

**Zoning Docket from July 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-58	Brent Jones of Service Transport Inc. For Diversified Properties, LLC & Durham Kids Investments, LLC Old Hwy 14 & Farmers Circle 0528030101300, 0528030101500, 0528030101202 (Portion), 0528030101210 (Portion) R-S, Residential Suburban to FRD, Flexible Review District	18	Denial	Approval with condition 8-26-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>• Expansion of business requires additional space to store vehicles.</li> <li>• Two detention basins will be installed.</li> <li>• A 10' Landscaping buffer and chain link fence will be installed along Farmer's Circle.</li> <li>• They will add one egress point onto Old Hwy 14.</li> <li>• Day-time operation's only.</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff: 6-23-20</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Project Information</b></p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District for a truck storage lot on the site. While truck storage is the intended immediate use of the site, the applicant has proposed that the following additional allowable uses for the site: advanced manufacturing, office, mixed use buildings, civic/institutional facilities, neighborhood commercial and multifamily residential, and industrial buildings. The site will also include storm water retention basins that will be heavily screened from any residential home.</p> <p><b>Architectural Design:</b></p> <p>The site will not have any structures on it, as it will be paved for the purpose of truck parking. The materials used for paving will be recycled asphalt paving.</p> <p><b>Parking and Access:</b></p> <p>The site will be accessed from a 24 foot wide driveway off Old Highway 14 and through internal access from parcel 052030101603, which the applicant states is owned by the same owners as the subject property. The site will also not have any access to Farmers Circle.</p> <p><b>Landscaping and Buffering:</b></p> <p>The applicant is proposing a 10 foot wide landscape buffer to be planted along Farmers Circle. This landscape buffer is to include 6 foot tall evergreen trees per the Greenville County plant list, with the intent of providing full screening of the site. The same type of buffering and screening also proposed along parcels 0529010100900 and 0529010100901, with the intent of screening the proposed detention basin and non-residential activities from these residential parcels. Additionally an 8 foot tall chain link fence is proposed to surround the property.</p>					

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	<p><b>Signage and Lighting:</b> According to the applicant, no signage is planned for this project. No lighting is being proposed for the site at this time. The applicant stated that should lighting be proposed on the site in the future, all lighting will need to be shielded from all residential properties and an effort will be made to keep all of the lighting onto the subject site.</p> <p><b>CONCLUSION</b> The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a Mixed Employment Center. Typical uses for this future land use designation are advanced manufacturing, office, mixed-use buildings, civic/institutional facilities, with neighborhood commercial and multifamily residential as secondary uses.</p> <p>Despite the Statement of Intent for this project included each of the uses noted in the Mixed Employment Center future land use designation, the current intent of this project is for truck storage and parking, which is not a use that aligns with this future land use designation. Additionally, the use of truck storage is not compatible with adjacent R-S, Residential Suburban zoning, and is not compatible with nearby and adjacent residential uses.</p>
<b>GCPC</b>	<p>At the August 26, 2020 Planning Commission meeting, the Commission voted to approve the applicant's request to rezone the property to FRD, Flexible Review District with the following conditions:</p> <ol style="list-style-type: none"><li>1. On Concept Plan Sheet C3.01, change the 10' wide buffer to a 20' wide buffer along Farmer's Circle and adjacent to any single-family residential.</li><li>2. On Concept Plan Sheet C3.02 change the single row of evergreen trees to a double row of evergreen trees.</li></ol>



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**RE:** CZ-2020-58

**APPLICANT:** Brent Jones of Service Transport Inc. For Diversified Properties, LLC & Durham Kids Investments, LLC

**PROPERTY LOCATION:** Old Hwy 14 & Farmers Circle

**PIN/TMS#(s):** 0528030101300, 0528030101500, 0528030101202 (Portion), 0528030101210 (Portion)

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING** FRD, Flexible Review District

**PROPOSED LAND USE** Truck Storage

**ACREAGE:** 6.57

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May of 1970 as part of Area 1. There is one previous rezoning request for this parcel, CZ-2020-40, which requested S-1, Services. This request is currently held at Planning and Development Committee.

