

ZONING DOCKETS FROM NOVEMBER 5, 2012 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-42	Douglas Sprayberry 201 Greer Drive (Mauldin) I-1 to S-1 0292000101411	28	D	D	D	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2012 were:</p> <p><u>Speakers For</u> (1) Would like to use for an educational use (2) The other uses the owner has looked into are more S-1 in nature (3) S-1 would allow more uses for the owner</p> <p><u>Speakers Against</u> (1) Staff read the letter submitted to Council from BASF about potential liability and safety concerns</p>					Petition/Letter For – Against – Letter
Staff Report	<p>The Imagine Greenville County Future Land Use Map designates this property and surrounding area as an Employment Center. These centers are located strategically throughout the region in order to take advantage of existing infrastructure. These centers draw residents from the local area by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services.</p> <p>The parcel is located within an enclave of properties zoned I-1, Industrial, in the County surrounded by properties zoned I-1, Industrial, in the City of Mauldin. As with any proposed rezoning adjacent to a municipality, the County notifies the affected jurisdiction and requests input. In this case, the City of Mauldin, including the Fire Department and local major businesses, submitted information. This notification consistent with the Coordination Element of the Comprehensive Plan where the County and municipalities coordinate to maintain consistency in the future land use map and zoning map along the borders. The City of Mauldin, Mauldin Fire Department, and some of the large industrial businesses have concerns about this property being rezoned to another zoning classification that permits uses not consistent with the I-1, Industrial, zoning classification in the County and the City of Mauldin. There are uses permitted in the S-1, Services, district, that may not be appropriate within this industrial area due to potential health, liability, and emergency concerns. Also, the City of Mauldin would like to maintain the I-1, Industrial, zoning classification for this area to secure it as a manufacturing area used to attract other manufacturing businesses to this area.</p> <p>Per the Greenville County Zoning Ordinance, the S-1, Services, district is established to provide a transition between commercial and industrial districts. C-2, Commercial, and S-1, Services zoning exists to the east in the City of Mauldin along S. Main Street, which can accommodate uses that support industrial/manufacturing areas such as this. Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.</p>					