Zoning Docket from April 18, 2022 Public Hearing

Zach D. Johnson, P.E. of Gray Engineering Consultants, Inc. for Y & M Properties, LLC Locust Hill Rd., Greer, SC 29651 T019000201401 & PS, Residential Suburban District to C-1, Commercial District to C-1, Commercial Comments made by Speakers at the Public Hearing on April 18, 2022 were: Speakers For: 1) Applicant Petition/Letter For: None Public Comments Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were: Speakers For: 1) Applicant Petition/Letter For: None • The intent is for a nursery and garden center for convenience for the surrounding area • There are several different types of zoning within this area with C- 3, Commercial immediately adjacent • There are several different types of zoning within this area and to community • The property flows from the road to the rear and any stormwater concerns will be indicates this as Suburban Neighborhood and if developed as such, could cause an adverse impact on this area and community Speakers Against: 1) Citizen 1) Citizen • Lives behind the subject parcels • Traffic between Wade Hampton and the Spinx on Hwy. 290 is extremely difficult and there have been several acidential Suburban to protect the residential in the area • Traffic between Wade Hampton and the Spinx on Hwy. 290 is extremely difficult and there have been several acidential area behind the subject parcels • Traffic between Wade Hampton and the Spinx on Hwy. 290 is extremely difficult and the wary other commercial acitity set the estight in the area <	Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
Comments April 18, 2022 were: Speakers For: Applicant The intent is for a nursery and garden center for convenience for the surrounding area There are several different types of zoning within this area with C- 3, Commercial immediately adjacent The property flows from the road to the rear and any stormwater concerns will be maintained on site Located on a SCDOT owned road and a County owned road Future Land Use indicates this as Suburban Neighborhood and if developed as such, could cause an adverse impact on this area and community Speakers Against: Otitizen Lives behind the subject parcels C-1, Commercial opens the door for a wide variety of uses and has no guarantee that the proposed use will be developed The subject parcels were originally zoned R-S, Residential Suburban to protect the residential in the area Traffic between Wade Hampton and the Spinx on Hwy. 290 is extremely difficult and there have been several accidents in this immediate area which cause traffic to go through the residential area behind the subject parcels There are already local nurseries in the area Currently have noise pollution with the use in the C-3 adjacent parcel and would not like any other commercial activity Should provide no more traffic than a residential use would have Feel as if the residential properties in the area are being devalued Citizen Has concerns with the property being rezoned to C-1, Commercial District due to all the permitted uses in this zone There is not the existing infrastructure to develop this property as a comme	CZ-2022-037	Engineering Consultants, Inc. for Y & M Properties, LLC Locust Hill Rd., Greer, SC 29651 T019000201401 & T019000201402 R-S, Residential Suburban District to C-1, Commercial	18	Approval			
		 April 18, 2022 were: Speakers For: Applicant The intent is for a nut the surrounding area There are several diff 3, Commercial immer The property flows fr concerns will be main Located on a SCDOT Future Land Use individeveloped as such, concommunity Speakers Against: Citizen Lives behind the subj C-1, Commercial ope no guarantee that th The subject parcels we to protect the resided Traffic between Wad extremely difficult are immediate area which area behind the subje There are already loce Currently have noise parcel and would not Should provide no m Feel as if the resident (2) Citizen Has concerns with the District due to all the extended to	rsery and ferent typ diately ad rom the ro otates this ould caus ect parce ns the do e propose vere origin ntial in th e Hampto d there h ch cause t ect parcel al nurseri pollution t like any ore traffic tial propert permitte ing infras	garden cento bes of zoning ljacent bad to the re- n site ad and a Cou as Suburban e an adverse ls or for a wide ed use will be nally zoned R e area on and the Sp nave been sev raffic to go the sies in the are with the use other comme c than a resid er ties in the a	er for conver within this a ar and any st inty owned r Neighborho impact on th variety of us developed -S, Residenti binx on Hwy. veral accident frough the re a in the C-3 ac ercial activity ential use with rea are being med to C-1, C s zone	nience for rea with C- cormwater road road and if nis area and ses and has fal Suburban 290 is its in this esidential djacent ould have g devalued formercial	<u>For:</u> None <u>Against:</u>

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Staff Report	 Below are the facts pertaining to this docket: The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. 			
	 Locust Hill Rd. is a two-lane State-maintained Collector road. Lakeview Cir. is a two-lane County-maintained Local Rd. The parcel has approximately 420 feet of frontage along Locust Hill Rd. The property has approximately 358 feet of frontage along Lakeview Cir. The parcel is approximately 0.49 miles southwest of the intersection of Locust Hill Rd. and N. Highway 101. The property is not along a bus route. There are also no sidewalks in the area. 			
	• Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.			
	• The subject property is zoned R-S, Residential Suburban and is 7.65 acres of land located on Locust Hill Rd and Lakeview Cir. The applicant is requesting to rezone the property to C-1, Commercial.			
	• The applicant states that the proposed land use is for a nursery and greenhouse.			
	CONCLUSION and RECOMMENDATION The subject parcels zoned R-S, Residential Suburban are located along Locust Hill Rd., a two-lane State-maintained collector road and Lakeview Cir. a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to C-1, Commercial District is appropriate due to its location adjacent to additional commercially zoned property, as well as its location along Locust Hill Rd.			
	Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.			