

Zoning Docket from August 14th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-055	David Jenkins Patrick of Jenks Inc. Realty for Cauldrick Land and Timber, LLC 153 Brown Rd., SC HWY 153, & Interstate 185 WG07000100700 & WG07000100701 R-S, Residential Suburban District to S-1, Services District	25	Approval	Approval 8-23-23	Approval 9-18-23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> - Property has a large power utility easement that runs through the property - Will have flexible warehouse development - Good transition from the industrial in the northeast and the adjacent quarry - Existing cemetery to the south across Brown Rd. - This area is designated as Mixed Employment Center from the Comprehensive Plan <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> - Was opposed to a previous rezoning request to C-3, Commercial District three years ago - Although there is industrial, there is no commercial uses in this area - The land uses allowed in S-1, Services District will cause a major negative impact to the surrounding residential properties - The natural landscape of this corridor will be significantly impacted by the rezoning of the parcels in question - There are other rezoning options that the owner could pursue that could provide development, while keeping the natural resources and not impact the residences of the area - Afraid of the property being resold and not developed as it is proposed - Believes that the BTM, Business & Technology District that can accomplish what the property owner desires <p>**There were approximately 20 people that stood in opposition at the meeting**</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures –</p> <p>Against: Signatures – 198</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 23.98 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville</u> 					

Zoning Docket from August 14th, 2023 Public Hearing

Area Plan, where it is designated as *Service/Industrial*.

- Brown Road is a two-lane, State-maintained arterial road. The parcels have approximately 574 feet of frontage along Brown Road. Highway 153 is a two to three-lane, State-maintained arterial road. The parcels have approximately 923 feet of frontage along Highway 153. Interstate 185 Exit 12 Ramp is a one-lane, State-maintained road. The parcels have approximately 1,040 feet of frontage along Interstate 185 Exit 12 Ramp. The parcels are located on the corner of Highway 153 and Interstate 185 Exit 12 Ramp. The property is not along a bus route. 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 located within one mile of the site.
- The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing service related office & warehouse.

CONCLUSION and RECOMMENDATION:

The subject parcels zoned R-S, Residential Suburban District are located along Brown Road, a two-lane, State-maintained arterial road, Highway 153, a two to three-lane, State-maintained arterial road, and Interstate 185 Exit 12 Ramp, a one-lane, State-maintained road. Staff is of the opinion that the requested rezoning to S-1, Services District would permit uses that would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as *Mixed Employment Center* and the South Greenville Area Plan, which designates the parcels as *Service/Industrial*. Additionally, Staff believes the permitted uses would not have an adverse impact on the current surrounding uses.

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