

Zoning Docket from May 17, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|-------------------|-------------------|---|
| CZ-2021-42 | Rachel Knight Smith of Carolina Outdoor Care for Dennis Floyd Mann 86 S. Fairfield Rd. 0406000100200 R-S, Residential Suburban I-1, Industrial | 25 | Denial | Denial 5-26-21 | Denial 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) Applicant</p> <ul style="list-style-type: none"> • Seeking to open a publicly-accessible wood recycling facility • Proposed facility will accept residential wood chips • States he has safety/mitigation plan • Says will observe strict hours of operation • Cites nearby industrial uses as well as mobile homes • Says his realtor told him the property was acceptable for industrial use; was misinformed • Is currently a tree service and wants to transition to wood recycling yard <p><u>Speakers Against:</u> 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>Mixed Employment Center</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Grove Elementary. 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 R-S, Residential Suburban and is 5.2 acres of land located at 86 S. Fairfield Road, and is approximately 0.58 miles west of the intersection of Hwy. 25 and S. Fairfield Road. The subject parcel has approximately 674 feet of frontage along S. Fairfield Road. The applicant is requesting to rezone the property I-1, Industrial.</p> <p>The applicant states that the proposed land use is for a mulch yard.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Fairfield Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial, and its subsequent permitted uses, could be a nuisance to the residential area in terms of noise, pollution, and traffic.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial.</p> | | | | | |