

Zoning Docket from July 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-48	Vanessia L. Arnold for Silver Hawk, LLC 18 New Circle Road 0506070101102 C-2, Commercial to S-1, Services	17	Approval	Approval 7-22-20	Approval 8-17-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 20, 2020 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site; however the rear of the property does contain a significantly wooded area, along with overhead power lines. There are additionally no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 5.4 acres of property located on New Circle Road, approximately 0.8 miles southwest of the intersection of Geer Highway (SC-Hwy 276) and White Horse Road Extension. The subject parcel has approximately 370 feet of road frontage along New Circle Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for Warehousing and Distribution.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. Properties with this future land use designation contain a mix of lower-density residential uses with agricultural, service, or industrial uses. <i>Rural Corridors</i> are typically located along arterial highways and may connect to denser suburban or urban areas. Primary uses within this future land use designation are greenhouses and nurseries, agriculture, warehouses, and highway commercial. Secondary uses in this area include single-family residential, parks, and open space.</p> <p>In addition to its future land use designation, the parcel is adjacent to another parcel that is also zoned S-1, Services and across the road from property zoned I-1, Industrial. Additionally, despite New Circle Road being a local road, this parcel has very close proximity to US-276, and does not require passing any residentially zoned properties to reach this thoroughfare.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					
GCPC	At the July 22, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the requested rezoning to S-1, Services.					