facility on this property</li> <li>• Submitted a rezoning application after placed in violation</li> <li>• Discussed a past rezoning on adjacent parcel and concerns with the removal of a restrictive covenant on the adjacent parcel</li> <li>• Discussed environmental issues and health safety concerns at the recycling facility</li> <li>• Does not want to leave the area</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Concerns with health concerns that come from incorrect operation of the recycling facility and does not want it to be expanded to the parcel on the other side of Earle Dr.</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>• Concerned with current congestion on Earle Dr. and how this could impact this congestion</li> <li>• Does not want the recycling facility to expand closer to the residential uses on the other side of Earle Dr.</li> <li>• Discussed safety concerns turning on to White Horse Rd.</li> </ul> </li> <li>4) Citizen <ul style="list-style-type: none"> <li>• Discussed that the applicant promotes grand theft</li> </ul> </li> <li>5) Citizen <ul style="list-style-type: none"> <li>• Does not want the expansion</li> </ul> </li> </ol> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is</li> </ul>					

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designated primarily as *Industrial* with a portion designated as *Traditional Neighborhood*. The subject property is part of the Riverdale-Tanglewood Community Plan, where it is designated as *Mixed Use*.

- Earle Drive is a two-lane County-maintained residential road and the parcel has approximately 398 feet of frontage along Earle Drive. Larry Court is a two-lane County-maintained residential road and the parcel has approximately 365 feet of frontage along Larry Court. The parcel is approximately 0.22 miles west of the intersection of Earle Drive and White Horse Road. The property is approximately 0.3 miles away from Bus Route 502, located on White Horse Road. There are no sidewalks in the area.
- Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within one mile of the site.
- The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing auto repair.

**CONCLUSION and RECOMMENDATION**

The subject parcel zoned R-M20, Multifamily Residential District is located along Earle Drive a two-lane County-maintained residential road and Larry Court a two-lane County-maintained residential road. While staff is aware that the Plan Greenville County Comprehensive Plan designates the Future Land Use of this area as industrial, staff is of the opinion that a successful rezoning would allow more intensive uses to encroach closer to the single-family residential dwellings in this area, which could create additional adverse impacts on these parcels.

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



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

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-080

**APPLICANT:** Kamal Desor of Adams Recycling for R & K Equity, LLC

**PROPERTY LOCATION:** 210 Earle Dr., Greenville, SC 29611

**PIN/TMS#(s):** 0237020201700

**EXISTING ZONING:** R-M20, Multifamily Residential District

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

**PROPOSED LAND USE:** Auto Repair

**ACREAGE:** 9.005

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** This parcel was originally zoned R-M in June 1973 as part of Area 4-A. There have been two previous rezoning requests. The first request, CZ-1980-101, from R-M to R-MA was unsuccessful. The second request, CZ-2022-009, from R-M20 to I-1 was withdrawn by the applicant prior to the second reading at County Council.

**EXISTING LAND USE:** Holding area for adjacent scrapyard

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20, I-1	Salvage/Junkyard
East	RM-20	Salvage/Junkyard
South	RM-20, R-10	Single-Family Residential
West	RM-20	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 primarily as *Industrial* with a portion designated as *Traditional Neighborhood*. \*\*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 Riverdale-Tanglewood Community Plan, where it is designated as *Mixed Use*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**ROADS AND TRAFFIC:**

Earle Drive is a two-lane County-maintained residential road and the parcel has approximately 398 feet of frontage along Earle Drive. Larry Court is a two-lane County-maintained residential road and the parcel has approximately 365 feet of frontage along Larry Court. The parcel is approximately 0.22 miles west of the intersection of Earle Drive and White Horse Road. The property is approximately 0.3 miles away from Bus Route 502, located on White Horse Road. There are no sidewalks in the area.

***There are no traffic counts in the immediate area.***

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within one mile of the site.

