

**Zoning Docket from September 18, 2017 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2017-56</b>	Frank P. Hammond for Potato Shed, LLC Perimeter Road 0593010102700 and 0593010102800 R-M20, Multifamily Residential to S-1, Services	25	Approval	Approval 9/27/17		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 18, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• No structures on R-M20 zoned parcels</li> <li>• Contiguous to SCTAC and the Donaldson Center</li> <li>• Owns the property</li> <li>• Wants to build storage on the site</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-M20, Multifamily Residential, is 0.35 acres of property located on Perimeter Road approximately 1 mile east of the intersection of Antioch Church Road and Augusta Arbor Way. The parcel has approximately 95 feet of frontage along Perimeter Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a storage building.</p> <p>The subject site was originally zoned for Multifamily Residential in 1971. Since then, industrial zoning and land uses have been established in the area. Some of these uses include the storage of equipment, utility buildings and warehouses. Currently there is a cell tower to the east of the subject site and a warehouse to the north. Staff is of the opinion the requested rezoning is located in a highly industrialized area of the county. Staff believes rezoning these parcels to S-1, Services would be consistent with the existing zoning and land uses in the area. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2017-56

**APPLICANT:** Frank P. Hammond for Potato Shed, LLC

**PROPERTY LOCATION:** Perimeter Road

**PIN/TMS#(s):** 0593010102700 and 0593010102800

**EXISTING ZONING:** R-M20, Multifamily Residential

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 0.35

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in May 1971, as part of Area 2.

**EXISTING LAND USE:** vacant wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1	utility
South	R-M20	vacant wooded land
West	R-M20	vacant wooded land

**WATER AVAILABILITY:** No Water

**SEWER AVAILABILITY:** No Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

**ROADS:** Perimeter Road: two-lane County-maintained minor collector

**TRAFFIC:** No traffic counts in proximity of Perimeter Road.

**SUMMARY:** The subject parcel zoned R-M20, Multifamily Residential, is 0.35 acres of property located on Perimeter Road approximately 1 mile east of the intersection of Antioch Church Road and Augusta Arbor Way. The parcel has approximately 95 feet of frontage along Perimeter Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a storage building.

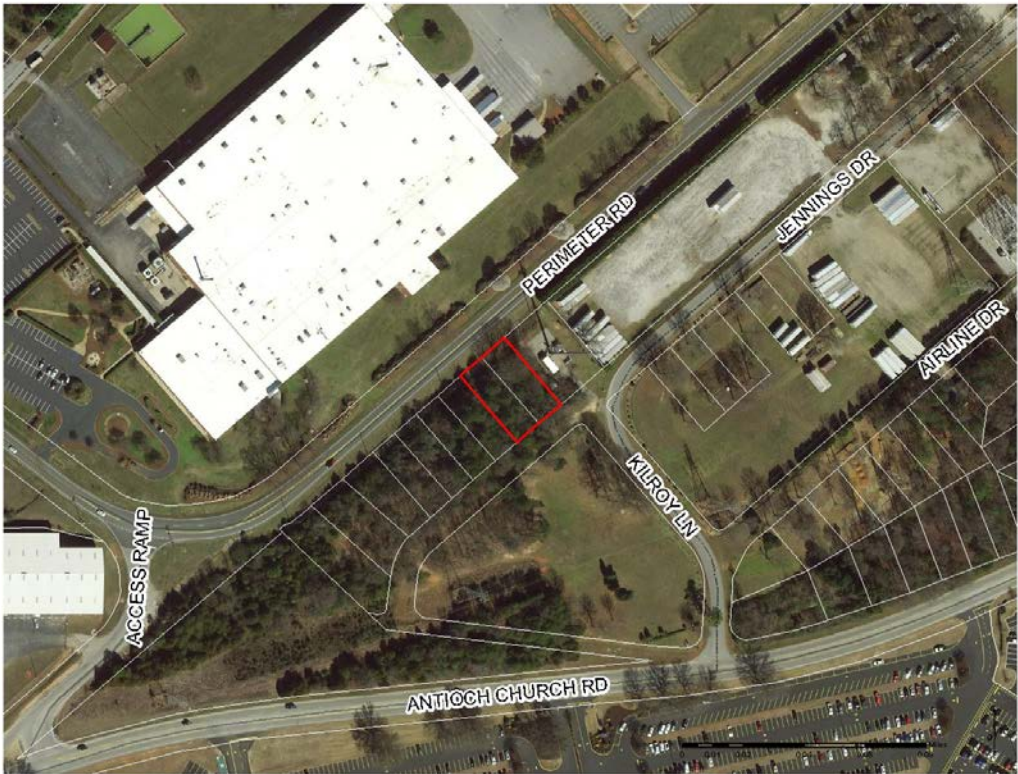
**CONCLUSION:** The subject site was originally zoned for Multifamily Residential in 1971. Since then, industrial zoning and land uses have been established in the area. Some of these uses include the storage of equipment, utility buildings and warehouses. Currently there is a cell tower to the east of the subject site and a warehouse to the north. Staff is of the opinion the requested rezoning is located in a highly industrialized area of the county.

Staff believes rezoning these parcels to S-1, Services would be consistent with the existing zoning and land uses in the area. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.

