Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-047	Ryan Hall of Seamon Whiteside & Associates Inc. for Blue Tobias, Mary Kathryn Vaughn & Randy Vaughn Ben Hamby Dr., Greenville, SC 29615 0530050103000 (portion) R-S, Residential Suburban to I-1, Industrial District	21	Approval	Approval 5-25-22	Approval 6-6-22	

Public Comments	Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:
	Speakers For:
	   1) Applicant
	      • Rezone the R-S, Residential Suburban District area of this parcel to be able to develop the entire site as industrial
	Speakers Against:
	None
	
	List of meetings with staff: None
		Petition/Letter
		For:
		None
		
		Against:
		None

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 *Mixed Employment Center* and *Floodplain.*
	
	  • Ben Hamby Drive is a two-lane, County-maintained collector road. The parcel has approximately 672 feet of frontage along Ben Hamby Drive and 2,810 feet of frontage along US Interstate 85. The property is not along a bus route. There are no sidewalks in the area.
	
	  • Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Buena Vista Elementary.
	
	  • The subject parcel is zoned -S, Residential Suburban and is 25.1 acres of land located on Ben Hamby Drive and is approximately 0.5 miles north of the intersection of Ben Hamby Drive and Pelham Road. The applicant is requesting to rezone the property to I-1, Industrial.
	
	  • The applicant is proposing industrial uses.
	
	CONCLUSION and RECOMMENDATION
	
	The subject portion of a parcel, zoned R-S, Residential Suburban, is located along Ben Hamby Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial is consistent with surrounding land uses and would resolve the split-zoning of the entire parcel.
	
	Based on these reasons, Staff recommends approval of the requested rezoning to I-1, Industrial.