

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-061	Michael C. Freeland of Freeland & Associates for Steve Carter Jr. of Carter Jr. Properties, LLC Sentell Rd., Greenville, SC 29611 0560030103206 S-1, Services District to I-1, Industrial District	23	Denial	Denial 6-22-22	Denial 6-22-22	
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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Owner of recycling collection and processing center and would like to expand this use, with the addition of other types of recycling material, to the subject parcel 2) Citizen <ul style="list-style-type: none"> • Believes the process is outdated and needs to be reevaluated • County needs these uses <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives near the subject parcel • Does not want to see industrial uses in this area • Stated that the Riverdale-Tanglewood Community plan does not permit the expansion of recycling type uses 2) Citizen <ul style="list-style-type: none"> • Concerns with adding additional uses to the recycling business • Lives within the Riverdale-Tanglewood community • If the rezoning is approved, it would allow for an industrial use within 400 feet of a residential property • Major concerns with environmental issues 3) Citizen <ul style="list-style-type: none"> • Owns several parcels in the immediate area • Concerned with the damage of the existing roads with the proposed expansion and the safety concerns with additional industrial traffic • Concerned with the additional material that is proposed to be accepted within this expansion • Does not want to live in a landfill area 4) Citizen <ul style="list-style-type: none"> • The proposed expansion would significantly change the character of the area • Concerns with traffic and safety issues with industrial traffic and the existing road • Would not like to see the change in the environment with the proposed expansion 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>

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	<p>5) Citizen</p> <ul style="list-style-type: none"> • Against the spot zoning of I-1 zoning • Concerned with safety issues of the proposed use <p>**There were approximately 33 citizens in opposition and two in favor attending the meeting. List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is also a part of the Riverdale-Tanglewood Plan, where it is designated as <i>Service</i>. • Sentell Rd. is a two-lane State-maintained local road. The parcel has approximately 1,224 feet of frontage along Sentell Rd. The parcel is approximately 0.29 miles southwest of the intersection of Old Bent Bridge Rd. and Sentell Rd. The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the site. • The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing a recycling collection and processing center. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property, zoned S-1, Services District, is located on Sentell Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan nor the <u>Riverdale-Tanglewood Community Plan</u>; additionally, staff has concerns that the uses permitted in the I-1, Industrial District could be too intensive for the area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial.</p>	