

Zoning Docket from October 17, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-092	Scott Carlin of Greenville County School District for City of Greenville & County of Greenville c/o SCTAC 31 Ohio Loop, Ohio Loop, Chapel Rd., Donaldson Rd., Exchange St., & Perimeter Rd., Greenville, SC 29605 0400020102800, 0400020102300, & portion of 0400020100100 I-1, Industrial District to S-1, Services District	25	Approval	Approval 10/26/22	Approval 10/31/22	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 were: <u>Speakers For:</u> 1) Applicant <ul style="list-style-type: none"> • Future plan is to relocate the Donaldson Career Center to this site in the future <u>Speakers Against:</u> None List of meetings with staff: None					Petition/Letter <u>For:</u> None <u>Against:</u> None
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> • The subject parcel is 18.23 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. • Donaldson Road is a two-lane State-maintained collector road. The parcel has approximately 993 feet of frontage along Donaldson Road. Exchange Street is a two-lane County-maintained local road. The parcel has approximately 356 feet of frontage along Exchange Street. Perimeter Road is a two-lane County-maintained local road. The parcel has approximately 491 feet of frontage along Perimeter Road. Chapel Road is a two-lane County-maintained local road. The parcel has approximately 352 feet of frontage along Chapel Road. The parcel is approximately 0.4 miles south of the interchange of Hwy 25 and Donaldson Road. The property is not along a bus route and there are no sidewalks along the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located approximately 0.3 miles from the site. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a career center for Greenville County School District. CONCLUSION and RECOMMENDATION The subject parcel zoned I-1, Industrial is located along Donaldson Road, a two-lane State-maintained collector road; Exchange Street, a two-lane County-maintained local road; and Perimeter Road, a two-lane County-maintained local road. The proposed rezoning to S-1, Services District is consistent with the zoning of adjacent parcels. Additionally, the subject parcels are included in the South Greenville Area Plan, where they are designated as Service/Industrial. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the surrounding area.					

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	Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.
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