**EXISTING LAND USE:** Single-family residence, truck storage, and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant land
East	I-1	concrete contractor office and vacant wooded land
South	R-S and S-1	truck storage and single-family residential
West	S-1	truck storage and vacant wooded land

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**ROADS AND TRAFFIC:**

Old Hwy 14 S is a two-lane State-maintained Major Collector road and Farmers Circle is a one-lane County-maintained local road. The parcel has approximately 316 feet of frontage along Old Hwy 14 S, and approximately 890 feet of frontage along Farmers Circle. The parcel is approximately 0.32 miles northwest of the intersection of Old Hwy 14 S and J Verne Smith Pkwy. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
J. Verne Smith Parkway	1,790' S	7,500	7,100 -5.3%	12,600 +77.46%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present along the southeastern corner of the site. There are no known historic or cultural resources on this site; however the rear of the property does contain a significantly wooded area along the southern border of the property. There are no schools within a mile of the site.

**REVIEW DISTRICT  
DETAILS:**

**Project Information**

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**Architectural Design:**

The site will not have any structures on it, as it will be paved for the purpose of truck parking. The materials used for paving will be recycled asphalt paving.

**Parking and Access:**

The site will be accessed from a 24 foot wide driveway off Old Highway 14 and through internal access from parcel 052030101603, which the applicant states is owned by the same owners as the subject property. The site will also not have any access to Farmers Circle.

**Landscaping and Buffering:**

The applicant is proposing a 10 foot wide landscape buffer to be planted along Farmers Circle. This landscape buffer is to include 6 foot tall evergreen trees per the Greenville County plant list, with the intent of providing full screening of the site. The same type of buffering and screening also proposed along parcels 0529010100900 and 0529010100901, with the intent of screening the proposed detention basin and non-residential activities from these residential parcels. Additionally an 8 foot tall chain link fence is proposed to surround the property.

**Signage and Lighting:**

According to the applicant, no signage is planned for this project. No lighting is being proposed for the site at this time. The applicant stated that should lighting be proposed on the site in the future, all lighting will need to be shielded from all residential properties and an effort will be made to keep all of the lighting onto the subject site.

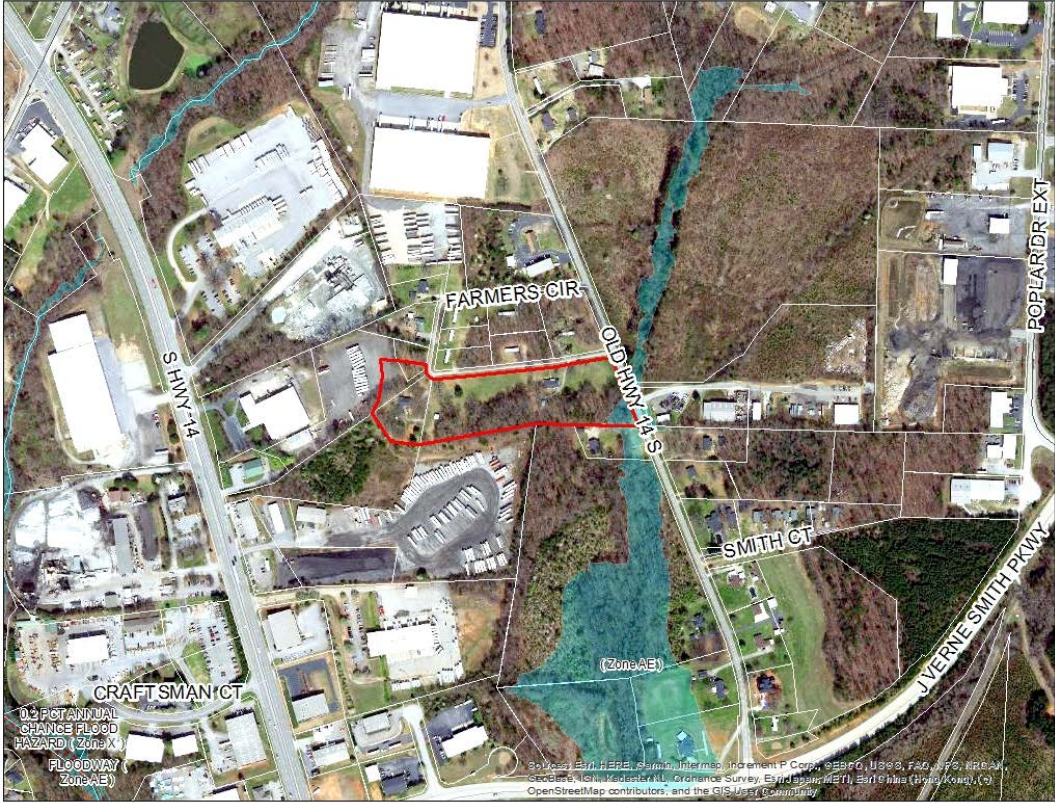
**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*. Typical uses for this future land use designation are advanced manufacturing, office, mixed-use buildings, civic/institutional facilities, with neighborhood commercial and multifamily residential as secondary uses.

