

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-07	Hope Tz Schmalzl for John C. Cooper Augusta Road 0603020100201 R-R1, Rural Residential to I-1, Industrial	26	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants I-1 for steel fabrication for existing business on Rutherford Road. • Produces large scale steel in excess of 600 tons per project, as well as detail work. • Company has outgrown current facility. • Company employs 14, but could grow to 30 or 40 employees. <p>2) Steel Fabrication Company Owner</p> <ul style="list-style-type: none"> • Lack of sewer is not an issue. • Would be open to expanding into I-1 area to the south. <p><u>Speakers Against:</u></p> <p>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>Imagine Greenville County Comprehensive Plan</u> and is designated as <i>Residential Land Use 1</i> which prescribes 0.3 to 3 units per acre. Additionally the subject property is also designated as a <i>Community Corridor</i>. <i>Community Corridors</i> are typically a near balance of residential and nonresidential uses. Intensity of traffic, speed, and uses is typically greater along these corridors as well. The subject property is also within the <u>South Greenville Area Plan</u>, identified as <i>Rural Preservation</i> and <i>Transitional Commercial</i>. The <i>Rural Preservation</i> designation represents areas intended for large lot single-family development, open space pastureland, and the preservation of trees and other rural related land uses. The <i>Transitional Commercial</i> designation exists to allow for commercial uses along Highway 25, with an enhanced appearance. There are no bus routes near this parcel, and sidewalks are not present in this area. Floodplain is not present on the site. While there are no schools within one mile of the site, Woodmont Middle School and Sue Cleveland is nearby approximately 1.3 miles away. There are also no known historic or cultural features on site.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-R1, Rural Residential is 19.7 acres of property located on Augusta Road approximately 0.52 miles south of the intersection of Augusta Road and W Georgia Road. The parcel has approximately 690 feet of frontage along Augusta Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states the proposed land use is for steel manufacturing.</p> <p>CONCLUSION</p> <p>According to the <u>Imagine Greenville County Comprehensive Plan</u>, this area is designated for very low residential density at 0.3 to 3 units per acre. The <u>South Greenville Area Plan</u> suggests even lower densities between 0 to 0.3 dwelling units per acre, with <i>Transitional Commercial</i>, on a portion of the</p>					

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	<p>subject site which is intended to allow for specific, enhanced commercial uses along Augusta Road. Based on this, the rezoning request to I-1, Industrial does not meet the intent of either of these plans.</p> <p>Based on these reasons, staff recommends denial of the proposed rezoning to I-1, Industrial.</p>
GCPC	<p>At the January 22, 2020 Planning Commission meeting, the Commission members voted to deny the applicant's request to I-1, Industrial.</p>



