

**Zoning Docket from October 18, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-93	Larry Brotherton of Ortec, Inc for L Square Company, LLC 0609040101200 R-12, Single-Family Residential District to I-1, Industrial District	26	Approval			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Been in business next door for some time</li> <li>• Bought property in 2013 and would now like to expand adjacent medical related business</li> <li>• Discharge through several catch basins</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 For:</b></p> <p>None</p> <p><b>Against:</b></p> <p>None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Service/Industrial</i>. Floodplain is present on the site. There are no known historic or cultural resources on the site. There are also no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-12, Single-family Residential District is 15.5 acres of land located on Old Pelzer Rd, and is approximately 1.33 miles north of the intersection of Old Pelzer Rd and Bessie Rd (Highway 86). The subject parcel has approximately 415 feet of frontage along Old Pelzer Rd. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for an industrial business.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-12, Single-family Residential, is located along Old Pelzer Road a two-lane State-maintained Collector road. Staff is of the opinion that the request for I-1, Industrial is appropriate for this site, since I-1, Industrial zoning is adjacent to the site. Further, the South Greenville Area Plan and the Plan Greenville County Comprehensive Plan call for Industrial for this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					



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Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-93

**APPLICANT:** Larry Brotherton of Ortec, Inc for L Square Company, LLC

**PROPERTY LOCATION:** 499 Old Pelzer Rd

**PIN/TMS#(s):** 0609040101200

**EXISTING ZONING:** R-12, Single-Family Residential District

**REQUESTED ZONING:** I-1, Industrial District

**PROPOSED LAND USE:** Industrial Business

**ACREAGE:** 15.50

**COUNCIL DISTRICT:** 26 – Ballard

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**ZONING HISTORY:** This parcel was originally zoned R-12, Single-Family Residential in May 1971 as part of Area 2. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant Wooded Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial Business
East	I-1 and R-12	Vacant Wooded Land and Single-Family Residences
South	R-12	Vacant Wooded Land
West	Unzoned	Single-Family Residences

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is part of the South Greenville Area Plan, where it is designated as *Service/Industrial*.

**ROADS AND TRAFFIC:**

Old Pelzer Rd is a two-lane State-maintained Collector road. The parcel has approximately 415 feet of frontage along Old Pelzer Rd. The parcel is approximately 1.33 miles north of the intersection of Old Pelzer Rd and Bessie Rd (Highway 86). The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Pelzer Rd	15,000' S	1,300	1,250 -3.85%	1,450 +16%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are also no schools located within one mile of the site.

**CONCLUSION:**

The subject parcel, zoned R-12, Single-family Residential, is located along Old Pelzer Road a two-lane State-maintained Collector road. Staff is of the opinion that the request for I-1, Industrial is appropriate for this

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site, since I-1, Industrial zoning is adjacent to the site. Further, the South Greenville Area Plan and the Plan Greenville County Comprehensive Plan call for *Industrial* for this area.

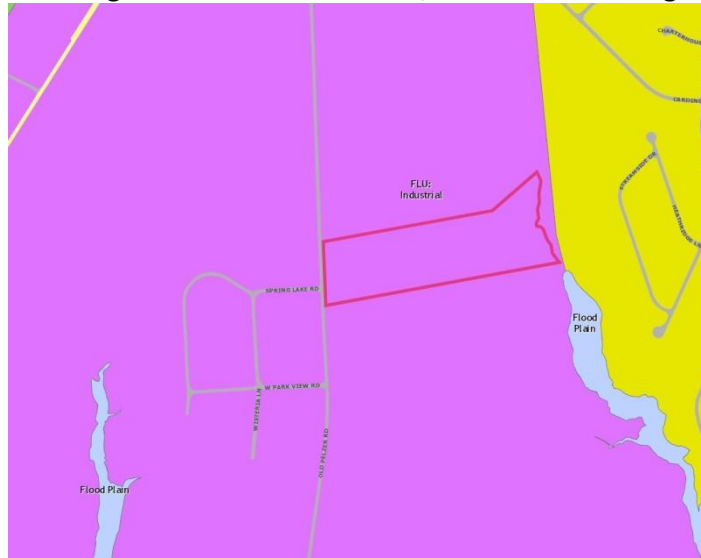
**STAFF**

**RECOMMENDATION:**

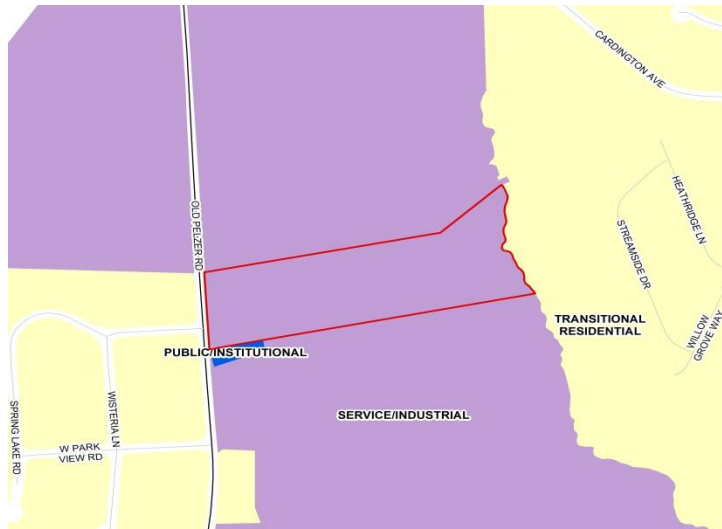
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Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map