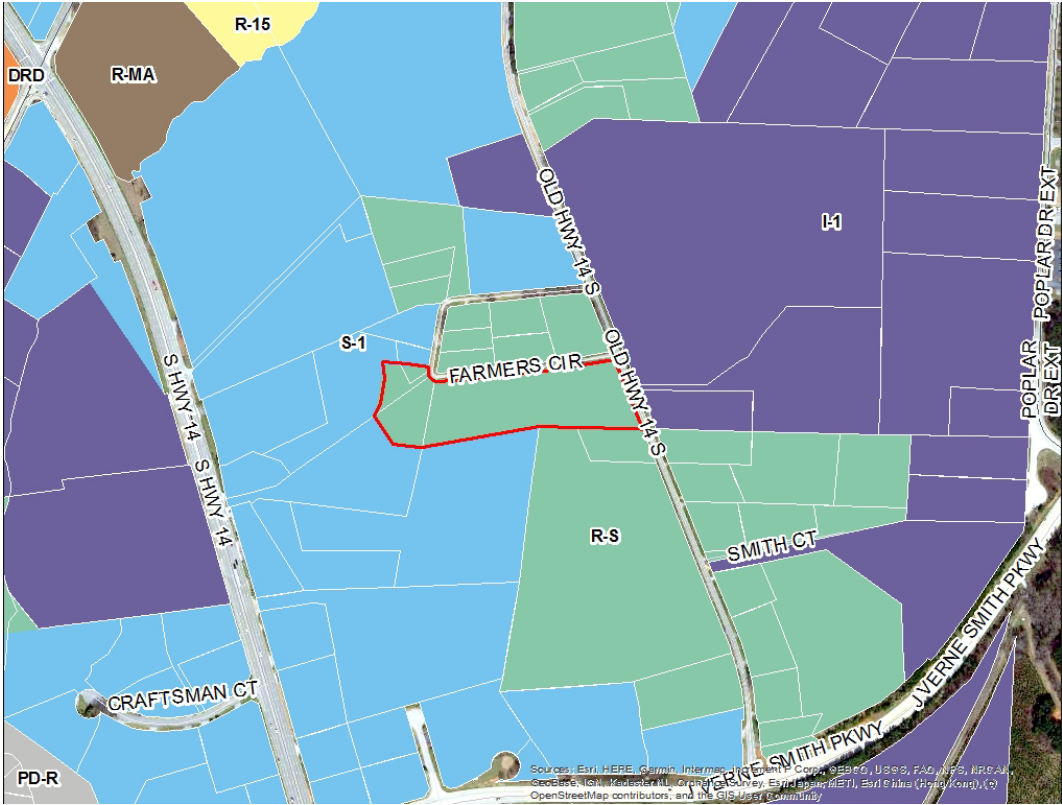
Despite the Statement of Intent for this project included each of the uses noted in the *Mixed Employment Center* future land use designation, the current intent of this project is for truck storage and parking, which is not a use that aligns with this future land use designation. Additionally, the use of truck storage is not compatible with adjacent R-S, Residential Suburban zoning, and is not compatible with nearby and adjacent residential uses.

