

ZONING DOCKETS FROM THE JANUARY 25, 2012 GCPC 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		
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 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
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>					
GCPD	<p>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.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-2

APPLICANT: Matthew Trent for Vulcan Lands, Inc.

PROPERTY LOCATION: Brown Road (Vulcan Quarry Area)

PIN/TMS#(s): WG07000100100 (portion), WG07000200200, WG07000200201, WG07000200202, WG07000200302, and WG07000200700

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: I-1, Industrial

ACREAGE: 13.8

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The subject parcels were zoned R-S, Residential Suburban, as part of Area 2 in May 1971. There have been no rezoning requests on the subject parcels. A portion of the large tract that crosses Brown Road was rezoned with other adjacent parcels to I-1, Industrial, from R-S, Residential, in 2007 as Docket CZ-2007-39. A total of 50 acres were rezoned and is outlined in yellow on the attached zoning map. The remainder of the area was zoned I-1, Industrial as part of Area 2 in 1971.

EXISTING LAND USE: Undeveloped and vacant single-family residence on one parcel

AREA CHARACTERISTICS: Various commercial and service related uses

North - I-1, Industrial, undeveloped and Vulcan fabrication shop and office near intersection of Mackey Drive
West - I-1, Industrial, and R-S, Residential, Vulcan Quarry and undeveloped
South - I-1, Industrial, and R-S, Residential, undeveloped and single-family residential along Old Cleveland Road
East - I-1, Industrial, and R-S, Residential, railroad line to adjacent east and various service uses along Mackey Drive as well single-family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2 with the Vulcan Quarry being split as an Employment Center

ROADS: Brown Road: two-lane SCDOT maintained; No sidewalks; Brown Road was realigned in 2007-2008. No additional improvements are scheduled.

TRAFFIC IMPACT:

Traffic generated from the site can vary greatly due to the permitted uses in the proposed I-1, Industrial, district. As mentioned in the public hearing on January 9, 2012 by the applicants, the parcels involved in the rezoning will likely be used for the placement of rock and soil from the Vulcan Quarry across Brown Road. Therefore, no additional traffic would be generated by the rezoning. The closest traffic count station is located on Brown Road near Interstate 185 just west of the site. The 2009 traffic count was 2,300 average daily trips. Traffic volumes have decreased by approximately four percent over the past five years at this location.

SUMMARY

The majority of the properties are zoned R-S, Residential Suburban, which allows single-family residential uses at a maximum density of 1.7 dwelling units per acre. One of the parcels is split-zoned R-S, Residential Suburban, and I-1, Industrial. The I-1, Industrial, district allows for manufacturing plants, assembly plants, and warehouses.

CONCLUSION

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.

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STAFF RECOMMENDATION: Approval

GCPC RECOMMENDATION: To be made 1/25/12