**CONCLUSION:**

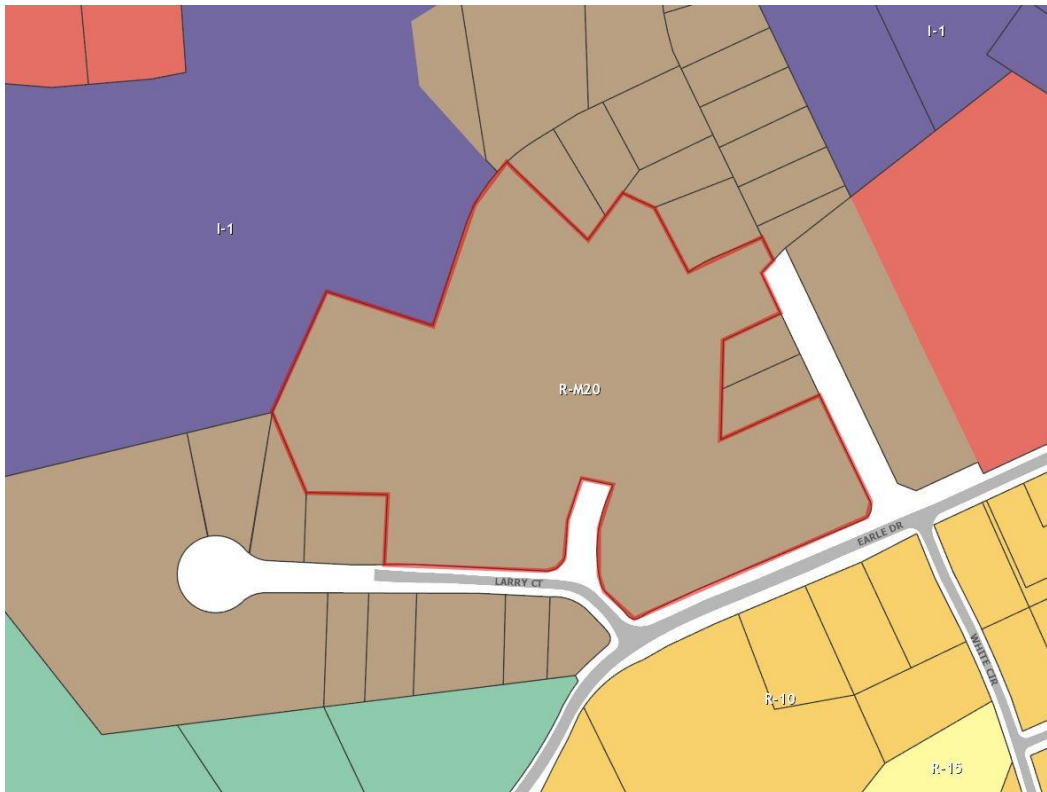
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**STAFF****RECOMMENDATION:**