**STAFF****RECOMMENDATION:**

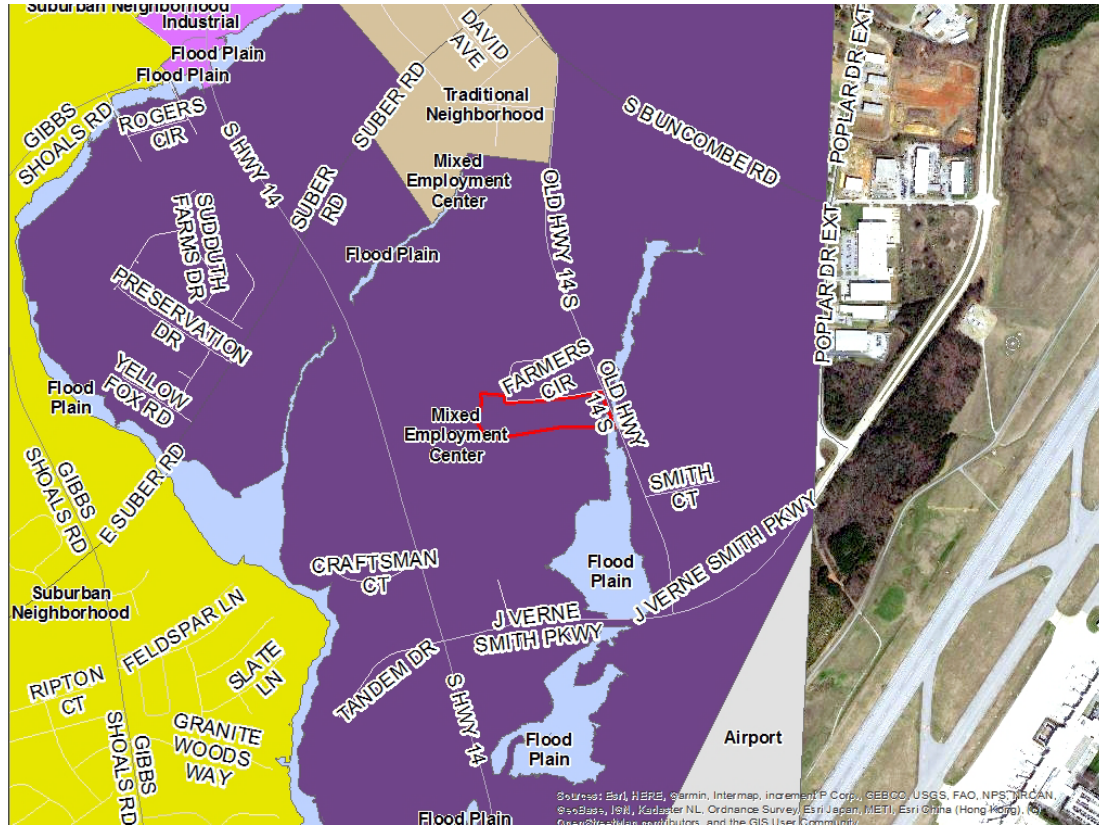
Based on these reasons, Staff recommends denial of the rezoning request to Flexible Review District.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