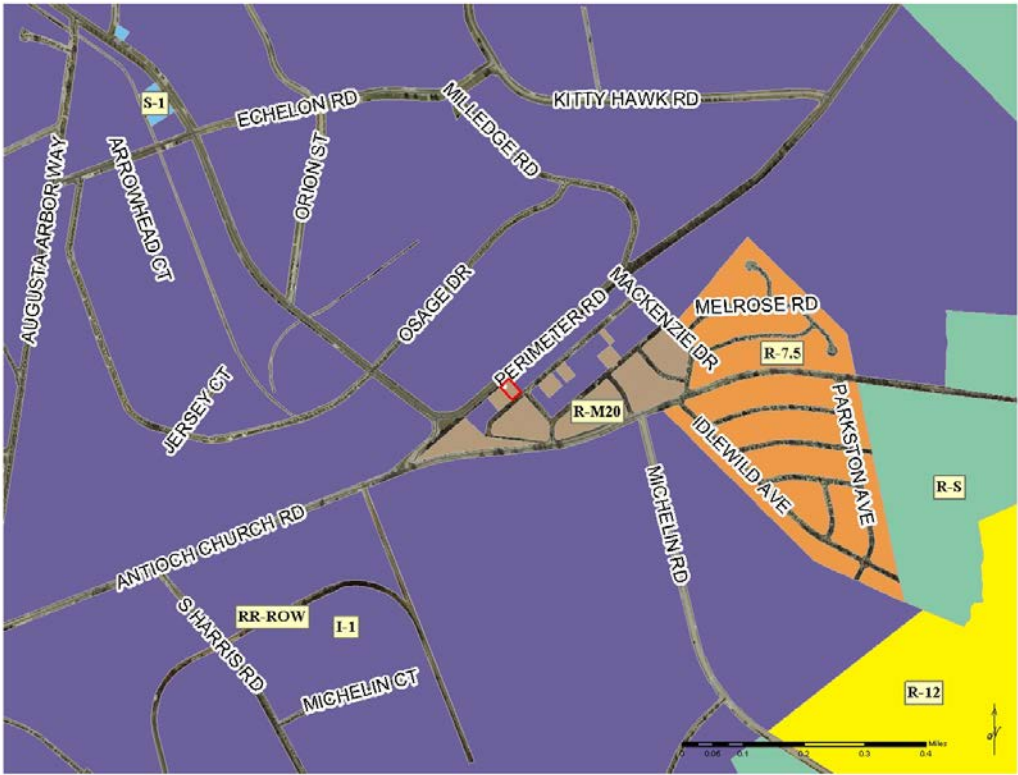
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Aerial Photography, 2017

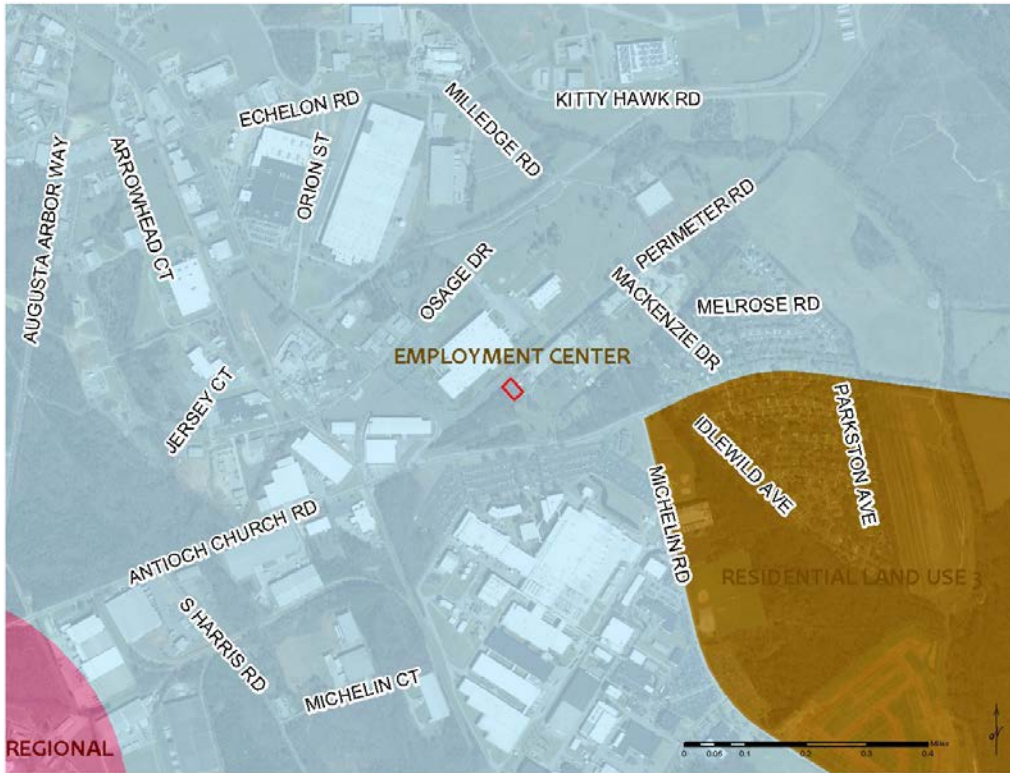






Zoning Map





Future Land Use Map