

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2022-057	Jesus A. Tamayo for Ramiro Rodriguez Cruz 311 Donaldson Rd., Greenville, SC 29605 0398000800200 R-10 to S-1, Services District	25	Denial	Denial 6-22-22	Denial 7-18-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Owner of a warehouse business • Currently have an office in another County and one on White Horse Rd. • Just north of the subject parcel are zoned commercial • There will be very limited traffic <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> Petition - 5</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Donaldson Road is a two-lane State-maintained Collector road and the parcel has approximately 111 feet of frontage along Donaldson Road. Lucille Avenue is a two-lane County-maintained Residential road and the parcel has approximately 111 feet of frontage along Lucille Avenue. The property is approximately 0.34 miles away from Bus Route 507 at the intersection of Augusta Road and White Horse Road Extension. 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. Donaldson Career Center is located less than one mile from the site. • The subject parcel is zoned R-10, Single-Family Residential, and includes 1.07 acres along between Donaldson Road and Lucille Avenue. The parcel is located approximately 0.17 miles south of the intersection of Donaldson Road and White Horse Road Ext. The subject property has approximately 111 feet of frontage along Donaldson Road. The applicant is requesting to rezone the property to S-1, Services District. • The applicant states that the proposed land use is a warehouse. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned R-10, Single-Family Residential District is located along Donaldson Road, a two lane State-maintained Collector road. Staff is of the opinion that the requested rezoning to S-1, Services District does not align with the <u>Plan Greenville County Comprehensive Plan</u>, which designates this area for <i>Suburban Neighborhood</i>. Further, the surrounding land uses are all residential, with no service type uses in the immediate area. Staff also has concerns that some of the allowed uses in the S-1, Services District may have an adverse impact on the surrounding areas.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>					