**MEC MIXED EMPLOYMENT CENTER**

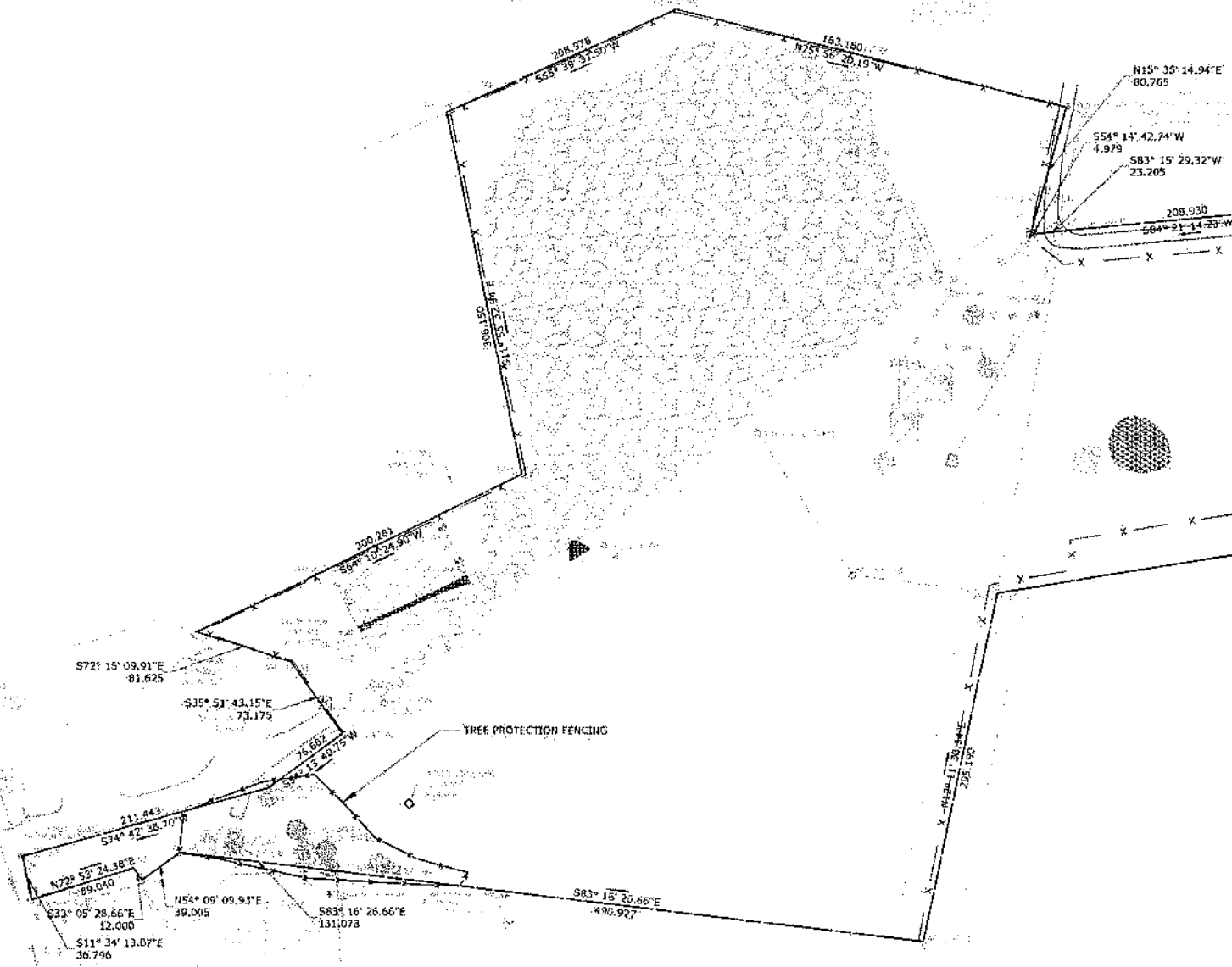
**Place Type Characteristics**

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

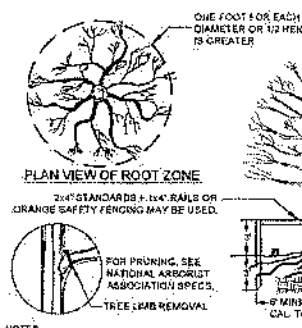
<b>Primary Uses</b>	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
<b>Secondary Uses</b>	Open space, neighborhood commercial, multi-family residential