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

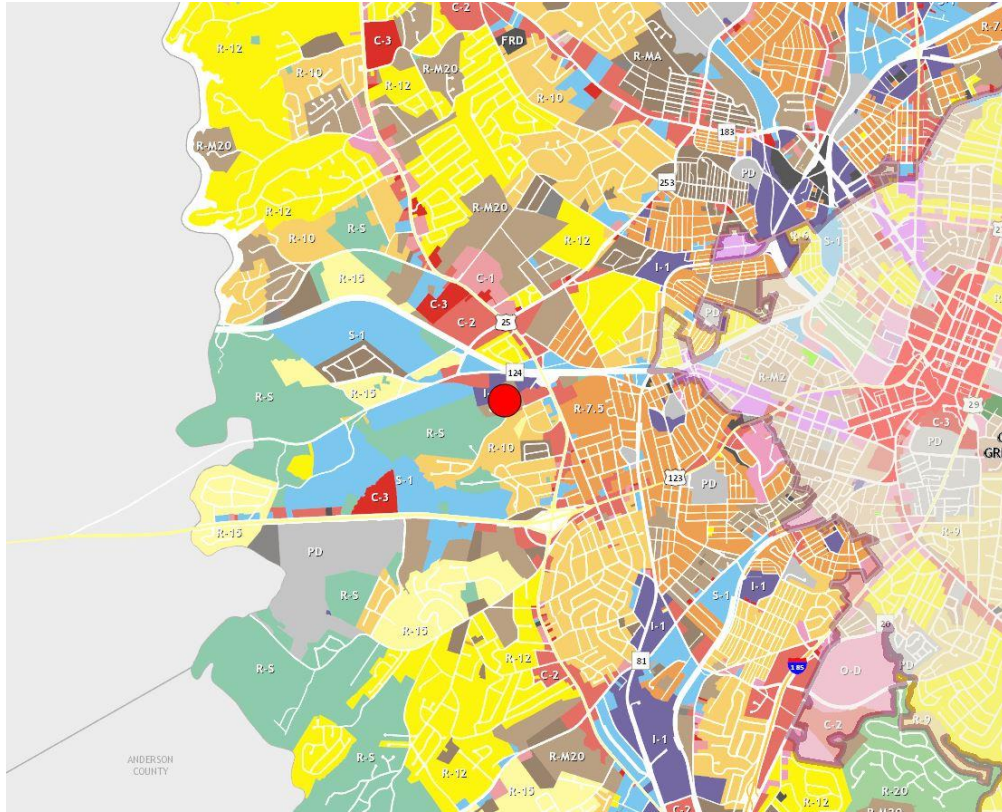


Aerial Photography, 2022

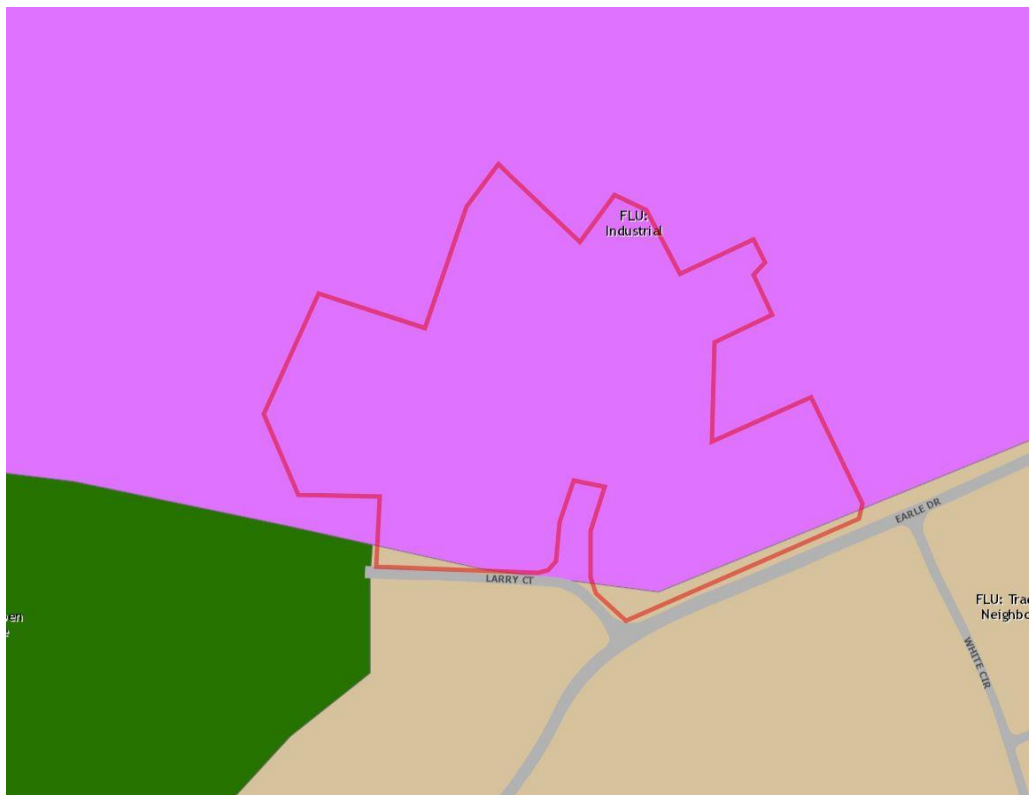


Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map