

Zoning Docket from May 18, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-40	Brent Jones for Diversified Properties, Inc. and Durham Kids Investments, LP Farmers Circle and Old Highway 14 South 0528030101300, 0528030101500, 0528030101202 (portion), and 0528030101210 (portion) R-S, Residential Suburban to S-1, Services	18	Denial	Denial 5-28-20	Held 6-1-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants a larger drop yard for trucks with extra parking for transport company • Would like to widen Farmers Circle • Will use existing Highway 14 entrance and not Farmers Circle • Would be willing to add screening along Farmers Circle <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Trees are no longer screening truck parking from Farmers Circle • Farmers Circle is a small private road with a sharp bend that is not suitable for tractor trailers • Farmers Circle is residential in nature <p>List of meetings with staff: None</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as a <i>Mixed Employment Center</i>. Floodplain is present on the southeastern corner of the site. There are no known significant 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 located nearby. The property is not along a bus route, and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 6.65 acres of property located on Farmers Circle and Old Highway 14 South approximately 0.3 miles north of the intersection of S. Old Highway 14 and J. Verne Smith Parkway. The subject parcel has 890 feet of road frontage along Farmers Circle and 315 feet of frontage along Old Highway 14 S. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for truck storage.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as a <i>Mixed Employment Center</i>. Typical uses for this future land use designation are</p>					

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	<p>advanced manufacturing, office, mixed-use buildings, civic/institutional facilities, with neighborhood commercial and multifamily residential as secondary uses.</p> <p>Despite this future land use designation, Farmer's Circle is a narrow road, too narrow for two cars to pass each other, with a number of residences fronting it. Staff is of the opinion that he proposed use of truck storage is not compatible with these surroundings.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
GCPC	<p>At the May 27, 2020 Planning Commission meeting, the Commission members recommended denial of the requested rezoning to S-1, Services.</p>
P&D	<p>At the June 1, 2020 Planning and Development Committee Meeting, the Committee members voted to place this rezoning request on hold to allow the applicant time to re-submit.</p>