

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-40	Blake Gordon Dexter of Dexter Cos, LLC for SCP/Dexter Augusta, LLC 6901 Augusta Rd. 0401000203704 S-1, Services I-1, Industrial	25	Approval	Approval 5-26-21	Approval 6-14-21	
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) Agent</p> <ul style="list-style-type: none"> Plan is to develop as a Class A warehouse facility <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 <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Donaldson Career Center. 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 24.6 acres of land located at 6901 Augusta Road, and is approximately 0.89 miles south of the intersection of Hwy. 25 and Hwy. 291. The subject parcel has approximately 1,671 feet of frontage along Augusta Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for Warehousing, Distribution, or Light Manufacturing facility.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Augusta Road, a four-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to I-1, Industrial would be consistent with the surrounding land uses and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					