<b>Gross Density</b>	8 to 30 dwellings per acre
<b>Transportation</b>	Auto oriented but walkable, transit/park-and-ride lots should be provided
<b>Parking</b>	Large surface parking on street parking, central parking garages should be encouraged
<b>Open Space</b>	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Card



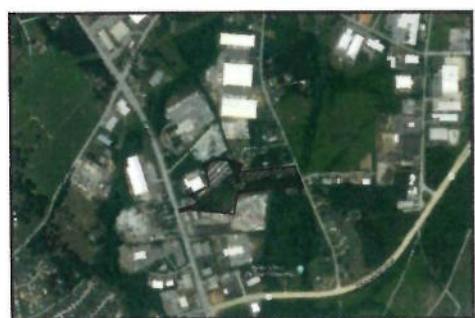
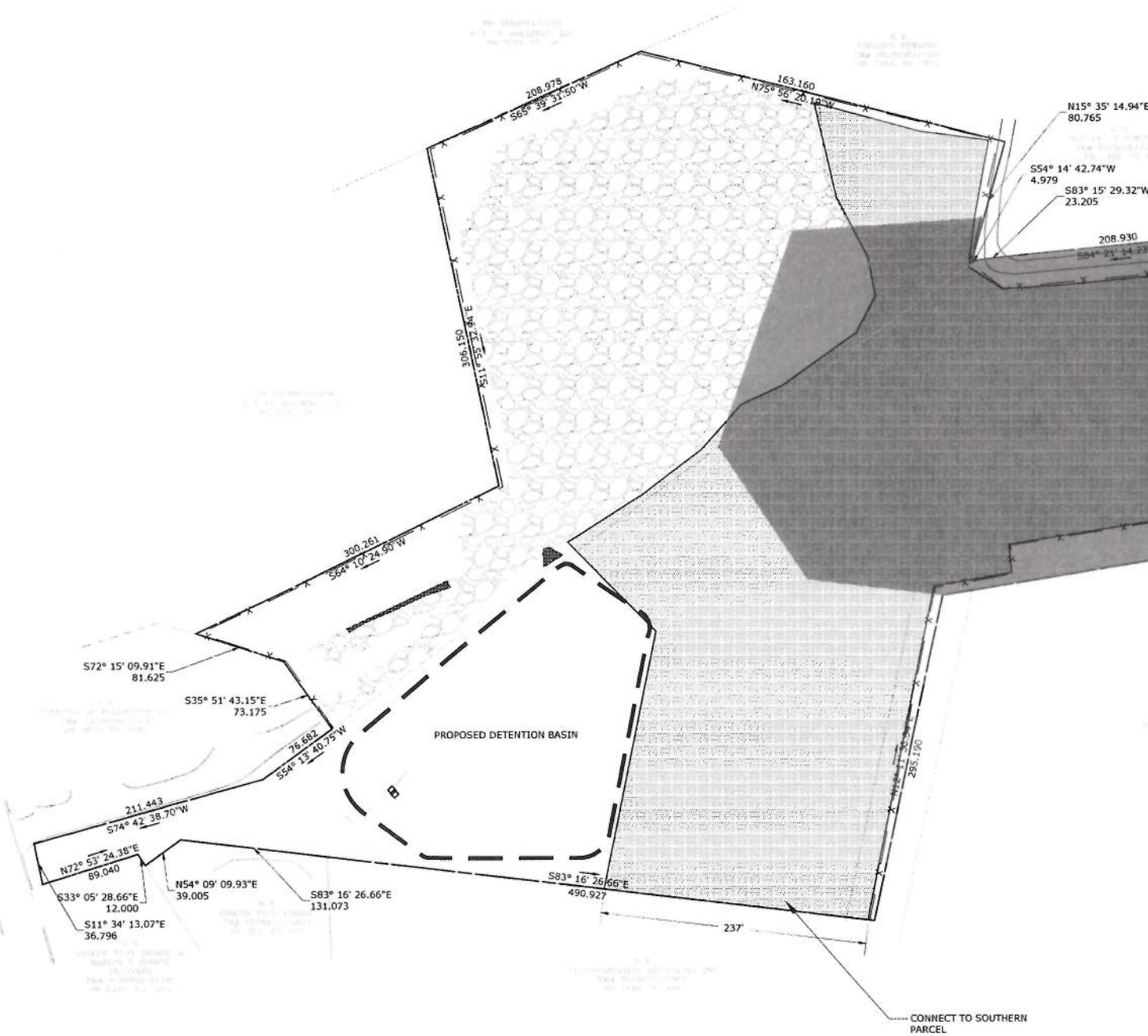