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-07

APPLICANT: Hope Tz Schmalzl for John C. Cooper

PROPERTY LOCATION: Augusta Road

PIN/TMS#(s): 0603020100201

EXISTING ZONING: R-R1, Rural Residential

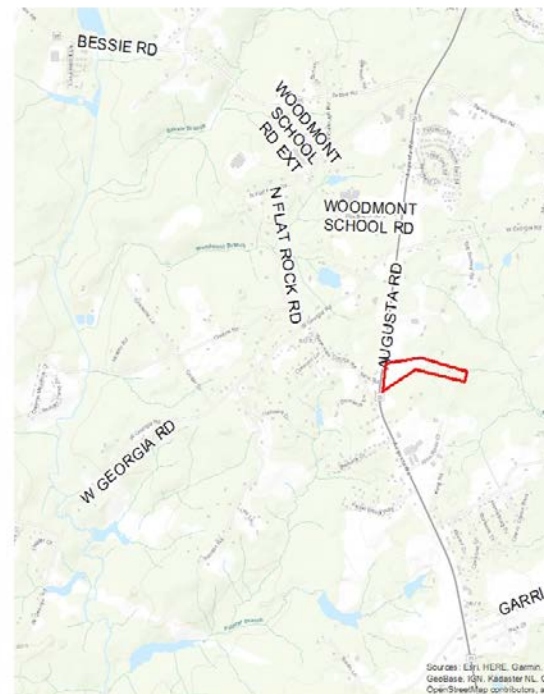
REQUESTED ZONING: I-1, Industrial

PROPOSED LAND USE: Steel Manufacturing

ACREAGE: 19.7

COUNCIL DISTRICT: 26 - Ballard

General Location



ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

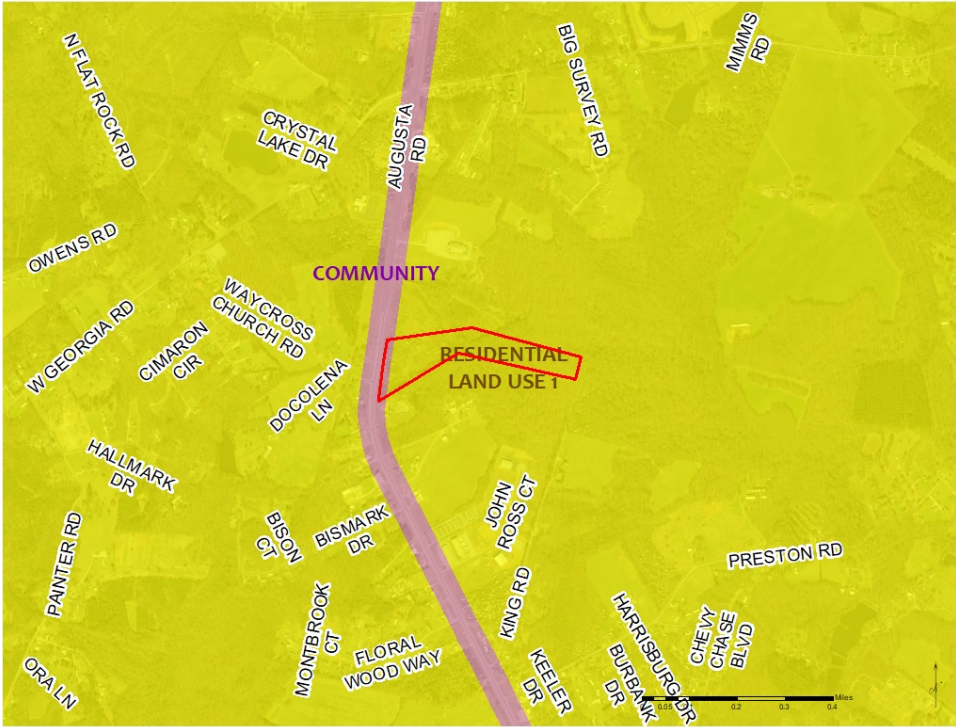
Direction	Zoning	Land Use
North	R-R1	vacant wooded land
East	R-R1	vacant wooded land
South	R-R1 and I-1	single-family residential and concrete manufacturing
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE

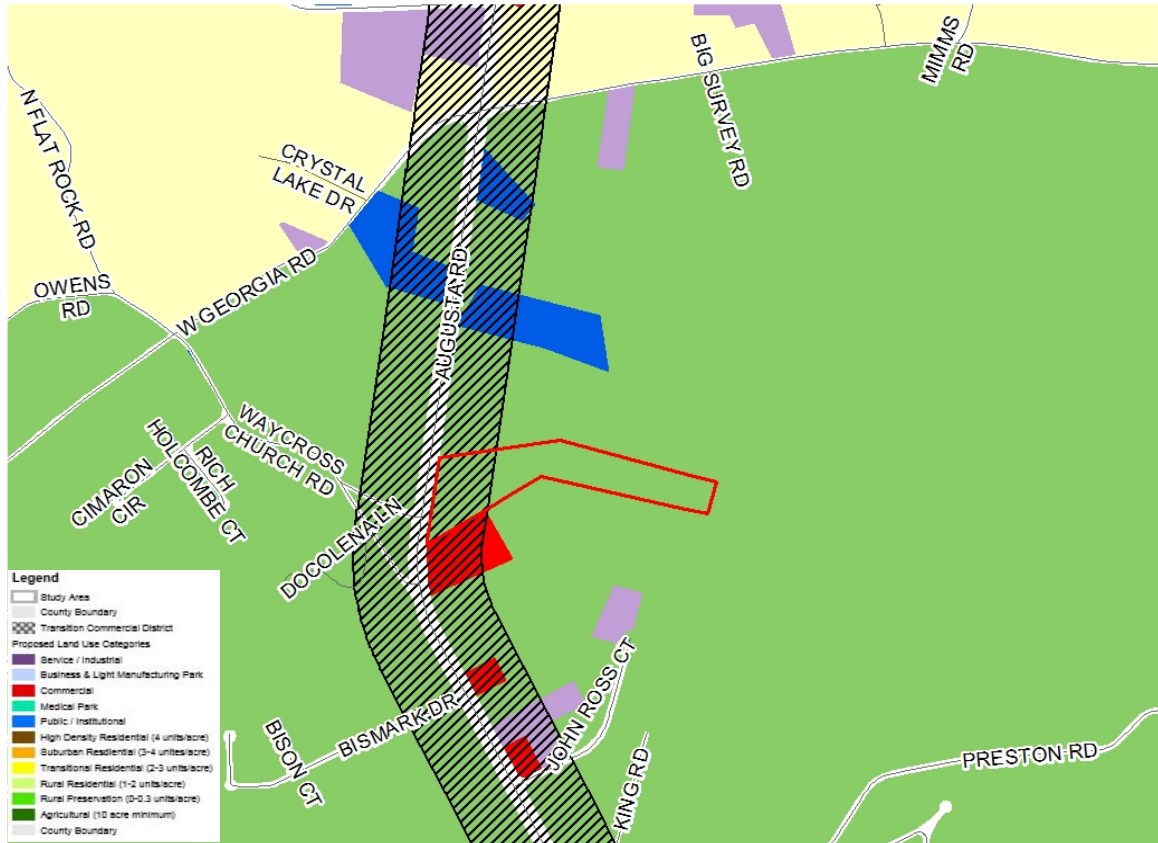
COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated Residential Land Use 1, which allows 0.3 to 3 units per acre.



