

Zoning Docket from July 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-58	Brent Jones of Service Transport Inc. For Diversified Properties, LLC & Durham Kids Investments, LLC Old Hwy 14 & Farmers Circle 0528030101300, 0528030101500, 0528030101202 (Portion), 0528030101210 (Portion) R-S, Residential Suburban to FRD, Flexible Review District	18	Denial	Approval with conditions 8-26-20	Approval with conditions 8-31-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • Expansion of business requires additional space to store vehicles. • Two detention basins will be installed. • A 10' Landscaping buffer and chain link fence will be installed along Farmer's Circle. • They will add one egress point onto Old Hwy 14. • Day-time operation's only. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: 6-23-20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Project Information</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District for a truck storage lot on the site. While truck storage is the intended immediate use of the site, the applicant has proposed that the following additional allowable uses for the site: advanced manufacturing, office, mixed use buildings, civic/institutional facilities, neighborhood commercial and multifamily residential, and industrial buildings. The site will also include storm water retention basins that will be heavily screened from any residential home.</p> <p>Architectural Design:</p> <p>The site will not have any structures on it, as it will be paved for the purpose of truck parking. The materials used for paving will be recycled asphalt paving.</p> <p>Parking and Access:</p> <p>The site will be accessed from a 24 foot wide driveway off Old Highway 14 and through internal access from parcel 052030101603, which the applicant states is owned by the same owners as the subject property. The site will also not have any access to Farmers Circle.</p> <p>Landscaping and Buffering:</p> <p>The applicant is proposing a 10 foot wide landscape buffer to be planted along Farmers Circle. This landscape buffer is to include 6 foot tall evergreen trees per the Greenville County plant list, with the intent of providing full screening of the site. The same type of buffering and screening also proposed along parcels 0529010100900 and 0529010100901, with the intent of screening the proposed detention basin and non-residential activities from these residential parcels. Additionally an 8 foot tall chain link fence is proposed to surround the property.</p>					

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	<p>Signage and Lighting: According to the applicant, no signage is planned for this project. No lighting is being proposed for the site at this time. The applicant stated that should lighting be proposed on the site in the future, all lighting will need to be shielded from all residential properties and an effort will be made to keep all of the lighting onto the subject site.</p> <p>CONCLUSION The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a Mixed Employment Center. Typical uses for this future land use designation are advanced manufacturing, office, mixed-use buildings, civic/institutional facilities, with neighborhood commercial and multifamily residential as secondary uses.</p> <p>Despite the Statement of Intent for this project included each of the uses noted in the Mixed Employment Center future land use designation, the current intent of this project is for truck storage and parking, which is not a use that aligns with this future land use designation. Additionally, the use of truck storage is not compatible with adjacent R-S, Residential Suburban zoning, and is not compatible with nearby and adjacent residential uses.</p>
GCPC	<p>At the August 26, 2020 Planning Commission meeting, the Commission voted to approve the applicant's request to rezone the property to FRD, Flexible Review District with the following conditions:</p> <ol style="list-style-type: none">1. On Concept Plan Sheet C3.01, change the 10' wide buffer to a 20' wide buffer along Farmer's Circle and adjacent to any single-family residential.2. On Concept Plan Sheet C3.02 change the single row of evergreen trees to a double row of evergreen trees.
P&D	<p>At the August 31, 2020 Planning and Development Committee meeting, the Committee voted to approve the applicant's request to rezone the property to FRD, Flexible Review District with the following conditions:</p> <ol style="list-style-type: none">1. On Concept Plan Sheet C3.01, change the 10' wide buffer to a 20' wide buffer along Farmer's Circle and adjacent to any single-family residential.2. On Concept Plan Sheet C3.02 change the single row of evergreen trees to a double row of evergreen trees.