TREE PROTECTION FENCING



- NOTES:
1. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL BE LOG.
  2. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
  3. SEE PLANS FOR LOCATION AND REQUIRED RADIUS OF ALL.
  4. DEAD TREES AND SCRUB OR UNDER GROWTH SHALL BE C GRUBBING ALLOWED UNDER DRIP LINE.
  5. PLACE 4" LAYER OF MULCH AT AREAS NOT PROTECTED BY
  6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION FENCE OCCUPANCY. IF THE T.P. FENCE IS DAMAGED DURING WORKS RESPONSIBILITY TO REPAIR AND NOTIFY A OF ANY POSSIB

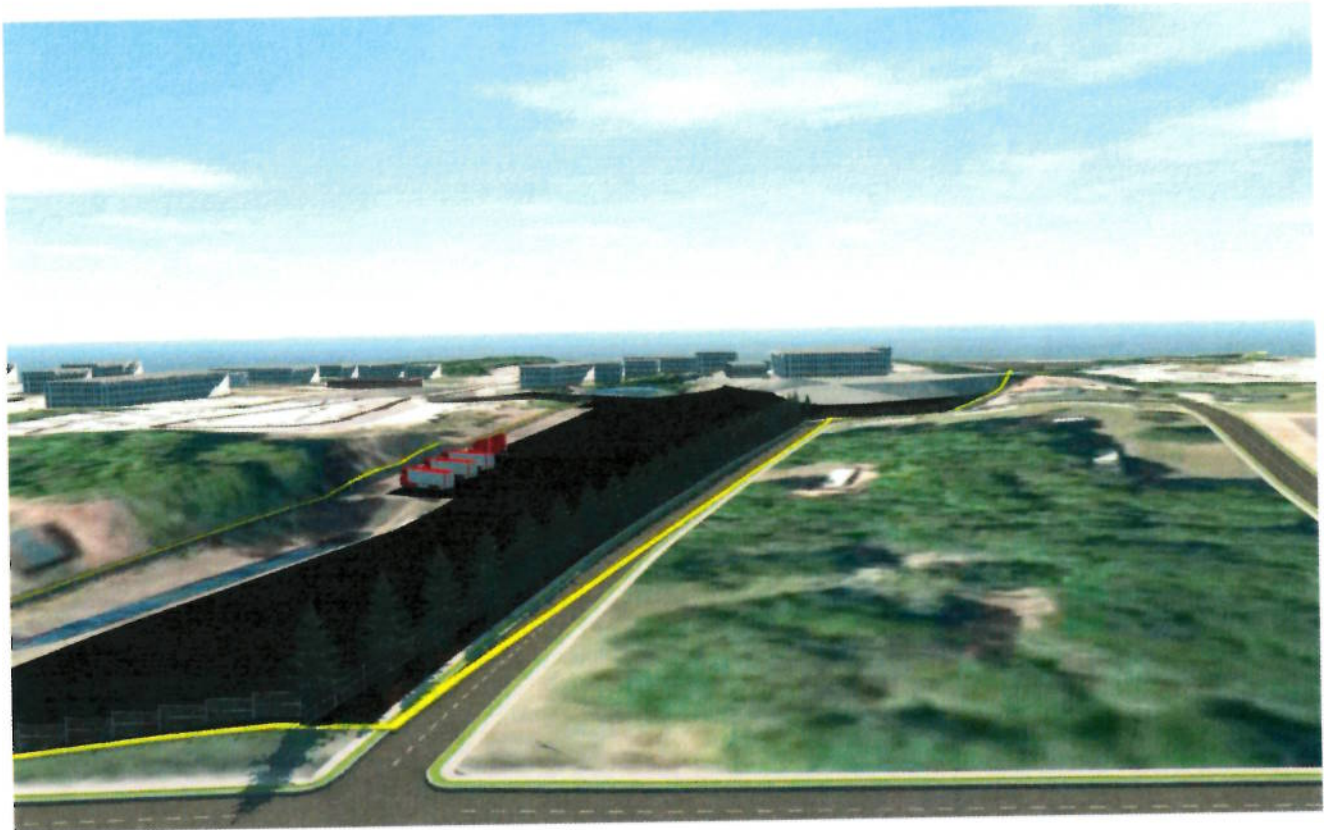
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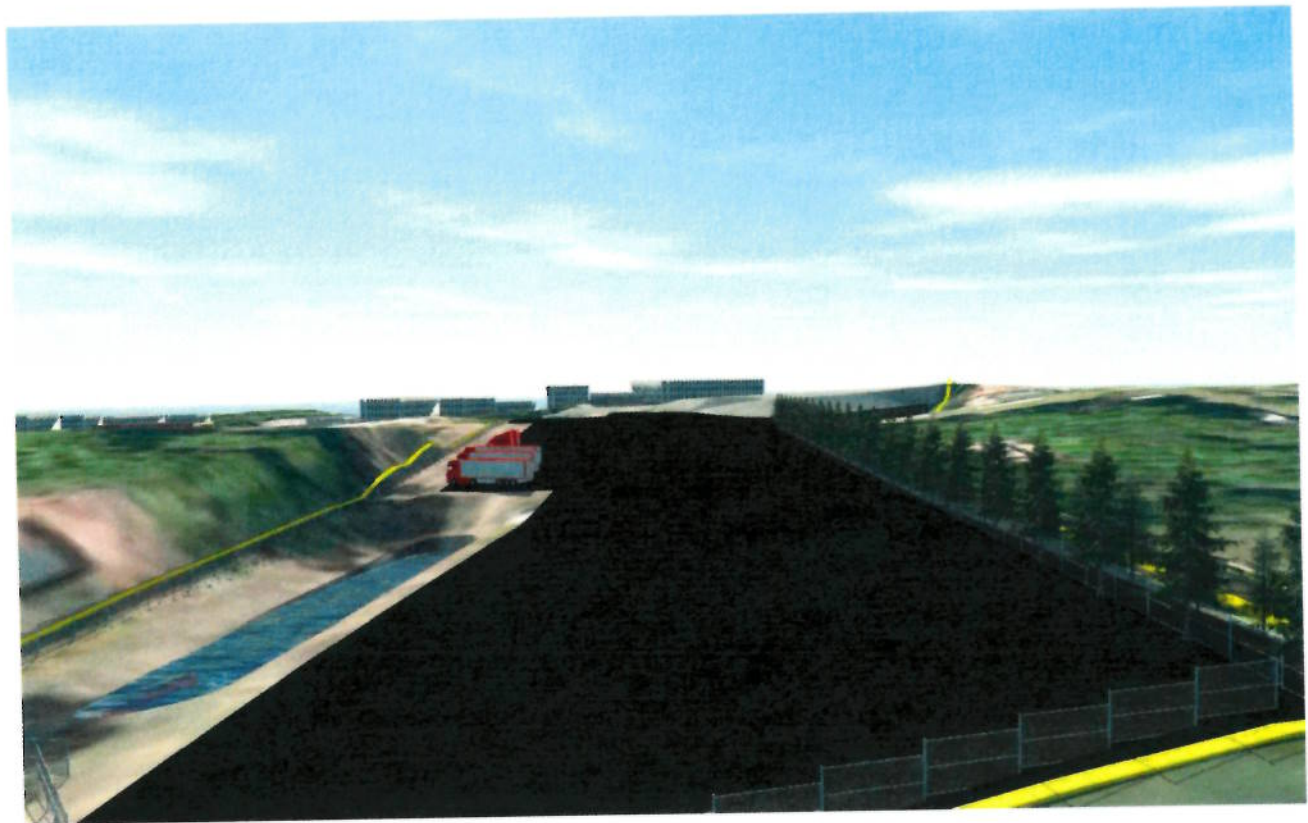
LOCATION MAP