Imagine Greenville, Future Land Use Map

AREA AND COMMUNITY PLANS:

The South Greenville Area Plan identifies this site as *Rural Preservation* and *Transitional Commercial*. The *Rural Preservation* designation represents areas intended for large lot single-family development, open space pastureland, and the preservation of trees and other rural related land uses. The *Transitional Commercial* designation exists to allow for commercial uses along Highway 25, with an enhanced appearance.



South Greenville Area Plan, Future Land Use Map

DENSITY WORKSHEET:

No residential units would be allowed with a successful rezoning.

ROADS AND TRAFFIC:

Augusta Road (Highway 25) is a five-lane State-maintained Major Arterial.

The subject site is located on Augusta Road approximately 0.52 miles south of the intersection of Augusta Road and W Georgia Road, and has approximately 690 feet of frontage along Augusta Road. There are no bus routes near this parcel. Additionally, there are no sidewalks along this parcel.

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	5,770' N	15,300	13,500 -11.7%	16,800 +24.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. While there are no schools within one mile of the site, Woodmont Middle School and Sue Cleveland is nearby approximately 1.3 miles away. There are also no known historic or cultural features on site. Much of the site does have significantly wooded areas.

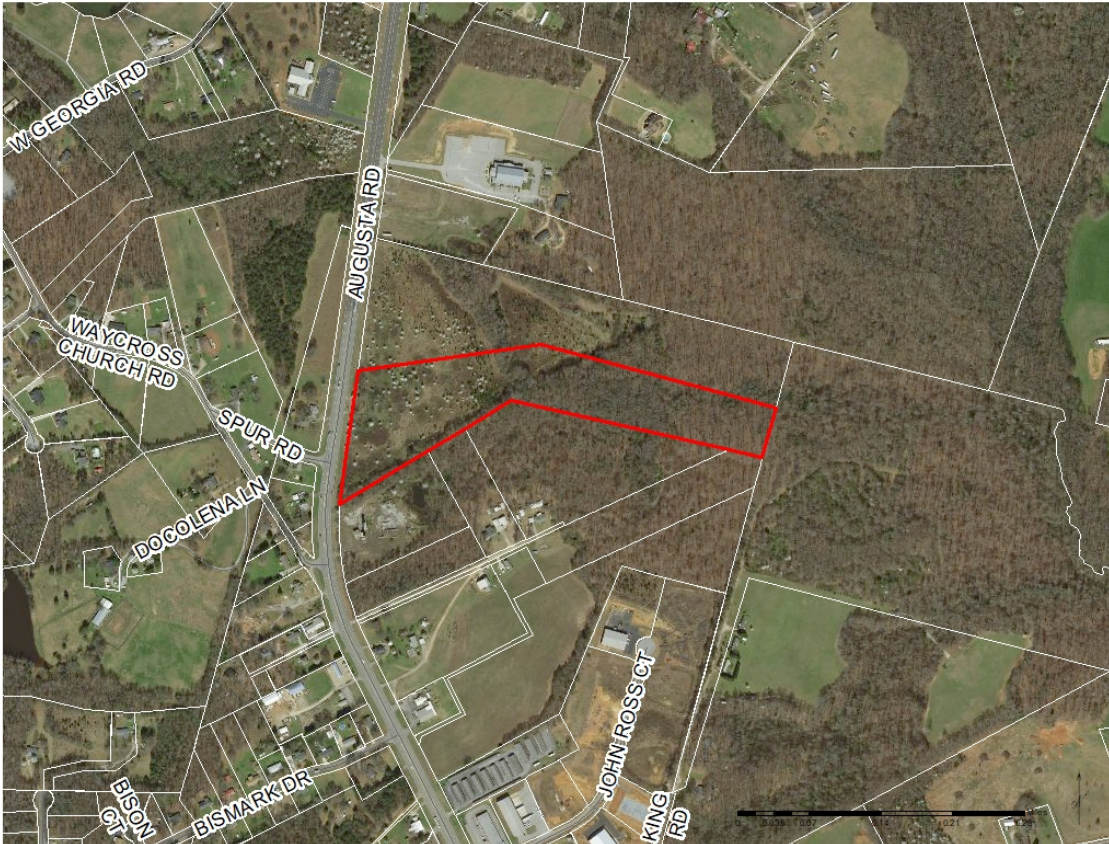
CONCLUSION:

