

**ZONING DOCKETS FROM THE FEBRUARY 20, 2012 PLANNING AND DEVELOPMENT
COMMITTEE MEETING**

Docket Number	Applicant	CC DIST.	STAF F REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-2	Matt Trent for Vulcan Lands Brown Road (Vulcan Quarry) R-S to I-1 WG07000100100 (portion), WG07000200200, WG07000200201, WG07000200202, WG07000200302, and WG07000200700	25	A	No recommendation	2/6/12 Referred back to GCPC 2/20/12 Withdrawn From GCPC Amended and approved as amended	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 9, 2012 were:</p> <p><u>Speakers For</u></p> <ol style="list-style-type: none"> (1) No blasting or excavation will occur east of Brown Road (2) Want to combine all Vulcan properties to have consistent zoning and meet DHEC requirements for mining operations (3) Boundary of quarry will not change (4) Want to build a large berm on the east side of Brown Road and place overburden from the quarry on site (5) A community advisory group was formed subsequent to the last rezoning in 2007 <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> (1) Would sell residences on Old Cleveland Road for fair market value, they are for sale now (2) Shaking of homes is an issue still (3) Have not inspected well or monitored property as promised (4) Quarry could make a good landfill but need to work with DHEC 					Petition/Letter For – Against –
Staff Report	<p>When this area was originally zoned in 1971, it was anticipated to be an emerging industrial area, hence the areas zoned I-1, Industrial, and S-1, Services. Various businesses including the Vulcan Materials Company formed the Connector Plus Company which owns and markets 1,200 acres of property in the immediate area as part of a master planned industrial development. Numerous industrial and service related uses have been developed in the area on properties zoned I-1, Industrial, and S-1, Services, including the Vulcan Quarry to the west across Brown Road. I-1 Industrial, zoning is consistent with the zoning in the area and would help to complete the industrial zoning in the area as well as eliminate the existing split-zoning on one of the parcels. The uses permitted in the I-1, Industrial, district are also consistent with the varying industrial and services uses in this area along Brown Road and Mackey Drive.</p> <p>The applicant's representative stated at the January 9, 2012 public hearing that the intent of the rezoning was to comply with SCDHEC mining permit regulations by having all properties owned by Vulcan zoned I-1, Industrial. The intent for the use of the subject parcels to the southeast across Brown Road is to place rock and soil (overburden) on site from excavation at the Vulcan quarry. The applicant also stated that Vulcan would use the material to construct a berm similar to existing berm along Brown Road as a buffer between any residential areas and the proposed use. The existing R-S, Residential Suburban, zoning does not permit the proposed use although it would permit the construction of a berm. Based on the aforementioned reasons, Staff recommends approval of the I-1, Industrial, request for the 6 parcels.</p>					

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GCPC	The Planning Commission motion for approval failed by a vote of 3 in favor and 3 opposed. After further discussion the Commission agreed to forward the item to Committee with no recommendation.
PLANNING AND DEVELOPMENT COMMITTEE	The Planning and Development Committee referred the item back to the Planning Commission at the February 6, 2012 meeting by a vote of three in favor and 2 opposed. The Committee received comments from both the applicant and the parties in opposition.
PLANNING AND DEVELOPMENT COMMITTEE	The Planning and Development Committee withdrew the item from the Planning Commission at the February 20, 2012 meeting. Chairman Payne received a letter from the applicant requesting the removal of the southern most property, 8.42 acres being tax map number WG07000200700, from the zoning request. The Committee approved the amendment of the request to withdraw the 8.42 acres and the Committee approved Zoning Docket CZ-2012-2 as amended.