TOTAL SITE: 14.15 ACRES



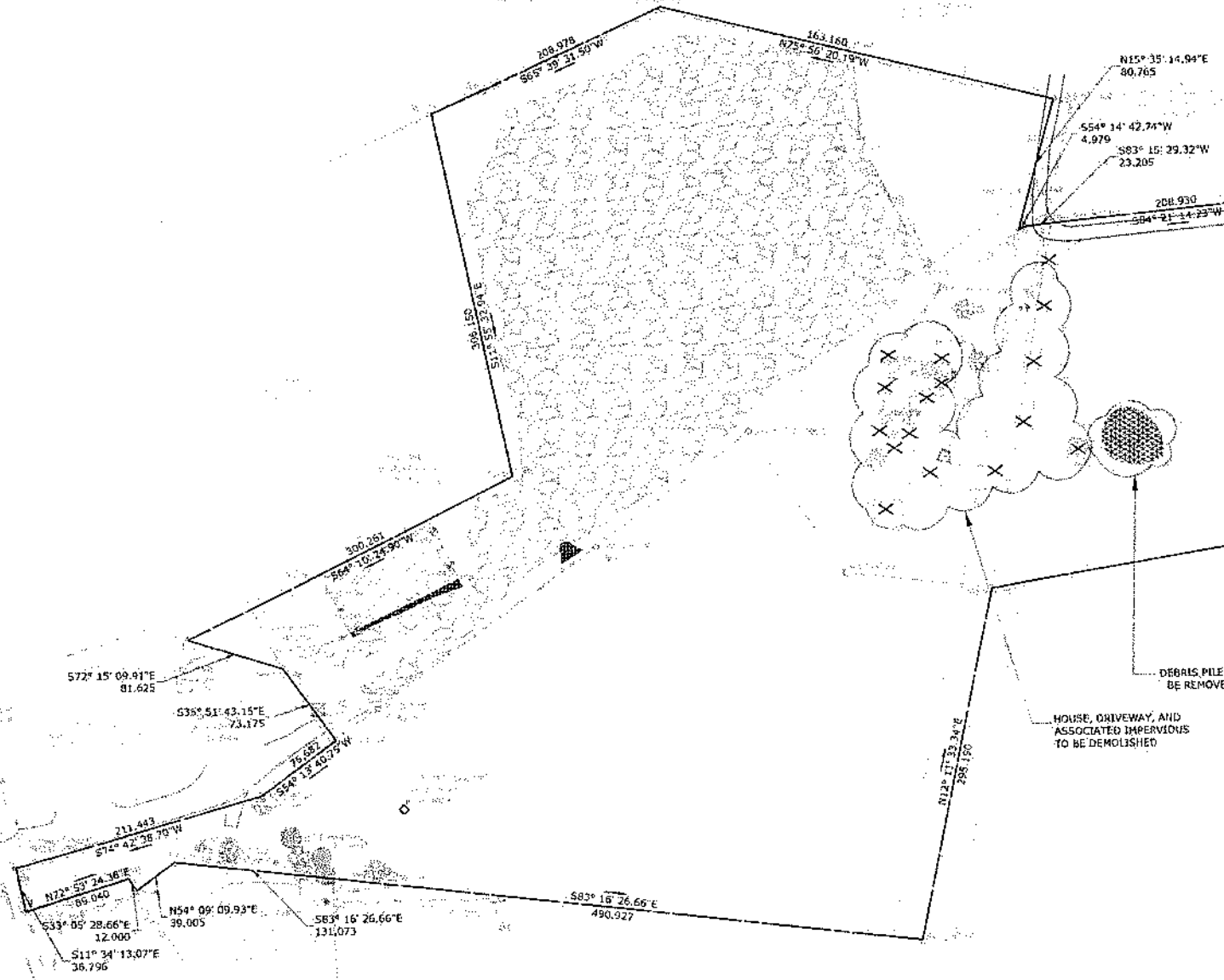


NORTHEAST REGION OF PROPERTY



NORTHEAST REGION OF PROPERTY





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