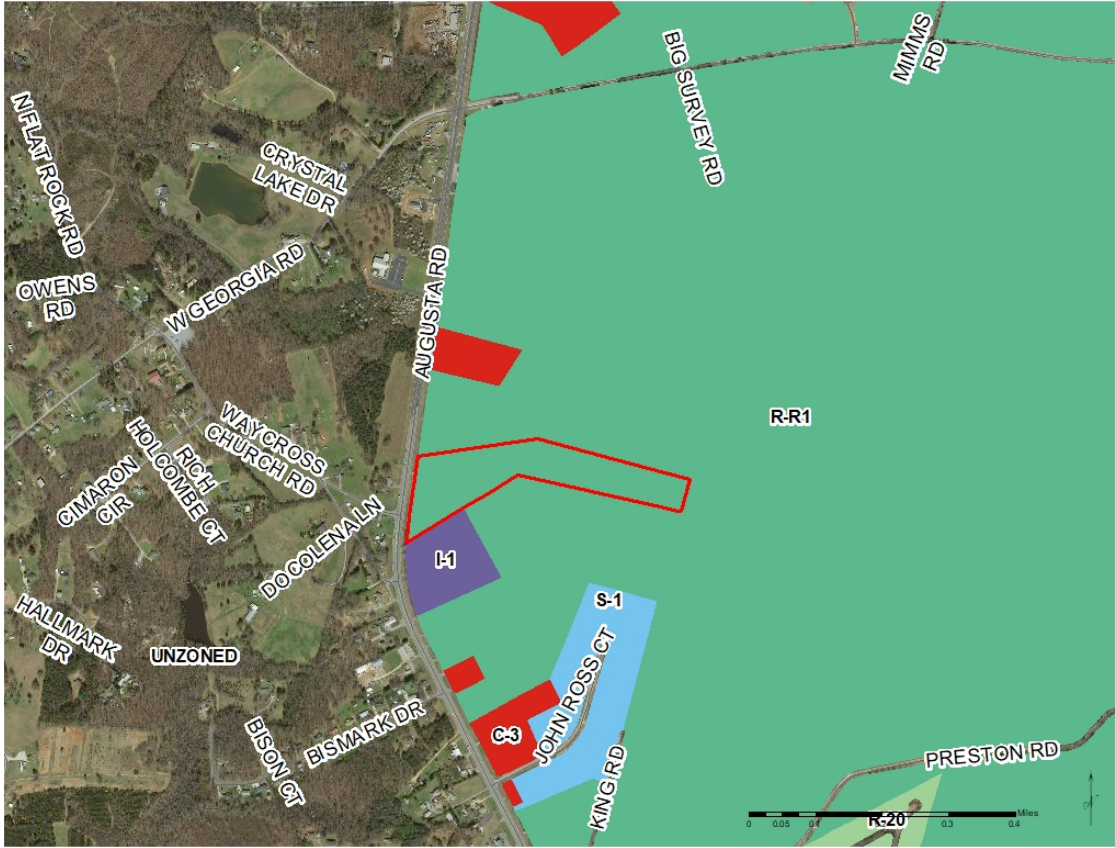
According to the Imagine Greenville County Comprehensive Plan, this area is designated for very low residential density at 0.3 to 3 units per acre. The South Greenville Area Plan suggests even lower densities between 0 to 0.3 dwelling units per acre, with *Transitional Commercial*, on a portion of the subject site which is intended to allow for specific, enhanced commercial uses along Augusta Road. Based on this, the rezoning request to I-1, Industrial does not meet the intent of either of these plans.

STAFF RECOMMENDATION: Denial



Aerial Imagery, 2019





Zoning Map

